

Case Officer: Rebekah Morgan**Recommendation:****Applicant:** Bicester Motion**Proposal:** Discharge of condition 3 (schedule of materials and finishes) of 19/00145/F**Expiry Date:** 1 February 2022**Extension of Time:**

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

1.1. The application site comprises the former RAF Bicester Airfield which is located to the north of Bicester on the outskirts of the town centre. The site is now occupied by Bicester Heritage, a company specialising in historic motoring and aviation. The site occupied by Bicester Heritage comprises the main technical site area (where the majority of the buildings are located) and the flying field which extends to the north and east of the main technical site area.

1.2. This application relates to a number of buildings located within the technical site which is a designed Conservation Officer. The buildings on the site are constructed of red brick with various roofing treatments. The existing vehicular access is located to the south-western corner of the site on Buckingham Road and comprises the main access to the site.

1.3. Consent was granted for the change of use of three buildings. The application included physical works to the buildings including the addition of a brick enclosure to form a bin store and alteration of 2no. former tank housing to create bin stores.

1.4. A condition was imposed requiring a schedule of materials and finishes for all of the external works.

2. CONDITIONS PROPOSED TO BE DISCHARGED

2.1. Condition 3 – A schedule of materials and finishes (including finishes for doors/windows) to be used in the external walls and roof(s) of the building(s) shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of those works. The development shall thereafter be completed in accordance with the approved details.

2.2. A Schedule of Materials and finishes has been submitted. It is noted that the application states the works have been completed and therefore retrospective consent is sought to discharge the condition.

3. RELEVANT PLANNING HISTORY

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

- **19/00145/F** – Change of Use of Building 81 and 97 from Sui Generis MOD Use to workshops (B2) and/or light industrial (B1(c)) and/or motor sales showroom (Sui Generis) with associated external alterations to buildings. Addition of a brick enclosure adjacent to Building 146 for bin storage and alteration to existing door/window to create access to WC. Alteration to 2no former tank housing to

create bin storage. Extension to car parking area; alteration to circulation routes and removal of 3no trees. Alteration of 2no. former tank housing to create additional bin storage – Application Approved.

4. RESPONSE TO CONSULTATION

4.1 CDC CONSERVATION OFFICER: There are no objections to condition 3 (schedule of materials and finishes) of 19/00145/F being discharged.

5. APPRAISAL

5.1. The submitted Schedule of Materials details all of the materials and finishes that have been used for the works. The materials are the same as those used on other buildings that have been restored on the site and are considered appropriate for the approved works.

5.2. The Council's Conservation officer raises no objection to the submitted details and recommend the condition is discharged.

5.3. Although the details have been submitted retrospectively, the submitted Schedule of Materials would have been considered acceptable if it had been submitted prior to the work being carried out. Therefore, it is recommended the condition is discharged.

6. RECOMMENDATION

That Planning Condition(s) 3 (Schedule of Materials) of 19/00145/F be discharged based upon the following:

Condition 3

In accordance with the submitted schedule of materials (Appendix 1 of the Covering Letter) received by the Council on 07 December 2021.

Case Officer: Rebekah Morgan

DATE: 20 January 2022

Checked By: Andy Bateson

DATE: 20 January 2022
