

Case Officer: Shona King

Recommendation: Approve

Applicant: Jacobs Douwe Edberts

Proposal: Discharge of Conditions 3 (material samples) and 19 (hard landscape scheme) of 21/04171/F

Expiry Date: 21 November 2022

Extension of Time:

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

- 1.1. The site is an existing car park with associated amenity space, which currently serves the Jacobs Douwe Egberts site. The site currently an 'overflow' car park to the factory. The site is bounded by Ruscote Avenue to the north, existing factory buildings to the east, a cemetery to the south and residential properties to the west. Access to the site is taken from a single access point onto Ruscote Avenue.
- 1.2. Planning permission was granted under application 21/04171/F for the redevelopment of part of an existing 'overflow' car park with the erection of a single storey drive-thru café. Access to the drive thru would be via the existing access into the site.

2. CONDITIONS PROPOSED TO BE DISCHARGED

- 2.1. Consent is sought for the discharge of Conditions 3 (material samples) and 19 (hard landscape scheme) of 21/04171/F.

3. RELEVANT PLANNING HISTORY

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

21/04171/F - Re-development of part of existing car park to provide a drive-thru cafe; together with associated car parking, servicing and access; landscaping and all associated works – APPROVED

4. APPRAISAL

- 4.1. Condition 3 requires the submission and approval of details/samples of the materials and finishes for the external walls and roof of the development. The details have been provided as follows:

- Horizontally laid Kingspan architectural wall cladding Kingspan KS600FL (flat) panel. Colour: RAL 9005
- Timber wall cladding. Formed using accoya LTA C02 profiled acetylated vertical boards profile ref. vt9b finish: Sansin Honey glow.
- Clay facing brick slips Corium 92110
- Parex Historic KL pointing mortar EA257 Dark Grey mortar pointing style, bucket handle

- Steel door RAL 9005
- Senior Aluminium Systems thermally broken SCW curtain walling - Powder Coat paint finish to RAL 9005 Jet Black
- Senior Aluminium Systems SFG+SD commercial aluminium doors and drive thru window - Powder Coat paint finish to RAL 9005 Jet Black
- Kiln Dried C24 Regularised Treated Timber exposed rafters
- Renolit Alkorsmart single ply light grey colour roofing

These are standard Starbuck's materials/finishes and would give the appearance below:



Timber cladding is not supported for residential dwellings, but relevant policies and guidance do not preclude its use on commercial building.

Given the context with a variety of materials and building styles on the JDE site, and the timber cladding being a minor component, it is considered that the proposed materials and finishes are acceptable.

4.2. Condition 19 requires the submission and approval of hard landscaping details and litter bin positions and appearance for the development.

- Parking Bays: Marshalls Piora Concrete Block Permeable Paving Finish – Natural
- Roadways and footpaths: Tarmac Finish – Black
- Tactile Blister Paving at crossings: Marshalls Blister Tactile Flag Paving Finish – Buff
- Paved area surrounding Building: Marshalls Keyblok Concrete Block Paving Finish – Natural

- Glasdon Electra Metal Litter Bins located around the car park area.

The proposed hard landscaping details and bin positions/appearance are considered to be acceptable.

5. RECOMMENDATION

That Planning Conditions 3 (material samples) and 19 (hard landscape scheme) of 21/04171/F be discharged based upon the following:

Condition 3

- Horizontally laid Kingspan architectural wall cladding Kingspan KS600FL (flat) panel. Colour: RAL 9005
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- Renolit Alkorsmart single ply light grey colour roofing

Condition 19

- Parking Bays: Marshalls Piora Concrete Block Permeable Paving Finish – Natural
- Roadways and footpaths: Tarmac Finish – Black
- Tactile Blister Paving at crossings: Marshalls Blister Tactile Flag Paving Finish – Buff
- Paved area surrounding Building: Marshalls Keyblok Concrete Block Paving Finish – Natural
- Glasdon Electra Metal Litter Bins in accordance with the plan contained within 'Hard Landscape Scheme PLANNING CONDITION 19 Site 3 - JDE Ruscote Avenue, Banbury Planning Permission Nr.: 21/04171/F September 2022 Revision A' prepared by Darling Associates and submitted with the application.

Case Officer: Shona King

DATE: 15 November 2022

Checked By: Nathanael Stock

DATE: 15.11.2022