

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

17/00575/DISC

Applicant: Cherwell District Council

Proposal: Discharge of condition 10 (details of parking) 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: 1 February 2018 **Committee Date:** 18 January 2018

Recommendation: Approve

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 permission subject to conditions in June 2017 (17/00573/CDC). An application was made in July 2017 to discharge pre-commencement planning conditions which was reported to Planning Committee in August 2017 and subsequently approved. This application has been made to re-discharge planning condition 10 (full specification details – including construction, layout, surfacing material, colour finish and drainage of the parking and manoeuvring areas). The change between the approved details and the currently proposed details being the colour finish of the parking area only.

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.
- 2.2 CDC Landscape Services – No concerns
- 2.3 OCC Highway Authority – Objection on the basis that details of construction and drainage have not been included. It was noted that the car parking spaces are proposed to be coloured tarmac rather than permeable.
- 2.4 Upon further clarification as to the fact that this proposal relates to the change of the colour finish of the parking area only and that the other detailed matters remain as previously approved, it has been confirmed that the Highway Authority have no objection.

3. APPRAISAL

- 3.1 As set out above, planning condition 10 has previously been cleared and the only change proposed is a different colour finish to the tarmac. Rather than a buff colour as originally approved, a more standard grey tarmac is now proposed.
- 3.2 The parking area is provided to the rear of the building and dark tarmac is commonly found within parking areas. Whilst the originally approved buff colour would have helped to lighten the parking area, the provision of grey tarmac as proposed now would not affect the public realm through the main street. Therefore it is considered that the proposed change to the parking area finish is acceptable.
- 3.3 As mentioned above, the Highway Authority originally objected, however upon receiving additional clarification, including with reference to previously approved plans and details, it has been confirmed that no objections are raised. In response, it is proposed to refer to those originally approved plans as well as the new plan showing grey tarmac.
- 3.4 In the circumstances, it is considered that the plans as submitted are acceptable and they should be approved in order to clear the pre-commencement requirements of condition 10.

4. RECOMMENDATION

That the details submitted pursuant to Planning Condition 10 be cleared in accordance with the following:

Condition 10

Approval is given for the details of the parking and manoeuvring areas as shown on drawing number 456/100 Rev C (Landscape Plan) and the following plans previously approved: 456/301 Rev C (Paving Details – except for the description of the buff colour finish, which shall be replaced with ‘grey colour finish’), 456/110 Rev C (Kerbs and Edges – GF) and 25408-600 Version 3 (Below Ground Drainage Ground Floor). The pre-commencement requirements of the condition are therefore satisfied.

Planning note:

The applicant is reminded of the compliance requirements of condition 10.

CASE OFFICER: Caroline Ford

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