



NOTICE OF DECISION

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

Name and Address of Agent/Applicant:

Crest Nicholson Operations Limited
Mr Simon Harrison
1st Floor Pacific House
Relay Drive
Tamworth
B77 5PA

Non-Material Amendment(s) Determination

Date Registered: 27th May 2022

Proposal: Tint the bricks in the under build so they match the stonework above, additional planting to screen the tinted brickwork, amend landscaping plan numbered '1908 15 J' with '1908 15 L' and variation of condition 1 to amend the list of approved plans (proposed as non-material amendments to 18/01309/REM)

Location: Cotefield Farm, Oxford Road, Bodicote, Oxfordshire, OX15 4AQ

Parish(es): Bodicote

APPROVAL OF NON-MATERIAL AMENDMENT(S)

Cherwell District Council, as Local Planning Authority, hereby approves as non-material amendments the changes described above in accordance with drawings numbered "14752/SLP A" (Site Location Plan (Plots 85 & 91)), "14752/HMA/CALDW/685-PD P1" (Block Plans – Plot 85), "14752/HMA/RADLEY/691-PD P1" (Block Plans – Plot 91), "1908 15 Rev L" – Detailed Planting Proposals – Phase 2 Sheet 2 of 5 and Image of brick tinting submitted 7 September 2022

Drawing numbered '1908 15 J' approved under application 19/00050/DISC pursuant to the requirements of Condition 11 of the decision referenced 18/01309/REM is hereby superseded with drawing numbered '1908 15 L'. The development remains subject to the requirements of the conditions of the outline planning permission and the reserved matters consent including Condition 12 of the reserved matters decision.

Condition 1 is amended in the following ways:

- Drawing ref. P16-1364_08 RAD Radley V1 (Stone) now relates to plots 76, 84 and 93
- Drawing ref. P16-1364_08 CALD 2 Caldwell (Stone) now relates to plots 66, 67, 81 and 92
- Drawing refs. 14752/HMA/CALDW/685-PD and 14752/HMA/RADLEY/691-PD are hereby added to the list of plans listed in Condition 1

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: 8th March 2023

Checked by: Nathanael Stock



NOTICE OF DECISION

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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.

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.