

# British Bakels, Granville Way Bicester

14/00465/F

**Ward:** Bicester East

**District Councillor(s):** Cllr Rose  
Stratford & Cllr Lawrie Stratford

**Case Officer:** Laura Bailey

**Recommendation:** Approval

**Applicant:** British Bakels

**Application Description:** Single storey extension to create entrance lobby along with new Clovis canopy to side door

**Committee Referral:** Major development (site area) **Committee date:** 7<sup>th</sup> August 2014

## 1. Site Description and Proposed Development

- 1.1 The site is located within an existing industrial estate, approximately 1.5 miles to the south east of the town centre and railway station. The site is positioned centrally on the industrial estate, with Granville Way to the north eastern boundary and Launton Road beyond the north western boundary. The site has three existing vehicular access points onto Granville Way for car and goods vehicle access. The site is not situated within a Conservation Area nor are there any listed buildings within close proximity. Part of the site lies within flood zones 2 and 3.
- 1.2 The existing factory building is occupied by British Bakels, which is part of the Bakels group (a global company). British Bakels is one of the UK's leading suppliers of ingredients to the baking industry. They manufacture and distribute a wide range of products, some of which are tailor made for industrial and in-store bakeries while others are specifically developed for the craft and foodservice sectors.
- 1.3 Planning permission was granted in 2013 for the creation of a 'test bakery and promotional area' within part of the existing storage area of the original factory. Consent is now sought to add a visitors porch and canopy over the staff entrance door to this facility. The application is considered a major development, due to the site area of the application site (over 1 hectare).

## 2. Application Publicity

- 2.1 The application has been advertised by way of site notice, press notice and neighbour notification letters.
- 2.2 No representations have been received.

## 3. Consultations

- 3.1 **Bicester Town Council:** Welcomes this application.

**Cherwell District Council Consultees:** None.

## **Oxfordshire County Council Consultees**

**3.2 Highways:** No objection.

### **Other Consultees:**

#### **3.3 Thames Water:**

##### **Waste Comments:**

There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the options available at this site.

**Surface Water Drainage** - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.

Thames Water would advise that with regard to sewerage infrastructure capacity, we would not have any objection to the above planning application.

##### **Water Comments:**

On the basis of information provided, Thames Water would advise that with regard to water infrastructure capacity, we would not have any objection to the above planning application.

**3.4 Environment Agency:** This proposal falls within the scope of the Environment Agency's Flood Risk Standing Advice and therefore the Agency should not have been consulted on this application. They refer the applicant and us to their Standing Advice

## **4. Relevant National and Local Policy and Guidance**

### **4.1 Development Plan Policy**

Adopted Cherwell Local Plan (Saved Policies)

C28: Layout, design and external appearance of new development

C30: Standards of amenity

ENV1: Detrimental levels of noise...or other types of environmental pollution

## 4.2 Other Material Policy and Guidance

### **National Planning Policy Framework (NPPF) Planning Policy Guidance (PPG)**

#### **Submission Cherwell Local Plan (January 2014)**

The Submission Local Plan has been through public consultation and was submitted to PINs in January 2014 for Examination to take place in June 2014. The Submission Local Plan does not have Development Plan status but is a material planning consideration. The Plan sets out the Council's strategy for the District to 2031. The policies listed below are considered to be material to this case:

- PSD1: Presumption in favour of sustainable development
- ESD3: Sustainable construction
- ESD16: The character of the built and historic environment

## 5. Appraisal

5.1 The key issues for consideration in this application are:

- Relevant planning history
- Impacts on the character and appearance of the area
- Residential amenity
- Flood risk

### **Relevant planning history**

- 5.2 Planning permission was granted in 2008 for a first floor extension to provide additional office space (08/00162/F refers).
- 5.3 In 2012, planning permission was granted (12/00548/F refers) for additional windows and doors, as a result of the insertion of various new window and door openings, to convert part of the existing storage area into a test bakery and promotional area.
- 5.4 In 2013, planning permission was granted (13/01869/F refers) for internal alterations to form a test bakery, with minor external alterations to the windows and doors.

### **Impact on the character and appearance of the area**

- 5.5 Policies C28 and C30 seek to control all new development to ensure layout, design and external appearance are sympathetic to the character of the area and that they should be compatible with the appearance, character, layout, scale and density of existing dwellings in the vicinity with acceptable standards of amenity and privacy.
- 5.6 The alterations to the building are located on the north eastern corner of the building, within the section approved for the first floor extension in 2008. The first floor of the building is to remain as office, with the ground floor remaining the test bakery and promotions area. The alterations include the provision of a porch on the south east elevation, comprising a 3.7m x 3.7m x 2.9m flat roof construction, with a velux dome on top. It is to be clad in brown upvc, to match the existing building. A new polycarbonate canopy is to be added to the north

east elevation, above new entrance doors into the test bakery. As such, it is considered that the proposal is acceptable.

- 5.7 Accordingly, it is considered that the proposal complies with the requirements of Policy C28 of the ACLP and Government guidance contained within the NPPF.

#### **Residential amenity**

- 5.8 Given the location of the unit within an existing industrial estate and absence of any residential properties in close proximity, Officers consider that the proposal would not have a detrimental impact on residential amenity. The development is therefore considered to comply with Policy C30 of the adopted Cherwell Local Plan and guidance in the NPPF.

#### **Flood risk**

- 5.9 The Environment Agency do not object to the proposal and the applicants have confirmed through a Flood Risk Assessment, that the surface water drainage will be managed and disposed of within the site boundary. They have also stated that floor levels within the minor extension will be set 300mm above the known 1 in 100 annual probability of river flooding.
- 5.10 As such it is considered that the proposal would not increase flood risk and is therefore in accordance with guidance contained within the NPPF.

#### **Engagement**

- 5.11 A 2012 amendment to the Town and Country Planning (Development Management Procedure) Order and the NPPF requires that Local Planning Authority's demonstrate that they have worked with the applicant/agent in a positive and proactive way. It is considered that the duty to be positive and proactive has been discharged through the efficient and timely determination of the application.

#### **Conclusion**

- 5.12 In the context of the presumption in favour of sustainable development set out within the NPPF, it is considered that the proposal represents sustainable development, as it will not cause harm to occupant amenity, will preserve the character and appearance of the surrounding area and will not increase the risk of flooding. For these reasons, the application is recommended for approval, subject to the conditions and recommendations set out below.

### **6. Recommendation**

#### **Approval, 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 following plans and documents listed below:

Drawings: Site location plan (1/1250), 2125/4B, 2125/6B, 2125/7A

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.

3. That the materials to be used for the development hereby permitted shall match in terms of colour, type and texture those used on the existing building.

Reason - To ensure that the development is constructed and finished in materials which are in harmony with the materials used on the existing building and to comply with Policy C28 of the adopted Cherwell Local Plan and Government guidance contained within the National Planning Policy Framework.

#### **STATEMENT OF ENGAGEMENT**

In accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No 2) Order 2012 and paragraphs 186 and 187 of the National Planning Policy Framework (March 2012), this decision has been taken by the Council having worked with the applicant/agent in a positive and proactive way through the efficient and timely determination of the application.

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