

Case Officer: Rebekah Morgan

Recommendation: Approve

Applicant: Morley Stores

Proposal: Discharge of Conditions 10 (vehicular electric charging points) and 11 (provision of solar PV) of 20/02139/F

Expiry Date: 24 January 2022

Extension of Time: 10 March 2022

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

- 1.1. The application site is located in the east of the town of Bicester and is accessed off Launton Road to the south-east. The site is currently occupied by the former vehicle testing buildings and hardstanding to the front of the site. The existing buildings on the site are externally faced in brickwork and corrugated metal. The site is located in an area of industrial uses, with retail warehouse units further to the south-west and residential properties to the north.
- 1.2. The proposal sought permission to demolish the existing buildings on site and erect two new commercial buildings, along with making alterations to the access onto Launton Road.

2. CONDITIONS PROPOSED TO BE DISCHARGED

- 2.1. Condition 10 states: *“Prior to the first occupation of the development, a scheme for the provision of vehicular electric charging points to serve the development shall be submitted to and approved in writing by the Local Planning Authority. The vehicular electric charging points shall be provided in accordance with the approved details prior to the first occupation of the unit they serve, and retained as such thereafter.”*

Reason: To comply with Policies SLE4, ESD1, ESD 3 and ESD 5 of the adopted Cherwell Local Plan 2011-2031 Part 1 and to maximise opportunities for sustainable transport modes in accordance with paragraph 110(e) of the National Planning Policy Framework.”

- 2.2. Condition 11 states: *“Prior to the first occupation of the development, a scheme for the provision of solar PV to serve the development shall be submitted to and approved in writing by the Local Planning Authority. The solar PV shall be provided in accordance with the approved details prior to the first occupation of the unit they serve, and retained as such thereafter.”*

Reason: To support the delivery of renewable and low carbon energy in accordance with Government guidance contained within the National Planning Policy Framework.”

3. RELEVANT PLANNING HISTORY

- 3.1. The following planning history is considered relevant to the current proposal:

20/02139/F: Demolition of existing VOSA buildings and the erection of two new commercial buildings. Permitted.

4. RESPONSE TO CONSULTATION

- 4.1 BICESTER TOWN COUNCIL: Welcome this planning application.
- 4.2 ENVIRONMENTAL PROTECTION OFFICER: I have reviewed the additional information supplied and I am satisfied that condition 10 (vehicular electric charging points) can be discharged. Ideally, we would have liked to see one charging point per unit, however ducting could be put in place to allow future demand if required.
- 4.3 BUILDING CONTROL OFFICER: No comment to make.

5. APPRAISAL

- 5.1. Condition 10 – The condition requires a scheme for vehicular electric charging points to be submitted for the development. The submitted drawings show the location of two charging points (one to serve each block of units).

The Council's Environmental Protection Officer has advised that this is adequate although they would have ideally liked one per unit. In response to the comments, the agent has confirmed (email dated 07/03/2022) that ducting has been installed in the car parking areas to allow future EV charging points to be readily installed.

On the basis of the above, the information submitted is considered to be sufficient to discharge the condition.

- 5.2. Condition 11 – The condition requires the submission of a scheme for the installation of solar panels. The applicant has submitted a 'PV Justification Statement' setting out the volume of panels that can be accommodated and an accompanying roof plan to show the location of the proposed panels.

The details of the proposed solar panels are considered to be sufficient, and the condition is recommended to be discharged.

6. RECOMMENDATION

That Planning Conditions 10 and 11 of 20/02139/F be discharged based upon the following:

Condition 10

Drawing number 210,34-51 Rev B – [Site Layout Plan as Proposed] and agent email (dated 07 March 2022) confirming the installation of ducting within the car parking area.

Condition 11

PV Justification Statement (C510 – Bicester Revision B) produced by Energist UK, dated 28th October 2021 and drawing number A2/183 Rev A – [201 PV Layout].

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DATE: 7 March 2022

Checked By: Andy Bateson

DATE: 7th March 2022
