



Cherwell
DISTRICT COUNCIL
NORTH OXFORDSHIRE

NOTICE OF DECISION

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

Name and Address of Agent/Applicant:

Pegasus Group
Mr Darryl Rogers
Pegasus House
Querns Business Centre
Whitworth Road
Cirencester
GL7 1RT

Non-Material Amendment(s) Determination

Date Registered: 18th January 2021

Proposal: Non-material amendment to 19/00446/F - amended drawings to incorporate:

Phase 5D: Plots 868 to 873 and 887 to 891: Amended porch design from mono-pitch design to more traditional gablet design. Amended cill and header materials to match walling brick. Introduction of quoin and banding detail to front elevations.

Phase 8C: Plots 410 to 418 and 434 to 439: Amended roof design to apartment type SPF2(A) via introduction of additional roof gables to add interest. Amended roof design to apartment type SPF3 via introduction of additional roof gables to key elevations. Enlarged lobby area to apartment SPF3 and associated elevational changes. Substitution of cladding for grey render on elevations;

Trenchard Circle: Plots 830 to 860: Amended cill and header materials to reflect walling material. Minor boundary treatment changes.

Location: Phase 5D; Phase 8C; and Trenchard Circle, Heyford Park, Camp Road, Upper Heyford, Bicester, OX25 5HD

Parish(es): Heyford Park

APPROVAL OF NON-MATERIAL AMENDMENT(S)

Cherwell District Council, as Local Planning Authority, hereby approves the non-material amendments described above in accordance with drawing number(s):

PHASE 5D:

- Planning Layout 0521-PH5C-102 Rev.H
- External Works Layout 0521-PH5C-104 Rev.H
- Housetype Booklet 0521-PH5C-HTB ISSUE 6 Containing:
 - Plots 864, 865 & 869-872 House Type DL6 0521-PH5C-200 Rev.B
 - Plots 866-868 House Type DL2- 0521-PH5C-201 Rev.B
 - Plots 873 & 891 House Type 1A-SA 0521-PH5C-204 Rev.B
 - Plot 889 House Type SP7C 0521-PH5C-205 Rev.B and 0521-PH5C-206 Rev.A
 - Plot 890 House Type SP7B 0521-PH5C-207 Rev.B and 0521-PH5C-208 Rev.A
 - Plots 882, 883, 887 and 888 House Type SP2-V3 0521-PH5C-209 Rev.D, 0521-PH5C-210 Rev.D and 0521-PH5C-211 Rev.C
 - Plots 884-886 House Type SP2-V3 0521-PH5C-219, 0521-PH5C-220 and 0521-PH5C-221

PHASE 8C

- Planning Layout 0521-PH8C-102 Rev.D
- SPF2(A) – Plans and Elevations 0521-PH8A-200 Rev.B
- SPF3 – Plans and Elevations 0521-PH8C-201 Rev.B

TRENCHARD CIRCLE

- Planning Layout 0521-TR-1002 Rev.H
- External Works Layout- 0521-TR-1004 Rev.G
- Plots 858 & 859 House Type DL6 0521-TR-2000 Rev.C
- Plots 852 & 853 House Type DL6 0521-TR-2001 Rev.C
- Plots 834–838, 841-846 and 849-851 House Type DL2 0521-TR-2002 Rev.D
- Plots 831, 839, 840 and 857 House Type 1 0521-TR-2003 Rev.B
- Plots 832, 833, 847, 848, 855 and 856 House Type 1 0521-TR-2004 Rev.B
- Plots 830 & 854 House Type SP4 0521-TR-2005 Rev.B
- Plot 860 House Type SP4 0521-TR-2006 Rev.B

The non-material amendment application, hereby approved, does not nullify the conditions imposed in respect of the original planning permission. These conditions must be adhered to so as to ensure that the development is lawful.

Cherwell District Council
Bodicote House
Bodicote
BANBURY
OX15 4AA



David Peckford
Assistant Director – Planning and
Development

Date of Decision: 15th February 2021

Checked by: Caroline Ford



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NOTES TO THE APPLICANT

TIME LIMITS FOR APPLICATIONS

By virtue of Sections 91-96 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, planning permissions are subject to time limits. If a condition imposing a time limit has been expressly included as part of the permission, then that condition must be observed. Otherwise, one or other of the following time limits will apply:

Where planning permission is given in outline subject to a condition reserving certain matters for subsequent approval, application for approval of such matters reserved must be made not later than the expiration of 3 years beginning with the date of the outline planning permission and further the development to which the permission relates must be begun not later than the expiration of 2 years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last reserved matters to be approved.

Where the planning permission is complete and is not in outline, the development must be begun not later than the expiration of 3 years from the date on which permission was granted.

OTHER NECESSARY CONSENTS

This document only conveys permission or approval for the proposed development under Part III of the Town and Country Planning Act 1990 and you must also comply with all the bye-laws, regulations and statutory provisions in force in the District and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.

In particular you are reminded of the following matters:

- The need in appropriate cases to obtain approval under the Building Regulations. **The Building Regulations may be applicable to this proposal. You are therefore advised to contact the District Council's Building Control Manager before starting work on site - Telephone: 01295 227006. Email: Building.Control@Cherwell-dc.gov.uk**
- The need to obtain an appropriate Order if the proposal involves the stopping up or diversion of a public footpath.
- Data supplied by the National Radiological Protection Board (NRPB) and the British Geological Survey (BGS) suggests that the site of this application falls within an area which is potentially at risk from radon. This may require protective measures in order to comply with the Building Regulations if your consent relates to a new dwelling or house extension. Further advice on whether protective measures are required under the Building Regulations can be obtained by contacting the Building Control Manager on 01295 227006 or E-mail at building.control@cherwell-dc.gov.uk
- The need to obtain a separate "Listed Building Consent" for the demolition, alteration or extension of any listed building of architectural or historic interest from the Local Planning Authority.
- The need to make any appropriate arrangements under the Highways Act in respect of any works within the limits of a public highway. The address of the Highway Authority is Oxfordshire County Council, Speedwell House, Speedwell Street, Oxford, OX1 1NE.
- It is the responsibility of the applicant to ascertain whether his/her development affects any public right of way, highway or listed building