



NOTICE OF DECISION
TOWN AND COUNTRY PLANNING ACT 1990
(AS AMENDED)

Name and Address of Agent/Applicant :

Barratt Homes West Midlands
Mr David Poole
60 Whitehall Road
Halesowen
West Midlands
B63 3JS

Date Registered : 11th March 2016

Proposal : Non-material amendment to 05/01337/OUT with respect to land on Parcels D/E (15/00344/REM) - removal and repositioning of garage to plot 606 from rear parking court and subsequent adjustment of adjacent house types and garages. Alteration of house type at Plots 603 and 605. Minor adjustments to setting out and positioning of garages to plots to allow 6m frontages. Minor adjustments to footway between spine road and side streets. Addition of double garage between Plots 666 and 667. Consequential alterations to plot boundaries for Plots 606, 607, 662, 663, 664, 665, 666 and 667.

Location : Land North East Of Oxford Road West Of Oxford Canal And East Of Bankside Banbury

Parish(es) : Bodicote

APPROVAL OF NON MATERIAL AMENDMENT(S)

Cherwell District Council, as Local Planning Authority, hereby approves the non material amendments described above in accordance with drawing number(s)

The non-material amendments hereby sought are considered to be minor in the context of the development approved (both individually and cumulatively with all other non-material amendments) and are wholly acceptable in planning terms. No public consultation is considered necessary given the minor and uncontroversial nature of the proposed changes and the limited numbers of third parties that would be affected by the changes. As a result the proposed non-material amendment is considered acceptable and outline planning permission 05/01337/OUT is amended accordingly.

As a result of the non-material amendment, condition 1 of outline planning permission 05/01337/OUT is varied as set out below. The remainder of the conditions imposed on that consent are unchanged and continue to have effect.

Condition 1

The development approved under planning permission 05/01337/OUT shall be carried out strictly in accordance with the plans, drawings and documents approved as part of granting that

consent as well as details approved as part of reserved matters applications approved pursuant to that consent including any restrictions or limitations imposed upon them.

Development approved pursuant to outline planning permission 05/01337/OUT on land the subject of which reserved matters application reference 14/02148/REM relates, shall be carried out in strict accordance with the terms of that reserved matters approval including the following plans, drawings and documents in addition to those approved as part of the outline planning permission:

Location Plan	0476-PH3-101
Topographical survey	04769-PH3-100
Planning Layout	0476-PH3-102 Rev L
Affordable Housing Plan	0476-PH3-111 Rev D
Storey Height Plan	0476-PH3-110 Rev D
Materials Layout	0476-PH3-108 Rev D
Street Scenes	0476-PH3-103 Rev B
Vehicle Tracking Layout Sheet 1 of 2	0476-PH3-105-1 Rev D
Vehicle Tracking Layout Sheet 2 of 2	0476-PH3-105-2 Rev B
External detailing	0476-1PH3-106
Typical gable, verge and eaves details	0476-PH3-115
Drainage Strategy Plan	0476/PH3/320 Rev E
Garages	0476-PH3-109 Rev A
Timber cycle sheds	0476-PH3-116
External works layout Sheet 1 of 3	0476-PH3-104-1 Rev D
External works layout Sheet 2 of 3	0476-PH3-104-2 Rev C
External works layout Sheet 3 of 3	0476-PH3-104-3 Rev C
Ecological Assessment (Spine Road Application) dated May 2014 prepared by Aspect Ecology Letter and accompanying enclosures dated 8th January 2015 from Aspect Arboriculture Focus on Design micro-drainage calculations for File 0476-PH3, Parcel D, Longford Park, dated 09/03/2015.	
Flood Risk and Drainage Statement dated March 2015 (Job No. 0476) version 1 prepared by Focus on Design.	

