

**Eco Business Centre  
Charlotte Avenue  
Bicester  
OX27 8BL**

**17/00380/DISC**

**Applicant:** Cherwell District Council

**Proposal:** Discharge Conditions 3 (Details of Materials), 7 (Carbon Emissions), 9 (Means of Access), 10 (Parking and Manoeuvring Areas), 11 (Training and Employment Management Plan) and 13 (Site Waste Management Plan) of 17/00573/CDC

**Ward:** Bicester North and Caversfield

**Councillors:** Cllr Nicholas Mawer  
Cllr Lynn Pratt  
Cllr Jason Slaymaker

**Reason for Referral:** The Applicant is Cherwell District Council

**Expiry Date:** 21 September 2017      **Committee Date:** 31 August 2017

**Recommendation:** Delegate Authority to Officers to Approve

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## **1. APPLICATION SITE AND LOCALITY**

- 1.1. The site of the Eco Business Centre is located within the exemplar site at North West Bicester, known as Elmsbrook and is accessed via Charlotte Avenue, the main street through the development.
- 1.2. The Eco Business Centre was granted planning consent subject to conditions in June 2017 and this application seeks to discharge some of the conditions associated with this consent.

## **2. CONSULTATION**

- 2.1. 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.

### NON-STATUTORY CONSULTATION

- 2.2. Oxfordshire County Council Single Response: No comments received.
- 2.3. Waste and Recycling (CDC): No comments received.
- 2.4. Economic Development (CDC): No objections.

## **3. DESCRIPTION OF PROPOSAL AND ASSESSMENT**

- 3.1. Consent is being sought to discharge Conditions 3 (Details of Materials), 7 (Carbon Emissions), 9 (Means of Access), 10 (Parking and Manoeuvring Areas), 11 (Training and Employment Management Plan) and 13 (Site Waste Management Plan).

- 3.2. Condition 3 relates to the external materials used to construct the Eco Business Centre. The materials proposed include larch shading fins, mid-grey grey (RAL 7004) door and window frames, silver sinusoidal aluminium cladding, ash grey concrete paving blocks, dark grey roof membrane and charcoal grey paving blocks. The details submitted are considered acceptable.
- 3.3. Condition 7 requires a report to be submitted outlining how carbon emissions from the construction process and embodied carbon (based upon the finalised materials schedule) have been minimised. The Applicant has submitted an Embodied Carbon Assessment, Carbon Management Plan, Green Travel Plan and details of an Appointed Environmental Co-ordinator in relation to this condition. The details submitted are considered acceptable.
- 3.4. Condition 9 requires details of the means of access to the Eco Business Centre. A plan has been submitted showing the means of access and confirmation that the means of access will be constructed in accordance with the S38 details agreed by the Local Highways Authority. The details submitted are considered acceptable subject to the receipt of comments from the Local Highways Authority.
- 3.5. Condition 10 requires details of the parking and manoeuvring areas. Plans and drawings have been submitted containing details of surface finishes, surface construction, kerbs, edging and landscaping. The details submitted are considered acceptable subject to the receipt of comments from the Local Highways Authority.
- 3.6. Condition 11 requires the submission of an employment and skills plan. Details of the number of apprentices involved with the construction of the Eco Business Centre have been provided. Based on a project value of £4 million, at least 3 apprentices will be involved with the construction. The draft Planning Obligations SPD provides an indicative number of 3 apprenticeships to be provided per 1,000 sqm of floorspace. The floorspace of the development proposed is 1,147 sqm which means that the number of apprenticeships provided is considered acceptable.
- 3.7. Condition 13 requires the submission of a waste management plan. Estimates of the levels of waste expected from the construction phase of the development have been provided along with details of how this waste will be reduced and recycled. 100% of the waste will be reduced, reused, recycled or recovered. The submitted are considered acceptable subject to the receipt of comments from CDC Waste and Recycling.

#### **4. CONCLUSION**

- 4.1. The details submitted in relation to the conditions 3, 7, 9, 10, 11 and 13 of application reference 17/00573/CDC are considered acceptable and are recommended for discharge.

#### **5. RECOMMENDATION**

Delegate Authority to Officers to approve the discharge of planning conditions 3, 7, 9, 10, 11 and 13 of application reference 17/00573/CDC

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