

Case Officer: Laura Kennedy

Applicant: Cherwell District Council

Proposal: Over cladding of existing roof sheeting on Units 17-24 together with fitting of photovoltaic panels to all Units

Ward: Banbury Grimsbury And Hightown

Councillors: Councillors Rebecca Biegel, Dr Henry Elugwu and Dom Vaitkus

Reason for Referral: Application affects Council's own land.

Expiry Date: 8 June 2026

Committee Date: 4 June 2026

SUMMARY RECOMMENDATION: GRANT PERMISSION SUBJECT TO CONDITIONS

MAIN REPORT

1. APPLICATION SITE AND LOCALITY

1.1 The application site comprises two buildings divided into eight light industrial units (Units 17–24, Thorpe Place) located to the east of Banbury within the established Overthorpe Industrial Estate. One building (comprising units 17 - 20) is situated within the northern part of the site, and the remaining building (comprising units 21 - 24) is located to the south. Between the two buildings is an area of hardstanding which provides servicing space and car parking. The site is accessed directly from Thorpe Place.

1.2 The surrounding area is characterised by commercial and industrial uses to the south and east, with residential development located to the west. A primary school and associated playground are situated in close proximity to the north of the site. Boundary vegetation along the northern edge provides a degree of visual screening between the site and neighbouring uses.

2. CONSTRAINTS

2.1 The site is not located within a Conservation Area and does not contain any listed buildings. There are no other site-specific constraints relevant to the consideration of this application.

3. DESCRIPTION OF PROPOSED DEVELOPMENT

3.1. The application seeks planning permission for the over-cladding of the existing roof sheeting on all eight industrial units (Units 17–24), including the installation of photovoltaic (PV) panels across the roofs of each unit.

3.2. The existing roofs currently comprise corrugated fibre reinforced cement sheets. These are proposed to be over-clad with new 32mm profiled metal sheets, finished in a 'dove grey' colour on 260mm insulation fixed onto the existing roof covering. The works would result in the overall roof profile, including the eaves and guttering, being raised by approximately 300mm. The proposal also includes the installation of

black PV panels, which would improve the energy efficiency and sustainability of the buildings.

4. RELEVANT PLANNING HISTORY

4.1. There is no planning history directly relevant to the proposal.

5. PRE-APPLICATION DISCUSSIONS

5.1. No pre-application discussions have taken place with regard to this proposal.

6. RESPONSE TO PUBLICITY

6.1. This application has been publicised by way of a site notice displayed near the site, and by letters sent to all properties immediately adjoining the application site that the Council has been able to identify from its records (amend as appropriate). The final date for comments was **1 May 2026**, although comments received after this date and before finalising this report have also been taken into account.

7. RESPONSE TO CONSULTATION

7.1. 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.

7.2. PARISH COUNCIL: No comments received.

7.3. BANBURY TOWN COUNCIL: **Support**. Proposal is a good use of commercial roof area for electricity generation.

7.4. CDC BUILDING CONTROL: **No objections**. The proposed over cladding of the roof panels is a renovation of a thermal element and is therefore subject to Building Regulations. An application must be submitted to a Building Control body for approval.

7.5. The PV installation is also subject to Building Regulations; however, Building Control approval is not required if installed by a registered competent person.

7.6. CDC ENVIRONMENTAL HEALTH: **No objections**. No comments in respect of noise, contaminated land, air quality, odour, and light.

7.7. OCC LOCAL HIGHWAY AUTHORITY: No comments received.

7.8. CAMPAIGN TO PROTECT RURAL ENGLAND: No comments received.

7.9. THAMES VALLEY POLICE: **No objections** subject to standard conditions in respect of Construction Management Plan detailing site security measures.

8. RELEVANT PLANNING POLICY AND GUIDANCE

8.1. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

8.2. The Cherwell Local Plan 2011-2031 - Part 1 was formally adopted by Cherwell District Council on 20th July 2015 and provides the strategic planning policy framework for the District to 2031. The Local Plan 2011-2031 – Part 1 replaced a

number of the 'saved' policies of the adopted Cherwell Local Plan 1996 though many of its policies are retained and remain part of the development plan. The relevant planning policies of Cherwell District's statutory Development Plan are set out below:

CHERWELL LOCAL PLAN 2011-2031 PART 1 (CLP 2015)

- PSD1: Presumption in Favour of Sustainable Development
- ESD2: Energy Hierarchy and Allowable Solutions
- ESD4: Decentralised Energy Systems
- ESD5: Renewable Energy
- ESD10: Protection and Enhancement of Biodiversity and the Natural Environment
- ESD13: Local Landscape Protection and Enhancement
- ESD15: The Character of the Built and Historic Environment

CHERWELL LOCAL PLAN 1996 SAVED POLICIES (CLP 1996)

- C28: Layout, design, and external appearance of new development
- C31: Compatibility of Proposals

8.3. Other Material Planning Considerations

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)

9. APPRAISAL

9.1. The key issues for consideration in this case are:

- Principle of development
- Design, and impact on the character of the area
- Residential amenity
- Sustainability and renewable energy

Principle of Development

- 9.2. The application site is located within an established industrial estate and comprises existing employment units. The proposal relates solely to alterations to existing buildings and does not involve any change of use or intensification of activity. The principle of improving and maintaining existing employment premises is therefore considered acceptable and accords with Policies ESD15 of the CLP 2015 and saved Policy C28 of the CLP 1996.
- 9.3. The incorporation of photovoltaic panels represents a positive measure to reduce the carbon emissions associated with the operation of the buildings and improve their overall energy efficiency.
- 9.4. Policy ESD5 of the CLP 2015 supports the provision of renewable energy infrastructure where proposals are appropriately sited and designed, and do not give rise to unacceptable environmental impacts. In this case, the installation of PV panels on existing industrial buildings are considered an appropriate and sustainable form of development.
- 9.5. The proposal therefore makes a positive contribution towards addressing the reduction of carbon emissions transition to a low-carbon economy. As such, the

development is considered to accord with Policy ESD5 of the Cherwell Local Plan and is supported in principle.

