Scrapyard Bunkers Hill, Shipton On Cherwell, OX5 3BA **26/01446/F**

Case Officer: Samuel Dix **Recommendation:** Approve

Applicant: Mr T Evans

Proposal: Extension of existing B2 (General Industrial) building consented under application ref: 22/03372/F (Revision to approved application ref: 26/00601/CLUP).

Expiry Date: 4 August 2026

---

1. APPLICATION SITE AND LOCALITY

1.1. The application site comprises an existing industrial building within a yard area on the outskirts of Shipton on Cherwell. The building is of typical industrial appearance and a simple form being a rectangular block finished in green cladding with roller doors and a pitched roof. The wider yard area is surfaced in concrete and surrounded by a palisade fence with maturing landscaping around it. Another very similar building is located to the east with parking, turning areas, open-air storage, and other industrial paraphernalia in between.

2. DESCRIPTION OF PROPOSED DEVELOPMENT

2.1. The proposed development is the extension of the industrial building to its north-eastern elevation. The footprint of the extension will be identical to a proposal that was deemed permitted development under a previous certificate of lawfulness application and will measure 12.2m by 13.7m. The height, however, will be increased from 5m (the maximum allowable under permitted development rights within 10m of the site's boundary) to 7.35m (at the ridge, 5.2m to the eaves). This matches the existing building's height.

2.2. Roller shutter doors and pedestrian access doors will be added to the extension in keeping with the existing building.

3. RELEVANT PLANNING HISTORY

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

26/00601/CLUP Extension of existing B2 (general industrial) building: APPROVED

25/01836/CLUP: Certificate of Lawfulness of Proposed Use for the temporary sitting of a caravan/mobile home to act as site office/rest area for the duration of construction work relating to 24/02969/F. APPROVED

24/02969/F: Erection of secondary building to north-east of existing building. APPROVED

22/03372/F: Variation of Conditions 2 (plans), 3 (alternative scheme), 4 (drainage of parking area) and 5 (landscaping) of 21/01702/F - small changes to the approved plans prior to commencing works. APPROVED

21/01072/F: Erection of replacement workshop building for automotive use (B2), alteration to entrance gates, landscaping and demolition of existing buildings. APPROVED

4. PRE-APPLICATION DISCUSSIONS

No pre-application discussions have taken place with regard to this proposal.

5. RESPONSE TO PUBLICITY

5.1. This application has been publicised by way of a Site Notice displayed near the site, expiring **31 July 2026** and by letters sent to properties adjoining the application site that the Council has been able to identify from its records. The overall final date for comments was **31 July 2026.**

5.2. No comments have been raised by third parties

5.3. The comments received can be viewed in full on the Council's website, via the online Planning Register.

6. RESPONSE TO CONSULTATION

6.1. Below is a summary of the consultation responses received at the time of writing this report. Responses are available to view in full on the Council's website, via the online Planning Register.

PARISH/TOWN COUNCIL AND NEIGHBOURHOOD FORUMS

6.2. No comments received.

STATUTORY CONSULTEES

6.3. CDC drainage – no comments

6.4. Ecology – BNG exemption will apply due to *de minimis* impacts on existing approved BNG scheme.

6.5. Environmental Health – no comments

6.6. OCC Highways – no objection

OTHER CONSULTEES

6.7. No comments received.

7. RELEVANT PLANNING POLICY AND GUIDANCE

7.1. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

7.2. The Cherwell Local Plan 2011-2031 - Part 1 (CLP 2015) was formally adopted by Cherwell District Council on 20th July 2015 and provides the strategic planning policy framework for the District to 2031. The CLP 2015 replaced a number of the 'saved' policies of the adopted Cherwell Local Plan 1996 though many of its policies

are retained and remain part of the development plan. The relevant planning policies of Cherwell District's statutory Development Plan are set out below:

CHERWELL LOCAL PLAN 2011 - 2031 PART 1 (CLP 2015)

- ESD15 - The Character of the Built and Historic Environment
- SLE 1 – Employment Development
- ESD 1 – Mitigating and Adapting to Climate Change
- ESD 3 – Sustainable Construction

CHERWELL LOCAL PLAN 1996 SAVED POLICIES (CLP 1996)

- C28 – Layout, design and external appearance of new development

7.3. Other Material Planning Considerations

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)

8. APPRAISAL

8.1. The key issues for consideration in this case are:

- Principle of development
- Design, and impact on the character of the area
- Residential amenity
- Other constraints.

Principle

8.2. Policy SLE 1 of the CLP 2015 states that employment development will be focussed on existing employment sites and that employment development, including intensification will be permitted (subject to compliance with other policies and material considerations) on existing sites in the rural area.

8.3. The principle of development has effectively also already been established by virtue of permitted development rights, as confirmed by the certificate of lawfulness granted for the building (ref: 26/00601/CLUP).

