

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

18/00070/NMA

Applicant: Cherwell District Council

Proposal: Non-Material Amendment to 17/00573/CDC - Changes to bin store door arrangement, additional ventilation louvre added to east elevation, structural cross bracing added to south elevation and finish of sinusoidal cladding both anodised (GF) and PPC to match (FF)

Ward: Bicester North And Caversfield

Councillors: Cllr Nicholas Mawer
Cllr Lynn Pratt
Cllr Jason Slaymaker

Reason for Referral: Cherwell District Council is the applicant

Expiry Date: 2 July 2018 **Committee Date:** 21 June 2018

Recommendation: Approve

1. APPLICATION SITE AND LOCALITY

- 1.1. The application site sits within Elmsbrook to the North West of Bicester within the site allocated by Policy Bicester 1. The site has planning permission for a three storey business centre being constructed to zero carbon standards as required at North West Bicester and is being delivered by Cherwell District Council having been secured for this use through the legal agreement for 10/01780/HYBRID.

2. DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1. The application proposes a number of changes as described above and in further detail in the appraisal below. These are proposed as non-material changes to the approved plans due to them being minor in nature.

3. RELEVANT PLANNING HISTORY

- 3.1. As referred to above, the land for an eco-business centre was secured as part of the planning permission for the Exemplar site (10/01780/HYBRID). Planning permission was granted for the Eco Business Centre for office use (within Class B1) within the local centre at Elmsbrook - 17/00573/CDC. There has also been an application to discharge planning conditions which has been approved.

4. PRE-APPLICATION DISCUSSIONS

- 4.1. No formal pre-application discussions have taken place with regard to the proposed amendments but the change was seen informally by Officers and an application for a non-material amendment to formally agree the change was invited.

5. RESPONSE TO PUBLICITY

- 5.1. The Planning Practice Guidance (2014) makes the following comments with regard to consultation in relation to NMA's;

As an application to make a non-material amendment is not an application for planning permission, the existing Town and Country Planning (Development Management Procedure) (England) Order 2015 provisions relating to statutory consultation and publicity do not apply. Therefore local planning authorities have discretion in whether and how they choose to inform other interested parties or seek their views. As by definition the changes sought will be non-material, consultation or publicity is unlikely to be necessary, and there are unlikely to be effects which would need to be addressed under the Environmental Impact Assessment Regulations 2017.

6. APPRAISAL

- 6.1 There are a number of changes sought through this application. The structural cross bracing added to the south elevation is a construction detail and would not be widely visible given this would sit behind the timber 'fins' which surround the building. The change of the sinusoidal cladding so that the material finish is consistent is considered to be acceptable.
- 6.2 The addition of a ventilation louvre and the change to the arrangement of doors to the refuse store (the change is to move from two sets of doors to one set centrally positioned) would be changes that would be visible, but these are considered to be acceptable changes that would not be materially harmful to visual amenities or raise any concerns in respect of residential amenity. These changes are considered to be very minor in nature and therefore non-material.
- 6.3 Given the above assessment, this non material amendment application is considered to be acceptable and is recommended for approval.

7. RECOMMENDATION

That the proposed Non Material Amendment be granted in accordance with the following wording:

Cherwell District Council, as Local Planning Authority, hereby approves the non-material amendment described to 17/00573/CDC in accordance with the application form and drawing numbers 08930 AT-XX-XX-DR-A PL100 Rev A (Ground Floor Plan), 08930 AT-XX-XX-DR-A PL101 Rev A (First Floor Plan), 08930 AT-XX-XX-DR-A PL102 Rev A (Second Floor Plan), 08930 PL110 Rev A (Refuse Store), 08930 AT-XX-XX-DR-A PL610 Rev F (North Elevations), 08930 AT-XX-XX-DR-A PL620 Rev F (South Elevations) and 08930 AT-XX-XX-DR-A PL630 Rev G (East Elevations). The non-material amendment application, hereby approved, does not nullify the conditions imposed in respect of planning permission 17/00573/CDC. These conditions must be adhered to so as to ensure that the development is lawful.