Design, and impact on the character of the area

- 9.6. The proposal seeks to over-clad the existing roof structures and install photovoltaic panels across all units. The existing roofs are utilitarian in appearance and typical of the industrial character of development within this part of the Overthorpe Industrial Estate.
- 9.7. The proposed profiled metal sheeting, finished in a 'dove grey' colour, would have a contemporary appearance. The choice of material and colour is considered appropriate within the context of an established industrial estate and would not appear incongruous within the surrounding townscape. The development would therefore maintain and, to a limited extent, enhance the character and appearance of the built environment in accordance with Policy ESD15 of the CLP 2015 and saved Policy C28 of the CLP 1996.
- 9.8. The photovoltaic panels would be installed flush with the roof slopes and would not significantly alter the overall form or scale of the buildings. Given their positioning and the existing industrial context, the panels would not adversely affect the character or appearance of the area, in accordance with Policy ESD15 and saved Policy C28.

Residential amenity

- 9.9. The nearest sensitive receptors are residential properties located to the west of the site as well as a primary school located north.
- 9.10. The proposal relates solely to external alterations to the roofs of existing units and would not introduce any additional activity, noise, or disturbance beyond the established use of the site.
- 9.11. The installation of photovoltaic panels, given their positioning on the roof slopes, are considered unlikely to generate significant glare and would not result in any significant harm to neighbouring amenity, including that of the adjacent school.
- 9.12. Having regard to their nature, extent and design, the proposals would not result in harm to neighbouring residents either through loss of outlook, light, or privacy or through an imposing or overbearing form of development.
- 9.13. The proposals therefore accord with Policy ESD15 of the CLP 2015 and Saved Policy C31 of the Cherwell Local Plan 1996.

10. PLANNING BALANCE AND CONCLUSION

- 10.1. The proposed development would not result in any unacceptable harm to the character and appearance of the area or the amenities of neighbouring occupiers. Furthermore, the proposal would deliver sustainability benefits through the incorporation of renewable energy infrastructure. The development is therefore considered to accord with the relevant policies of the Development Plan. The proposal complies with the relevant Development Plan policies and guidance listed at section 8 of this report, and so is considered to be sustainable development. In accordance with Paragraph 11 of the NPPF, permission should therefore be granted.

11. RECOMMENDATION

DELEGATE TO THE ASSISTANT DIRECTOR - PLANNING TO GRANT PERMISSION, SUBJECT TO THE CONDITIONS SET OUT BELOW (AND ANY AMENDMENTS TO THOSE CONDITIONS AS DEEMED NECESSARY)

CONDITIONS

Time Limit

1. The development to which this permission relates shall be begun not later than the expiration of three years beginning with the date of this permission.

Reason - To comply with the provisions of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Compliance with Plans

2. Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out strictly in accordance with the application form and following approved plans and documents:

- Drawing No. 25-111/01 Rev B – Site Location Plan & Proposed Plans and Elevations (Building 1 – South) (Wellan Ltd, dated 5 February 2026)
- Drawing No. 25-111/02 Rev B – Site Block Plan & Proposed Plans and Elevations (Building 2 – North) (Wellan Ltd, dated 6 February 2026)
- Euroclad 32/1000 Profile Sheet – External Roof Cladding Specification (Refresh Euroclad, dated May 2017)
- Solar Panels Data Sheet (JA Solar) provided by agent in email dated

Reason – For the avoidance of doubt, to ensure that the development is carried out only as approved by the Local Planning Authority and comply with Government guidance contained within the National Planning Policy Framework.

Materials

3. The external materials to be used in the development shall be as specified in the approved application details, including the profiled metal roof sheeting finished in 'dove grey.'

Reason – To ensure satisfactory appearance of the development in accordance with Policy ESD15 of the Cherwell Local Plan 2011–2031 and saved Policy C28 of the Cherwell Local Plan 1996.

Photovoltaic Panels

4. The photovoltaic panels hereby approved shall be installed only in accordance with the approved plans and shall thereafter be retained as such.

Reason – To ensure the development is carried out as approved and to support the delivery of renewable energy in accordance with Policy ESD5 of the Cherwell Local Plan 2011–2031.

Construction Management Plan

5. No development shall commence unless and until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. The CMP shall detail proposed site security measures, to include (but not be limited to):

- Perimeter fencing and hoarding details;
- Access control measures for personnel and vehicles;
- Lighting, surveillance, and alarm provisions during construction;
- Measures to prevent unauthorised access outside of working hours;
- Security protocols for storage of tools, materials, and plant machinery.

The approved CMP, including the site security measures, shall be implemented in full for the duration of the construction works and adhered to at all times unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure the security of the site, protect public safety, and prevent crime and anti-social behaviour during the construction phase, in accordance with ESD15 of the Cherwell Local plan and the aims of the National Planning Policy Framework (NPPF).

INFORMATIVE

Secured by Design

The applicant is advised to consult the guidance provided by Secured by Design to ensure that all reasonable opportunities are taken to design out crime and enhance site security from the outset. The guidance can be accessed via the following [link](#). Taking such measures will help to reduce the risk of crime and improve the overall safety and security of the development.

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