



**Cherwell**  
DISTRICT COUNCIL  
NORTH OXFORDSHIRE

# NOTICE OF DECISION

## TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

### Name and Address of Agent/Applicant:

Quod  
Mr Lucas Fallon  
Capitol  
Bond Court  
Leeds  
LS1 5SP

### Non-Material Amendment(s) Determination

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**Date Registered:** 4th May 2023

**Proposal:** Vary the list of approved plans set out in Condition 2 to alter Unit 4's loading door arrangements to accommodate the operations of tenants (proposed as non-material amendment to 21/03177/F)

**Location:** Axis J9 Phase 3, Howes Lane, Bicester

**Parish(es):** Bicester

### APPROVAL OF NON-MATERIAL AMENDMENT(S)

Cherwell District Council, as Local Planning Authority, hereby approves the non-material amendments described above and agrees to amend the following condition wording to reflect those changes as follows:

#### TIME LIMITS AND GENERAL IMPLEMENTATION CONDITIONS (TL)

##### Condition 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:

20019-TP-001 Rev F 'Site Location Plan'  
20019-TP-002 Rev S 'Proposed Site Plan'  
20019-TP-003 Rev M 'Proposed Site Finishes Plan'  
20019-TP-005 Rev C 'Units 1-3 Floor Plans'  
20019-TP-006 'Units 1-3 Roof Plans'  
20019-TP-007 'Units 1-3 Sections'  
20019-TP-008 Rev D 'Units 1-3 Elevations'  
20019-TP-009 Rev D 'Unit 4 Floor Plans'  
20019-TP-010 'Unit 4 Roof Plan'  
20019-TP-011 'Unit 4 Sections'  
20019-TP-012 Rev E 'Unit 4 Elevations'

20019-TP-013 Rev B 'Unit 5 Floor Plans'  
20019-TP-014 'Unit 5 Roof Plan'  
20019-TP-015 'Unit 5 Sections'  
20019-TP-016 Rev C 'Unit 5 Elevations'  
20019-TP-023 'Cycle Shelter Details'  
20019-TP-024 'Refuse Enclose Details'  
20019-TP-025 'Entrance Canopy Details'  
20019-TP-026 'Fencing Details'  
20019-TP-027 Rev A 'External Finishes Sample Board'  
S1209-PH3-02 Rev H 'SW Drainage Layout'  
S1209-PH3-03 Rev F 'FW Drainage Layout'  
S1209-PH3-04 Rev F 'Phase 3 External Works & Levels'  
S1209-PH3-05 Rev A 'Phase 3 Typical Drainage Details'  
S1209-PH3-06 Rev A 'Phase 3 Swale 1 Details'  
S1209-PH3-07 Rev A 'Phase 3 Swale 2 Details'  
S1209-PH3-DD01 Rev D 'Phase 3 Drained Areas'  
S1209-PH3-DD02 Rev C 'Phase 3 MicroDrainage Network Design'  
S1209-PH3-DD04 Rev B 'Phase 3 Exceedance Flood Route'  
1746-ESC-00-ZZ-DR-E-2100 Rev P4 'External Lighting Layout'  
14042-60-GA Rev N 'Access Road General Arrangement'

Condition 24

Prior to the first occupation of any building, the provision for EV charging points shown on drawing number 20019-TP-003 Rev M titled 'Proposed Site Finishes Plan' serving that building shall be installed and made available for use and retained as such thereafter. In addition ducting should be in place to allow for the easy expansion of the EV charging system as demand increases towards the planned phase out of ICE vehicles (ideally ducting should be provided to every parking space to future proof the development).

Condition 25

Prior to the first occupation of any building, cycle parking to serve that building shall be provided in the positions shown for cycle parking on drawing number 20019-TP- 003 Rev M titled 'Proposed Site Finishes Plan' and in accordance with the approved details shown on drawing number 20019-TP-023 titled 'Cycle Shelter Details'. The cycle parking shall be retained and maintained for the parking of cycles in connection with the development thereafter.

Condition 26

Prior to the first occupation of the development, acoustic fences as shown on drawing number 20019-TP-003 Rev M titled 'Proposed Site Finishes Plan' shall be installed. Full details of the colour finish of the acoustic fences shall be submitted to and approved in writing by the local planning authority prior to their installation. The acoustic screens shall be finished in accordance with the approved colour finish and retained as such and as noise mitigation thereafter.

Condition 29

External lighting shall be provided in accordance with drawing number 1746-ESC-00- ZZ-DR-E-2100 Rev P4: External Lighting Layout. Lighting relating to an individual building shall be installed and made operational before the first occupation of that building and lighting serving the access road shall be installed and made operational prior to the first use of the road infrastructure. Any other external lighting shall first be approved in writing by the local planning authority prior to its installation.

Continued...

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: 1st June 2023**

**Checked by: Caroline Ford**



**Cherwell**  
DISTRICT COUNCIL  
NORTH OXFORDSHIRE

# NOTICE OF DECISION

## TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

### 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](mailto: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](mailto: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.
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