8.4. The principle of development is therefore acceptable.

Design, and impact on the character of the area

8.5. Policy ESD15 of the CLP 2015 and Policy C28 of the CLP 1996 require new developments to demonstrate good design and not harm the character or appearance of the surrounding area.

8.6. The proposed development would be entirely consistent with the existing building in scale and appearance. In some respects, it is considered that the extension will be an improvement on the proposal that benefits from permitted development rights as it will result in a consistent building line rather than a mismatch in heights.

8.7. The finish of the building will be secured by condition and, subject to this, the development will have an acceptable impact in terms of design and the character of the surrounding area.

Residential amenity

8.8. Policy ESD15 of the CLP 2015 and Policy C28 of the CLP 1996 also state that developments should not harm the privacy, amenity or outlook of neighbouring properties.

8.9. The building is separated from surrounding dwellings by another industrial building and landscaping. It is also unlikely that the proposed extension would intensify operations on the wider to such an extent that impacts on residential amenity would unacceptable. In any case, the principle of additional floorspace is already established.

8.10. It is nevertheless considered prudent to attach the same conditions that were attached to other buildings on the site in the interest of residential amenity. This is for consistency and, subject to these, the proposed development would have an acceptable impact on residential amenity.

Other constraints

8.11. The Local Highway Authority do not object to the site layout as shown and the development is acceptable in this regard.

8.12. The Council's ecologist has reviewed the proposal and, whilst noting that a full application would ordinarily require BNG requirements to be met, in this instance it is considered a *de minimis* proposal on the basis of the BNG that has already been secured across the rest of the site.

8.13. There are no flooding/drainage, historic environment, or other constraints that affect the site.

8.14. Concerns have previously been raised about the limitations of water supply to the site. Whilst this development may result in some further water usage, the fallback position established by the certificate of lawfulness has to be taken into account. So whilst acknowledging the earlier misgivings of neighbouring residents, it would be unreasonable to require any justification/explanation from the applicant, on this matter, in this particular instance.

9. PLANNING BALANCE AND CONCLUSION

9.1. The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 8 requires that the three dimensions to sustainable development (economic, social and environmental) are not undertaken in isolation, but are sought jointly and simultaneously.

9.2. The proposed development is acceptable in principle, with additional floorspace already being established under permitted development and intensification supported by Policy SLE1 of CLP 2015. It would match the existing building and have no adverse impacts in respect of the character and appearance of the area or residential amenity.

10. RECOMMENDATION

That permission is granted, subject to the following conditions

1. The development to which this permission relates shall be begun not later than the expiration of three years beginning with the date of this permission.

   Reason - To comply with the provisions of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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:

- Location Plan (drawing ref: KA2306 – 53, received 9th June 2026)
- Proposed Floor Plan, Proposed Site Plan, Proposed Elevations (drawing ref: KA2306 – 71, received 9th June 2026)

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.

3. The external materials to be used for the walls and roof of the development hereby permitted shall match in terms of colour, type and texture those used on the existing building and shall be retained as such thereafter.

   Reason: To safeguard the character and appearance of the area in accordance with Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1, saved Policy C28 of the Cherwell Local Plan 1996 and government guidance contained within the National Planning Policy Framework.

4. The operational use of the extension hereby approved shall be restricted to the following times:-

   - Monday – Friday: 8.00am to 6.00pm
   - Saturday: 8.30am to 2.30pm
   - and no time on Sundays or Public Holidays

   Reason - For consistency with the existing building and to ensure the creation of a satisfactory environment free from intrusive levels of noise and to comply with Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1, saved Policy ENV1 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

5. Prior to the installation of any external lighting on the extension hereby approved, details of the lighting shall be submitted to and approved in writing by the Local planning Authority. Thereafter the development shall be carried out and maintained in accordance with the approved details.

   Reason - To enable the Local Planning Authority to retain planning control over the development of this site in order to safeguard the amenities of the occupants of the adjoining dwellings in accordance with Policies C28 and C30 of the adopted Cherwell Local Plan and Government guidance contained within the National Planning Policy Framework.

6. Notwithstanding the provisions of Schedule 2, Part 7 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting or amending that order) the building hereby extended shall not be extended further without the grant of further specific planning permission from the local planning authority.

   Reason: To enable the local planning authority to retain planning control over the development of this site in order to safeguard the amenities of the area and to sustain a satisfactory overall level of parking provision and servicing on the site in accordance with Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1, saved Policy C28 of the Cherwell Local Plan 1996 and government guidance contained within the National Planning Policy Framework.

7. No goods, materials, plant or machinery shall be stored, repaired, operated or displayed outside the development unless otherwise approved in writing by the local planning authority.

   Reason: In order to safeguard the visual amenities of the area in accordance with Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1, saved Policy C28 of the Cherwell Local Plan 1996 and government guidance contained within the National Planning Policy Framework.

Case Officer:	Samuel Dix	DATE: 3rd August 2026
Checked By:	Paul Ihringer	DATE: 6/8/26