

Case Officer: Rebekah Morgan

Recommendation: Approve

Applicant: McLaren

Proposal: External alteration to Building 119, involving replacement of shutter door with glazed door/window

Expiry Date: 29 September 2022

1. APPLICATION SITE AND LOCALITY

- 1.1. The application site comprises part of the former RAF Bicester Airfield, which is located to the north of Bicester on the outskirts of the town. 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 Technical Site area. For the purposes of this application, the site area and redline just relates to a single building (and access to it) and does not include any other part of the site.
- 1.2. The whole of the site (including the flying field) is designated as a conservation area and the majority of the buildings within the Technical Area are listed (grade 2). There are also a number of Scheduled Monuments located on the edges of the flying field and within the Technical Area. Vehicular and pedestrian access to the site is gained just north of the roundabout on Buckingham Road. There are residential properties located to the west and south-west of the site.
- 1.3. This application relates to Building 119 only, which is centrally located within the original RAF technical site. The building is not listed.
- 1.4. The following constraints relate to the site:
 - The site is located within the Conservation Area of RAF Bicester;
 - Whilst most of the Technical Area buildings are Grade II listed, Building 82 is not listed;
 - There are a number of Scheduled Monuments located within the main technical site area;
 - There is a Site of Special Scientific Interest (SSSI) within 2 km of the site (the quarry to the north);
 - There is a proposed District Wildlife Site to the south of the site on the opposite side of Skimmingdish Lane;
 - Much of the adjoining airfield is allocated as a Local Wildlife Site;
 - The site is bordered to the south by the A4421 Skimmingdish Lane and to the west by the Buckingham Road;
 - There are residential properties to the south, south-west and west of the site (opposite sides of the road);
 - The site is allocated in the Cherwell Local Plan for 'Tourism Development' (Policy Bicester 8) and there is a site adjacent which is allocated for 'New Employment Development' (Policy Bicester 11).

2. DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1. This application seeks the removal of a rolling shutter door and replacement with a glazed door/window. The size of the opening would not alter and the applicant proposes to use a Crittall heritage window system.

3. RELEVANT PLANNING HISTORY

- 3.1. There is no planning history directly relevant to the proposal, however, there is considerable planning history relating to the wider Bicester Heritage site, with many of the building having been converted and re-used.

4. PRE-APPLICATION DISCUSSIONS

- 4.1. No pre-application discussions have taken place with regard to this proposal.

5. RESPONSE TO PUBLICITY

- 5.1. This application has been publicised by way of a Site Notice displayed near the site, expiring **16 September 2022**, by advertisement in the local newspaper expiring **9 September 2022** and by letters sent to properties adjoining the application site that the Council has been able to identify from its records. The overall final date for comments was **16 September 2022**.

- 5.2. No comments have been raised by third parties.

6. RESPONSE TO CONSULTATION

- 6.1. Below is a summary of the consultation responses received at the time of writing this report. Responses are available to view in full on the Council's website, via the online Planning Register.

PARISH/TOWN COUNCIL AND NEIGHBOURHOOD FORUMS

- 6.2. LAUNTON PARISH COUCIL: No comments or objections to the proposal

7. RELEVANT PLANNING POLICY AND GUIDANCE

- 7.1. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

- 7.2. The Cherwell Local Plan 2011-2031 - Part 1 was formally adopted by Cherwell District Council on 20th July 2015 and provides the strategic planning policy framework for the District to 2031. The Local Plan 2011-2031 Part 1 replaced a number of the 'saved' policies of the adopted Cherwell Local Plan 1996 though many of its policies are retained and remain part of the development plan. The relevant planning policies of Cherwell District's statutory Development Plan are set out below:

CHERWELL LOCAL PLAN 2011 - 2031 PART 1 (CLP 20)

- ESD15 - The Character of the Built and Historic Environment
- BICESTER8 – RAF Bicester

CHERWELL LOCAL PLAN 1996 SAVED POLICIES (CLP 1996)

- C28 – Layout, design and external appearance of new development

7.3. Other Material Planning Considerations

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- RAF Bicester Conservation Area Appraisal

8. APPRAISAL

8.1. The key issues for consideration in this case are:

- Design, impact on the character of the area and impact on heritage assets
- Residential amenity
- Highway safety

Design, impact on the character of the area and impact on heritage assets

8.2. The building is located within the RAF Bicester Conservation Area and there are several Listed Buildings within the locality. The current building has been previously restored and it is considered to have a positive contribution to the Conservation Area.

8.3. The proposed installation of a glazed screen will not detrimentally alter the overall external appearance of the building. The glazing will appear as a subtle and modern addition to the building and will still allow the original building to be viewed and understood.

8.4. The proposed works are sympathetic to the style of the building and considered to be appropriate. The building is not listed, but the works still respect its historic character. Overall, the proposal would not have a detrimental impact on the character and appearance of the Conservation Area or the setting of the listed buildings. In this respect the proposal therefore accords with government guidance contained within the NPPF, Policy ESD15 of the CLP 2015 and saved Policy C28 of the CLP 1996.

Residential Amenity

8.5. The building is situated a sufficient distance away from residential properties (closest property being the opposite side of Buckingham Road). Due to its location and use, the proposal would not cause harm to residential amenity and the proposal therefore complies with Policy ESD15 of the CLP 2015.

Highway safety

8.6. The proposal is for works to the building and does not alter the access or parking arrangements for the building. The proposal would not have a detrimental impact on highway safety and is considered to be acceptable in this regard.

9. PLANNING BALANCE AND CONCLUSION

9.1. The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 8 requires that the three dimensions to sustainable development (economic, social and environmental) are not undertaken in isolation, but are sought jointly and simultaneously.

9.2. The proposal is considered to comply with Government Guidance contained within the NPPF, Policies ESD15 and Bicester 8 of the CLP 2015 and saved Policy C28 of

the CLP 1996. Therefore, the proposal is recommended for approval, subject to appropriate planning conditions.

10. RECOMMENDATION

That permission is granted, subject to the following conditions:

1. The development to which this permission relates shall be begun not later than the expiration of three years beginning with the date of this permission.

Reason - To comply with the provisions of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out strictly in accordance with the application forms and the following plans and documents:

- Planning, Design, Access, Heritage Statement prepared by Edgars dated August 2022
- Drawing number 29829-00-PLANNING – [Site Location Plan]
- Drawing number 29829-00-EXT ELEV W-C – [Proposed external elevation]

Reason – For the avoidance of doubt, to ensure that the development is carried out only as approved by the Local Planning Authority and comply with Government guidance contained within the National Planning Policy Framework.

Case Officer: Rebekah Morgan

DATE: 20/09/2022

Checked By: Paul Ihringer

DATE: 29/9/22
