

Our Ref: PF/NW/10528
(Please reply to Banbury office)

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17th October 2023

Mr Andy Bateson
Team Leader, Major Development
Place and Growth Directorate
Cherwell District Council
Bodicote House
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Dear Andy,

**TOWN AND COUNTRY PLANNING ACT 1990 NON-MATERIAL AMENDMENT PLANNING TO APPROVAL
22/01144/F OS Parcel 5700 South West Of Grange Farm, Street Through Little Chesterton,
Chesterton.**

Full planning application for the erection of a new high quality combined research, development and production facility comprising of Class B2 floorspace and ancillary office floorspace with associated infrastructure including: formation of signal-controlled vehicular access to the A41 and repositioning of existing bus stops; ancillary workshops; staff gym and canteen; security gate house; a building for use as an energy centre (details of the energy generation reserved for future approval); loading bays; service yard; waste management area; external plant; vehicle parking; landscaping including permanent landscaped mounds; sustainable drainage details; together with the demolition of existing agricultural buildings within the red line boundary; and the realignment of an existing watercourse.

The above planning application (LPA Ref: 22/01144/F) for the above site was granted planning consent on the 16th February 2023.

Condition 2 (Compliance with Plans) lists the approved plans and documents that form part of the approved planning application.

Since the application was approved, the occupier (Siemens Healthcare Ltd) has been refining the proposed plans in order to ensure the built-out scheme meets their detailed operational requirements. This has necessitated a number of minor changes to the external and internal appearance of the building. The table below sets out the changes that are required.

The below changes were submitted to Cherwell District Council on Monday 09th October as part of a Non-Material Amendment Application (NMA). Since the NMA application was submitted the approved phase 2 site layout plan, external finishes plan and external furniture and boundary treatment plan have also been updated in order to reflect the proposed changes. The plans that have been withdrawn from the NMA application have been struck out and are shown below.

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Description of change	Further information on proposed change.	Approved Plan	Amended Plan
Internal alterations within the production hall to construct a two-storey welfare block with lift to replace the need for the approved external Facilities Management Building.	The facilities management building as shown on the approved site layout plan is no longer proposed to be built out, with the relevant provision now proposed to be incorporated within the main building. This change will not result in an increase in overall sq ft, and all other proposed changes will be internal to the main production facility building.	Phase 1 Production Area Layout 13-222-01-SGP-ZZ-ZZ-DR-A-131105 Rev F.	Production Area Layout 13-222-SGP-400-PA-D-A-121151 Rev P01. Enlarged Welfare Core 13-222-SGP-01-ZZ-DR-A-201153 Rev P01. Site Plan 13-222-01-SGP-01-ZZ-DR-A-201051-P02 Site Plan 13-222-01-SGP-01-ZZ-DR-A-201051 Rev P03.
Rationalisation of services/plant equipment on the roof.	Siemens have been reviewing the approved design and operational performance of the production facility and how to maximise operational floorspace. Plant and services extrusions have been concentrated into focused areas, and where these protrude from the roof they will be visually enclosed in a reduced number of plant rooms and service kennels to rationalise operational requirements and minimise visual clutter. The maximum height of the plant rooms does not exceed the maximum height of the 16.15m fall protection railing currently approved. There is however a lift overrun measuring 3.9m x 4.9m in size that has an overall height of 17.40m.	Phase 1 Roof Plan 13-222-SGP-ZZ-ZZ-DR-A-131109 Rev G.	Roof Plan 13-222-SGP-01-ZZ-DR-A-201155 P01.

