



**Cherwell**  
DISTRICT COUNCIL  
NORTH OXFORDSHIRE

# NOTICE OF DECISION

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

### Name and Address of Agent/Applicant:

Quod  
Alexander Gaskell  
Bond Court  
Leeds  
LS1 5SP

### Non-Material Amendment(s) Determination

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**Date Registered:** 21st September 2023

**Proposal:** Non-material amendment to 22/01632/REM - vary 12 of the approved plans and drawings listed in Conditions 1, 2 and 3. Amendments to Units 8 and 9 into a single unit, along with minor changes to Units 6, 7, and 8.

**Location:** Land Adj To Promised Land Farm, Wendlebury Road, Chesterton

**Parish(es):** Chesterton

### 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)

1. 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:

22011-TP-001 rev G [Proposed site & finishes plan]  
22011-TP-002 rev B [Unit 5 Floor Plans]  
22011-TP-003 rev A [Unit 5 Roof Plan]  
22011-TP-004 rev A [Unit 5 Elevations]  
22011-TP-005 [Unit 5 Sections]  
22011-TP-006 rev B [Unit 6 Floor Plans]  
22011-TP-007 rev A [Unit 6 Roof Plan]  
22011-TP-008 rev B [Unit 6 Elevations]  
22011-TP-009 rev A [Unit 6 Sections]  
22011-TP-010 rev B [Unit 7 Floor Plans]  
22011-TP-011 [Unit 7 Roof Plan]  
22011-TP-012 rev A [Unit 7 Elevations]  
22011-TP-013 [Unit 7 Sections]  
22011-TP-014 rev A [Unit 8 Floor Plans]

22011-TP-015 rev B [Unit 8 Roof Plan]  
22011-TP-016 rev A [Unit 8 Elevations]  
22011-TP-017 rev A [Unit 8 Sections]  
22011-TP-018 [Refuse Enclosure Details]  
22011-TP-019 [Cycle Shelter Details]  
22011-TP-020 rev A [Entrance Canopy Details]  
22011-TP-021 [External Finishes Sample Board]  
22011-TP-022 rev B [Site Views]  
1974-ESC-00-ZZ-DR-E-2100 Rev P1 [External Lighting Layout]  
LB291\_D04 rev E [RM4 (Sheet 1 of 4) Soft Landscaping Proposals]  
LB291\_D04 rev E [RM4 (Sheet 2 of 4) Soft Landscaping Proposals]  
LB291\_D04 rev E [RM4 (Sheet 3 of 4) Soft Landscaping Proposals]  
LB291\_D04 rev E [RM4 (Sheet 4 of 4) Soft Landscaping Proposals]  
Design Statement (Rev F) dated September 2023

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.

**CONDITIONS REQUIRING APPROVAL OR COMPLIANCE BEFORE OCCUPATION (POS)**

2. Prior to the first occupation of any building, the provision for EV charging points as shown on drawing number 22011 – TP – 001 rev G (Proposed site and finishes plan) serving that building shall be installed and made available for use and retained as such thereafter.

Reason: To comply with Policies SLE 4, ESD 1, ESD 3, ESD 5 and Bicester 10 of the adopted Cherwell Local Plan 2011-2031 Part 1 and to maximise opportunities for sustainable transport modes in accordance with the National Planning Policy Framework.

3. Prior to the first occupation of any building, cycle parking to serve that building shall be provided in the positions shown on drawing number 22011 – TP – 001 rev G (Proposed site and finishes plan) and in accordance with the details shown on drawing number 21023 – TP – 019 (Cycle Shelter Details). The cycle parking shall be retained and maintained for the parking of cycles in connection with the development thereafter.

Reason: To comply with Policies SLE 4, ESD 1, ESD 3, ESD 5 and Bicester 10 of the adopted Cherwell Local Plan 2011-2031 Part 1 and to maximise opportunities for sustainable transport modes in accordance with the National Planning Policy Framework.

The Section 96A 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: 19th October 2023**

**Checked by: Caroline Ford**



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DISTRICT COUNCIL  
NORTH OXFORDSHIRE

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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.

#### 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.