



Cherwell
DISTRICT COUNCIL
NORTH OXFORDSHIRE

NOTICE OF DECISION

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

Name and Address of Agent/Applicant:

Mr Neil Cottrell
Dorchester Group
52 Camp Road
Heyford Park
Bicester
OX255HD

Non-Material Amendment(s) Determination

Date Registered: 23rd December 2022

Proposal: Substitution of the Composite Parameter Plan numbered P16-0631_08 Sheet No.01 rev AM, referenced in Condition 4 of the planning permission, with the updated Composite Parameter Plan numbered P16-0631_08 Sheet No.01 rev AS (proposed as non-material amendment of 18/00825/HYBRID)

Location: Heyford Park, Camp Road, Upper Heyford, OX25 5HD

Parish(es): Heyford Park, Upper Heyford, Ardley With Fewcott

APPROVAL OF NON-MATERIAL AMENDMENT(S)

Cherwell District Council, as Local Planning Authority, hereby approves the non-material amendments described above in accordance with:

Condition 4 to 18/00825/HYBRID amended as follows:

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

Plans:

- P16-0631_33 rev P Pegasus Application Boundary (submitted 12th March 2020);
- P16-0631_94 rev A Pegasus Existing Site Plan (original submission);
- P16-0631_34 rev Demolition & Change of Use Plan Q Pegasus (submitted 12th March 2020);
- P16-0631_65 rev G Pegasus Existing & Proposed Fence Plan (submitted 30th July 2020);
- P16-0631_08 Sheet No. 01 Rev AS Pegasus Composite Parameter Plan (received 17th January 2023);
- P16-0631_08 Sheet No. 02 Rev J Pegasus Building Heights Parameter Plan (submitted 1st July 2020);
- P16-0631_113-01 Filming Areas Plan;

Documents:

- Environmental Statement (with Arboricultural survey, Transport Assessment and Flood Risk Assessment); April 2018;
- Environmental Statement Supplementary Environmental Information (standalone document) March 2020;

- Environmental Statement Non-Technical Summary -(standalone document) P16-0631_97B- March 2020;
- Odour Assessment Avon Water Consulting Ltd – Version 2.1 – 26th January 2018;
- Sustainability and Energy Statement PBA – Version 2 – 12th April 2018;
- Report of Community Engagement– April 2018;
- Planning Application Summary Pegasus Group – P16- 0631_96A. May 2018;
- Biodiversity Technical Note-15.07.2020;
- Planning Statement (incl. Affordable Housing and S.106 Heads of Terms) March 2020;
- Heritage Impact Assessment;
- Heritage Impact Assessments 10.03.2020;
- The Heritage Offer at Heyford Park Dorchester Living Revision B -March 2020;
- Heritage Management Plan Pegasus Group Version 2.1 22nd July 2022;
- Filming Management Plan Version 1.0, 05.03.2020;
- Design and Access Statement (standalone document) P16-0631_81G- March 2020;
- Green Infrastructure Strategy (standalone document) P16-0631_83A, March 2020.

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: 16th February 2023

Checked by: Andy Bateson



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. Otherwise, one or other of the following time limits will apply:

Where planning permission is given in outline subject to a condition reserving certain matters for subsequent approval, application for approval of such matters reserved must be made not later than the expiration of 3 years beginning with the date of the outline planning permission and further the development to which the permission relates must be begun not later than the expiration of 2 years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last reserved matters to be approved.

Where the planning permission is complete and is not in outline, the development must be begun not later than the expiration of 3 years from the date on which permission was granted.

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.