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<p>Addition of low-level concrete bund within loading yard and provision of sprinkler tank plinth.</p>	<p>A concrete bund associated with a resin tank is proposed to be recessed into the yard slab by 1000mm, with a concrete upstand of 1000mm. The proposed bund is required in order to catch any spills from the resin bund.</p> <p>A 450mm sprinkler tank plinth is proposed around the sprinkler tanks with a 300mm recess resulting in a 150mm height protrusion above the service yard level.</p>	<p>Site Plan Phase 1 13-222-SGP-ZZ-ZZ-DR-A-131000 Rev V</p> <p>Site Plan Phase 2 13-222-SGP-ZZ-ZZ-DR-A- 131001 Rev V</p> <p>External Furniture & Boundary Treatment Plan Phase 2. Drawing no. 13-222-SGP-ZZ-ZZ-DR-A-131003 REV M</p>	<p>Site Plan 13-222-01-SGP-01-ZZ-DR-A-201051-P02</p> <p>Site Plan Phase 1 13-222-01-SGP-01-ZZ-DR-A-201051 Rev P03</p> <p>Site Plan Phase 2 13-222-SGP-ZZ-ZZ-DR-A- 131001 Rev W</p> <p>External Furniture & Boundary Treatment Plan Phase 2. Drawing no. 13-222-SGP-ZZ-ZZ-DR-A-131003 REV N</p>



		External Finishes Plan Phase 2. Drawing no. 13-222-SGP-ZZ-ZZ-DR-A-131002 REV M	External Finishes Plan Phase 2. Drawing no. 13-222-SGP-ZZ-ZZ-DR-A-131002 REV N.
Minor variations to Elevational Details.	<p>A number of minor revisions to various elevations are proposed:</p> <p><u>North East Elevation:</u></p> <ul style="list-style-type: none">• Replace built up system with composite cladding panels.• Glazed windows added to Second Floor Offices and Goods in Office.• Relocation of 1 x revolving door• Repositioning of doors/Addition of Roller doors <p><u>South West Elevation:</u></p> <ul style="list-style-type: none">• 6 x new external doors added. <p><u>South East Elevation:</u></p> <ul style="list-style-type: none">• Repositioning of doors/Addition of Double doors. <p><u>North West Elevation:</u></p> <ul style="list-style-type: none">• Repositioning of doors/Addition of Double doors.	Phase 1 Elevations 13-222-SGP-ZZ-ZZ-DR-A-131300 Rev E	Elevations 13-222-SGP-500-EL-D-A-121351 Rev P01.

Crime and Disorder.

In addition to the changes sought to the approved plans and documents listed under condition 2, changes have also been made to the Crime and Disorder report that was submitted as part of the application. This report is not referenced in the approved plans and reports listed under condition 2 but was prepared in response to comments received on the proposals from Thames Valley Police.

The changes made relate to the specification of the security standards and levels set out in the original report which have since been altered in order to provide greater flexibility to the security measures that will be installed.

ASSESSMENT

Following further detailed design of the building to take account of the planned internal plant and machinery, and to ensure the most efficient operation of the facility, a number of minor amendments are required to the currently approved plans.

The maximum approved height of the building is the fall protection railing at 16.15m (see paragraph 3.4 of Committee Report / section 8.1.7 of the approved design and access statement). The rationalisation of services/plant equipment on the roof, reducing visual clutter, has maintained them within the approved 16.15m fall protection railing height, with the exception of a lift overrun measuring 3.9m x 4.9m in size that has an overall height of 17.40m.

This modest increase in height, over an exceptionally limited area of the roof, is not considered to alter the conclusion of no significant landscape harm as contained in the Environmental Statement that accompanied the application. The proposals are therefore considered acceptable in landscape terms.

There is no statutory definition for the type of changes that might be considered non-material. The Town and Country Planning Act suggests that in deciding whether a change is material or not, a local planning authority must have regard to the effect of the change, together with any previous changes made on the original grant of planning permission. A non-material amendment might be as follows:

- It is a very small change;
- It does not vary significantly from what was described on the planning permission;
- It does not conflict with any conditions on the planning permission;
- It does not introduce or move windows or other openings that could affect other properties.

The changes constitute non-material amendments under Section 96A of the Town and Country Planning Act 1990. The applicant respectfully requests that the Council consent to these changes.

The Planning Application Fee of £234.00 plus the Planning Portal service charge of £64.20, totalling £298.20, has been paid via the Planning Portal.

If you require any further information, please contact me.

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Kind regards

Nick Wyke

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