

Case Officer: Hansah Iqbal**Recommendation:** Approve**Applicant:** Mr S Wells**Proposal:** Condition 15 (Noise assessment) - of 20/00475/F -Variation of conditions 1 (approved plans) and 3 (use of buildings) of 19/02275/F – to allow the Change of Use of Building 141 to B1a (Business) use at the New Technical Site.**Expiry Date:** 22 February 2023

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

The wider application site comprises of the former RAF Bicester Airfield, located to the north of Bicester on the outskirts of town. The site is now occupied by Bicester Heritage, a company specialising in historic motoring and aviation.

The site is in a designated RAF Bicester Conservation Area and most of the buildings within the main technical area are listed (Grade II).

2. CONDITIONS PROPOSED TO BE DISCHARGED

The application proposes to discharge condition 15 of 20/00475/F:

Condition 15 (noise):

Prior to the units hereby approved being first occupied all mechanical plant or machinery to be installed within the relevant building shall be identified and assessed in accordance with BS4142:2014 and the report submitted to the Local Planning Authority for approval. Where the approved assessment identifies the need for any mitigation or acoustic enclosure full details should be agreed with the Local Planning Authority and put in place prior to the first occupation of the building.

Reason: To ensure the creation of a satisfactory environment free from intrusive levels of noise in accordance with Saved Policy ENV1 of the Cherwell Local Plan 1996.

3. RELEVANT PLANNING HISTORY

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

20/00475/F: Variation of conditions 1 (approved plans) and 3 (use of buildings) of 19/02275/F – to allow the Change of Use of Building 141 to B1a (Business) use at the New Technical Site; application permitted.

19/02275/F – Variation of condition 2 (plans) of 18/01333/F – various minor changes to approved plans including alterations to the fenestration of the buildings, as required to deliver the proposed buildings; application permitted.

4. RESPONSE TO CONSULTATION

Environmental Protection – no objections, provided the recommendations are installed prior to first use of the premises.

5. APPRAISAL

A noise assessment has been provided by Peak Acoustics. The assessment is considered acceptable and is therefore meets the requirements of condition 15 of 20/00475/F.

The Environment Protection Officer has stated the works must be carried out in accordance with the recommendations in the assessment, and overall has raised no objections provided that both the silencer and acoustic fence recommended as mitigation are installed prior to the first use of the premises.

6. RECOMMENDATION

That Planning Condition(s) 15 of 20/00475/F be discharged based upon the following reasons:

Condition 15

In accordance with the Noise Impact Assessment prepared by Peak Acoustics dated 28/12/2022.

Case Officer: Hansah Iqbal

DATE: 21 February 2023

Checked By: Paul Ihringer

DATE: 1/3/23
