

DJR/D.0371

6th August 2021

Public Protection & Development Management
Cherwell District Council
Bodicote House
Bodicote
Banbury
Oxfordshire
OX15 4AA

Planning Portal Reference: PP-10105078

For the attention of Mr. Andrew Lewis, Principal Planning Officer – Major Projects Team

Dear Sir,

Erection of Keg Store at the Village Centre South, Heyford Park, Camp Road, Upper Heyford, Oxfordshire, OX25 5HD

Please find enclosed a full planning application for the erection of a keg store with associated works on land forming part of the Village Centre South (VCS) facility currently under construction at Heyford Park.

The application is submitted on behalf of our clients, Heyford Park Commercial Development Limited, and relates to the provision of an ancillary storage facility for use in conjunction with the approved hotel and restaurant scheme for the VCS.

Accordingly, please find enclosed the following documents:

- Application forms duly completed;
- Drawings
 - Proposed Location Plan – dwg ref: ADP-00-ZZ-DR-A_01002 Rev. S2 P1;
 - Existing Location Plan – dwg ref: ADP-00-ZZ-DR-A-01003 Rev. S2 P1;
 - Proposed Ground Floor and Roof Plan – dwg ref: CRD-02-00-DR-A-05010 Rev. S2 P2;
 - Proposed Elevations – dwg ref: ADP-00-XX-DR-A-05065 Rev. S2 P2;
- Design and Access Statement – ref: QM-ADP-04-XX-RP-1431. July 2021;

The application fee of £234 has been paid direct to the Planning Portal in accordance with the requirements of an online application submission.

PLANNING | DESIGN | ENVIRONMENT | ECONOMICS

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Background

Planning permission for the creation of a village centre on the southern side of Camp Road, involving the partial demolition and refurbishment of buildings 455 and 457, was originally granted by the Council on the 3rd November 2016 under reference 16/01000/F.

The permission indicated that building 455 was to be refurbished and renovated to provide a public house, restaurant and bowling alley on the ground floor with hotel accommodation on the first floor. Buildings 455 and 457 were to be linked via a new glazed canopy addition, with Building 457 provide separate bar and brasserie facilities.

This original permission was amended by way of a first NMA application submitted in July 2017 for design amendments to the scheme, a change to the timing of condition related submissions and a revised car parking layout, with the application approved under reference 17/00091/NMA on the 11th August 2017.

Following this a second NMA was made in March 2018, which sought further design amendments as well as enabling a phased approach for the development. In connection with this phasing, the works and refurbishment to Building 455 and the construction of the glazed canopy were Phase 1, with the remaining works to Building 457 being Phase 2.

The second NMA was approved on the 25th April 2018 under reference 18/00043/NMA and following compliance with pre-commencement conditions, including the approval of external materials under condition 3, development in respect of Building 455 and the new glazed addtion, has proceeded on site with Phase 1 now nearing completion.

A third NMA, Planning Portal reference PP-10058793, has also recently been submitted, seeking to confirm the external appearance of the western elevation to the glazed link, which abuts the current application site. At the time of writing this third NMA had yet to be formally received and validated by the Council from the Planning Portal.

In June 2020, planning permission was granted under reference 19/02337/F, for the demolition of Building 457 and the temporary use of the area for public open space. This use accorded with the phased development of the VCS permitted via the second NMA approval described above.

The Application Proposals

In connection with the provision of the approved public house and restaurant facilities for Building 455, there is a related need to provide an additional facility for the storage of wine and beer supplies.

The proposal therefore relates to the construction of a single storey structure to the immediate west of the glazed link, situated across the boundary between Phase 1 and Phase 2 of the VCS. The new structure would provide approximately 21m² of storage space, created in a single storey, mono-pitched structure, of rendered walling and membrane roof to match that used on the immediately adjacent glazed link.

The location of the building to the side of the canopy combined with associated low key hard surfacing to the front and side of the building, would enable easy storage items to be easily unloaded from the delivery areas approved as part of the VCS as well as facilitating onward day to day use in the public house.

Planning Commentary

It is apparent from the above planning history that the principle of a village centre facility at this location has been clearly established, with the previous permission fully acknowledging and accepting that the area of buildings 455 and 457 are the most logical, accessible and sustainable location for such facilities.

This formal acceptance reflects the key objectives in Policy Village 5 of the adopted Cherwell Local Plan 2011-2031 ('the Local Plan') for the delivery of the new settlement at Heyford Park, with Place Shaping Principle 29 of the policy stating that:

"A neighbourhood centre or hub should be established at the heart of the settlement to comprise a community hall, place of worship, shops, public house, restaurant and social and health care facilities."

The proposals by virtue of their holistic relationship with the approved village centre south facility, are a necessary and integrated part of delivering this objective and in principle are fully supported and in accordance with this policy objective.

In design and visual terms, the proposals represent a simple, functional structure, which when viewed alongside the approved Building 457 and glazed link scheme, will be seen as a low key and highly subservient form of development with minimal visual impact. In a similar manner, no adverse loss of amenity space will arise either in the short or longer term, with the positioning of the building back from key public view points and frontage further enhancing its acceptability. Through the use of matching materials to that of the glazed link, the small ancillary structure will be highly recessive in visual terms and barely discernible to casual views.

With regard to heritage matters, the proposals are located away from the key listed assets on Heyford Park and hence will not have any impact on their setting or significance. Whilst the proposals will be constructed within the designated RAF Upper Heyford Conservation Area, the application site is again located outside of any areas of either international, national, regional or local significance, being within the former residential area of the airbase, where ancillary and subservient structures are common. As such the proposals due to their scale and position will have negligible, if any, impact on the character and appearance of the conservation area. Even if harm is identified by Officers, the public benefits associated with facilities required to enhance the approved village centre facility, clearly outweigh any such harm in line with the requirements of paragraph 202 of the National Planning Policy Framework.

In summary the proposals will support and enhance an approved neighbourhood facility, will have no impact on the visual or residential amenity of the area and will preserve the character and appearance of the designated conservation area, in complete accordance with Policy Villages 5. For these reasons, it is our opinion that the proposals should be readily capable of being approved.

In the meantime, I trust that the above and enclosed are sufficient to validate this application and progress it towards determination. However, please do not hesitate to contact me should you have any questions or comments.

Yours faithfully,



Darryl J. Rogers
Principal Planner

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