

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

**18/00133/NMA**

**Applicant:** Cherwell District Council

**Proposal:** Non-material amendment to 17/00573/CDC - minor changes to the elevations at the roof perimeter where cladding has been omitted and the galvanised structure is now visible as elsewhere on the façade i.e. balcony area/horizontal brise soleil

**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:** 20 November 2018      **Committee Date:** 22 November 2018

**Recommendation:** Approve

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### **EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION**

#### **Proposal**

The proposal seeks agreement for a minor change to the approved elevational plans for the Eco Business Centre. The change is to omit the cladding at the roof perimeter leaving the galvanised structure visible.

#### **Consultations**

No consultations have been undertaken with regard to this proposal.

#### **Conclusion**

The key issue arising from this proposal is whether the change proposed amounts to a non-material amendment to the elevational details of the approved building.

The report concludes that the change can be accepted as a non-material change and would not cause a materially harmful impact to visual amenity.

#### **RECOMMENDATION - GRANT APPROVAL FOR THE NON MATERIAL AMENDMENT**

**Members are advised that the above is a summary of the proposals and key issues contained in the main report below which provides full details of all consultation responses, planning policies, the Officer's assessment and recommendations, and Members are advised that this summary should be read in conjunction with the detailed report.**

#### **MAIN REPORT**

##### **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 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 change to the elevations of the building as will be explained. 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 have also been applications to discharge planning conditions and for another NMA for some other minor changes to the elevations of the building all of which have 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 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 The change proposed through this non-material amendment application relates to the roof perimeter of the building where the cladding originally shown on the drawing has been omitted leaving the galvanised structure visible. This has been omitted due to variations to the construction detail of the roof build up, which has meant the cladding is not required. The galvanised structure detail is visible elsewhere on the building (for example the balcony area) and given that the cladding to be omitted is at the roof perimeter, and the timber fins extend higher than the main building, it is not considered that the proposed change would have a materially harmful impact to visual amenities. The change is considered to be very minor in nature and therefore non-material.
- 6.2 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 PL610 Rev G (North Elevations), 08930 AT-XX-XX-DR-A PL620 Rev G (South Elevations), 08930 AT-XX-XX-DR-A PL630 Rev H (East Elevations) and 08930 AT-XX-XX-DR-A PL640 Rev G (West 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.

CASE OFFICER: Caroline Ford

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