

**Applicant:** Cherwell District Council

**Proposal:** Discharge of Conditions 11 (brick sample), 12 (roof tile sample) and 14 (door and windows details) of 16/00043/F

**Ward:** Bicester South And Ambrosden

**Councillors:** Cllr David Anderson  
Cllr Nick Cotter  
Cllr Dan Sames

**Reason for Referral:** The Council is the applicant

**Expiry Date:** 24 May 2017      **Committee Date:** 18 May 2017

**Recommendation:** Approve

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## **1. SITE DESCRIPTION AND PROPOSED DEVELOPMENT**

- 1.1 The application sites are located immediately to the south of Bicester town centre. They comprise two sites to the west (Site A) and east (Site B) of the library, and following demolition of the buildings that were previously on the sites, are currently vacant.
- 1.2 Immediately adjacent to the western-most site (Site A) is a Grade II listed dovecote. The sites are also within the setting of the Grade I listed St Edberg's Church and the Grade II\* listed building known as The Old Priory. The boundary wall to the east of the site, forming part of the boundary with Priory Lane, is listed. The sites lie outside but adjacent to the Bicester Conservation Area. The site lies within an area of significant archaeological interest, being the site of Bicester Priory, and is currently being considered for scheduling by Historic England.
- 1.3 There is an adopted footway running along the eastern boundary of Site A.
- 1.4 Planning permission was granted on 13th June 2016 (16/0043/F) for the erection of 11 self-contained single storey units for adults with physical disabilities, learning disabilities and autistic spectrum conditions. 5 units are to be constructed on Site A and 6 units on Site B. Site A is to have a communal garden and the units within Site B are to have individual gardens as well as a communal garden. Both sites are to have car parking allocated to the units and Site B is to have a gated entrance to the units from the car park area. The current application is seeking approval of the details required by conditions 11, 12 and 14 of that permission.

## **2 APPRAISAL**

- 2.1 Condition 11 of the planning permission requires the erection and approval of a brick sample panel showing the brickwork to be used in the construction of the walls of the development before the construction of the scheme above slab level. The

reason for condition 11 is to ensure that the development is constructed and finished in materials which are in harmony with the building materials used in the locality.

- 2.2 The sample panel has been constructed and is laid in an English Garden Wall Bond (three courses of stretchers alternating with one course of headers). The brick that has been used is a Northcot Multi Red Rustic. This brick and method of construction is to be used at both Site A and B. It is considered that the brick and how it has been laid in the sample panel is acceptable for this development and compliments the surrounding development.
- 2.3 Condition 12 of the planning permission requires the submission and approval of tiles for the roofs of the development before the construction of the scheme above slab level. The reason for condition 12 is to ensure that the development is constructed and finished in materials which are in harmony with the building materials used in the locality.
- 2.4 Two tile samples have been submitted. It is proposed to use MarleyEternit clay plain tile in Blue Smooth for Site A and MarleyEternit clay plain tile in Red Smooth for Site B. Both tile samples are considered to be appropriate for the development and are compatible with the surrounding development.
- 2.5 Condition 14 of the planning permission requires the submission of door and windows details before the construction of the scheme above slab level. The reason for condition 14 is to ensure that the development is constructed and finished in materials which are in harmony with the building materials used in the locality.
- 2.6 Drawings of the doors and windows have been submitted but the drawings indicate an integral cill as well as a tile cill. This is considered unnecessary and amended plans are currently being sought. The windows/doors for Site A are to be timber finished in a pale grey and the windows/doors for Site B are also to be timber but finished in white. Subject to satisfactory amendments being received, these details are considered acceptable and compatible with the surrounding development.
- 2.7 The discharge of conditions relating to such matters as materials and design details is normally delegated to officers and it is purely because Cherwell District Council is the applicant that this application is before Members. It therefore seems prudent to seek delegated authority to officers to determine the application. Should the additional information and revised window details be received and matters resolved before Committee, this will be reported to Committee and an amended recommendation will be made.

<p>3 <b>RECOMMENDATION</b> - Delegate authority to officers to approve the application once amended plans showing the revised window cill details in respect of condition 14 have been received.</p>
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