House types - Issue 5 dated April 2015

PA25 Canford	0476-PH3-200
PA33 Flatford	0476-PH3-201
PA33 Flatford	0476-PH3-202
PA34 Gosford	0476-PH3-203
PA34 Gosford	0476-PH3-204
PT36 Easedale	0476-PH3-205 Rev A
PT36 Easedale	0476-PH3-206 Rev B
PT37 Yewdale	0476-PH3-207 Rev A
PT37 Yewdale	0476-PH3-208 Rev A
PB33G Crofton-G	0476-PH3-209
PB33G Crofton-G	0476-PH3-210 Rev B
PB33G Crofton-G	0476-PH3-211 Rev B
PA43 Monkford	0476-PH3-212
PT41 Eskdale	0476-PH3-213 Rev B
PT41 Eskdale	0476-PH3-214
PT41 Eskdale	0476-PH3-215 Rev A
PT42 Kentdale	0476-PH3-216 Rev C
PA48 Shelford	0476-PH3-217 Rev B
PA48 Shelford	0476-PH3-218 Rev A
PA48 Shelford	0476-PH3-219 Rev A
PA48 Shelford	0476-PH3-226 Rev C
PT43 Langdale	0476-PH3-220 Rev C

PT43 Langdale	0476-PH3-221-1 Rev E
PT43 Langdale	0476-PH3-221-2 Rev B
PT43 Langdale	0476-PH3-222 Rev A
PT43 Langdale	0476-PH3-223 Rev C
PB33G Crofton-G	0476-PH3-224 Rev B
PA48 Shelford	0476-PH3-225 Rev B
Block F - Elevation	0476-PH3-227 Rev B
Block F - Elevation	0476-PH3-228 Rev A
Block F - Elevation	0476-PH3-229 Rev A
Block F - Elevation	0476-PH3-230 Rev B
Block F - Plan	0476-PH3-231 Rev B
Block F - Plan	0476-PH3-232 Rev B
Block F - Plan	0476-PH3-233 Rev B
AA26	0476-PH3-234
AA26	0476-PH3-235 Rev A
2BB - 2 Bed Bungalow	0476-PH3-236 Rev C
AA31	0476-PH3-237
AA31	0476-PH3-238
3BB - 3 Bed Bungalow	0476-PH3-239 Rev A
AA43	0476-PH3-240
PT41 Eskdale	0476-PH3-241 Rev A
PT36 Easedale	0476-PH3-242

Development approved pursuant to outline planning permission 05/01337/OUT on land the subject of which reserved matters application reference 15/00344/REM relates, shall only be carried out in strict accordance with the terms of that reserved matters approval including the following plans, drawings and documents in addition to those approved as part of the outline planning permission:

40256 159 G Streetscene A-C
40256 160 G Streetscene D-F
40256 161 F Streetscene G-J
40256 162 P Materials Plan
40256 250 B Apartment Elevations
40256 251 B Apartment Floorplans
5205.PH3.PP.1.0 Rev J
101-P4 Drainage Strategy
001-P3 Vehicle Autotracking
40256 001 AT Site Plan
40256 206 A 4B7P
40256 208 A Alysham
40256 214 A Morpeth
40256 215 A Morpeth
40256 221 A Lincoln
40256 222 A Lincoln
40256 205 4B7P (Key Plot)
40256 207 4B7P
40256 209 Ashford
40256 210 Faringdon
40256 211 Faringdon
40256 212 Dartmouth
40256 213 Dartmouth
40256 214 Morpeth
40256 215 Morpeth
40256 216 Finchley
40256 217 Finchley
40256 218 Colchester
40256 219 Thornbury

40256 220 Thornbury
40256 200 Type 14
40256 201 Type 14
40256 202 Type 16
40256 203 Type 16
40256 204 Type 27
40256 223 Cambridge
40256 224 Alnwick
40256 225 Warwick (Key Plot)
40256 226 Warwick

Reason - For the avoidance of doubt, to ensure that the development is carried out only as approved by the Local Planning Authority and to comply with Government guidance contained within the National Planning Policy Framework.

The non-material amendment application, hereby approved, does not nullify the conditions imposed in respect of planning permission. These conditions must be adhered to so as to ensure that the development is lawful.

Cherwell District Council
Bodicote House
Bodicote
Banbury
Oxon
OX15 4AA



Date of Decision : 12 April 2016

**Head of Public Protection
& Development Management**



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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. 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.**
- 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 0300 003 0200, fax 0300 003 0201 or E-mail at building.control@cherwellandsouthnorthants.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.