

Case Officer: Michael Sackey

Recommendation: Approval

Applicant: Mr Rhys Oliver

Proposal: Discharge of Conditions 3 (brick sample) 4 (tiles) 5 (doors, windows and rooflights) 6 (turning area) 7 Archaeological scheme) 8 (archaeological evaluation programme) 9 (hard landscaping scheme) 13 (Land Contamination: Desk study/Site Walk Over) 17 (waste storage and collection) of 19/00055/F

Expiry Date: 6 September 2019

Extension of Time:

1. APPLICATION SITE AND LOCALITY

- 1.1. The application site extends to 0.16 hectares and is presently laid as rough grassland. The site lies immediately to the north of a residential development known as Home Farm Close and to the rear of the Paddocks and previously converted Barn of Meadow Barn with access taken from an extension to the access road which serves existing dwellings mentioned above.
- 1.2. The application site is relatively level, is open to the wider countryside to the west and in close proximity of approximately 5.6 from a railway embankment with overgrown vegetation at the bottom railway tracks to the North. The site forms part of a larger field which extends further to the west and south. There is no physical boundary to the application site to identify it from the larger field. The southern boundary is formed by residential properties in the village. The site lies beyond the established built-up limits of the village of Ambrosden.

2. DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1. The application seeks approval for the details required by the conditions named in the description.
- 2.2. The current application relates to email received on the (23.10.2019) at 18:57 hrs providing the specification details of the proposed bricks, roof tiles and roof lights.

3. RELEVANT PLANNING HISTORY

- 3.1. The following planning history is considered relevant to the current proposal:

<u>Application Ref.</u>	<u>Proposal</u>	<u>Decision</u>
01/02166/CLUE	Certificate of Lawfulness existing to allow continuous use of land and buildings as a general builders yard	Application Refused
03/01921/F	Conversion of barn to form dwelling with detached garage/workshop, pool and pool house, Demolish existing garage/stable block, create new access and erection of two 2.1 metre high walls (as amended by	Application Permitted

plans received 26.11.03)

05/00102/F	Conversion of barn to residential use. Demolition of existing garage/stables and construction of new garage, workshop and store. Construction of pool house and plant room. Erection of two 2.1m boundary walls with alteration to highway access. Resubmission of permission 03/01921/F.	Application Permitted
05/01990/CLUE	Certificate of Lawfulness existing to allow continuous use of land for storage of building materials	Application Refused
07/00983/CLUE	Certificate of Lawfulness existing to allow continuous use of land for storage purposes (B8)	Application Permitted
10/00506/F	Conversion of barn to residential use. Demolition of existing garage/stables and construction of new garage, workshop and store. Construction of pool house and plant room. Erection of two 2.1m boundary walls with alteration to highway access. Resubmission of permission 05/00102/F (as amended by plans received 01/06/10).	Application Permitted
10/00421/DISC	Discharge of Planning Conditions 2, 3, 12, 14, 15 and 19 of 10/00506/F	Application Permitted
10/01887/F	Change of use of barn to a dwelling and erection of a new dwelling and shared garage	Application Permitted
11/00520/F	Change of use of barn to form two dwellings and erection of a shared garage	Application Permitted
11/00118/DISC	Clearance of conditions 3, 15, 17, 20 and 21 of 10/01887/F	Application Permitted
12/00108/F	Variation of condition 22 of 10/01887/F	Application Permitted
12/00263/F	Variation of condition 2 of 11/00520/F	Application Permitted
12/01234/F	Removal of condition 7 of 12/00263/F (retrospective)	Application Permitted
13/00901/F	Insertion of 2no velux windows. New dormer	Application

	and front porch.	Permitted
18/01076/F	Erection of two new detached dwellings with associated detached garages	Application Permitted
19/00070/DISC	Discharge of Conditions 5 (doors, windows, lights) and 7 (Archaeological Written Scheme of Investigation) of 18/01076/F	Application Permitted
19/00055/DISC	2 new semi-detached dwellings and 1 detached dwelling with associated parking and gardens	Application Permitted

4. PRE-APPLICATION DISCUSSIONS

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

5. Consult:

Conservation (18.07.2019) – No objections

Ecology – Consulted on (02.04.2019) No comments received.

Building Control - Consulted on (02.04.2019) No comments received.

Local Highway Authority (15.11.2019) – No objections

Environmental Protection (22.11.2019) – No objections and agree that further intrusive investigation is required.

6. Appraisal

Condition 3 requires a brick sample panel, to demonstrate brick type, colour, texture, face bond and pointing (minimum 1m2 in size) to be inspected and approved in writing by the Local Planning Authority. The brick sample panel was viewed at the site on (23.08.2019) and the details of the bricks received by email on (23.10.2019) at 18:57hrs. The proposed bricks are Barnhouse blend by TBS (traditional brick and stone). The erected brick sample panel is considered acceptable.

Condition 4 requires the submission of the samples of the roof tiles of the development prior to the commencement of the development above slab level. The roof tiles sample were viewed at the site on (23.08.2019) and the details of the proposed roof tiles received by email on (23.10.2019) at 18:57hrs. The proposed roof tiles are Marley plain roof tiles in Old English Dark Red (smooth faced). The details are considered acceptable.

Condition 5 requires the submission of the full details of the doors, windows and roof lights. The submitted details are shown in drawing reference "Job no: 974-COND 5" and in an email received by the local planning authority on (23.10.2019) at 18:57hrs relating to roof lights. The submitted details are acceptable.

Condition 6 requires the submission of full specification details (including construction, layout, surface finish and drainage) of the turning and manoeuvring area. The Local Highway Authority considers the details shown in drawing reference

"Job no: 974-LANDSCAPING" are acceptable, and officers agree with this assessment.

Condition 7 requires the submission of an Archaeological Written Scheme of Investigation, relating to the application site area by a professional archaeological organisation acceptable to the Local Planning Authority to be submitted to and approved in writing by the Local Planning Authority. The Archaeological Written Scheme of Investigation has been submitted in the report reference "AN ARCHAEOLOGICAL EVALUATION AT MEADOW BARN.MERTON ROAD, ABROSDEN, OXFORDSHIRE (NGR : SP 6015 1927)". The OCC Archaeology officer advises the submitted details are acceptable and officers have no reason to disagree with this assessment.

Condition 8 requires the submission of a staged programme of archaeological evaluation and mitigation to be carried out by the commissioned archaeological organisation in accordance with the approved Written Scheme of Investigation and the programme of work to include all processing, research and analysis necessary to produce an accessible and useable archive and a full report for publication to be submitted to and approved in writing by the Local Planning Authority. The Archaeological Written Scheme of Investigation was submitted in the report reference "Site Code: AMMR 19, Project Number: 4073, FEBRUARY 2019". The OCC Archaeology officer advises the submitted details are acceptable and officers have no reason to disagree with this assessment.

Condition 9 requires the submission of a hard landscape scheme for the development. The details shown in drawing reference "Job no: 974-LANDSCAPING" are acceptable.

Condition 13 requires the submission of a desk study and site walk over to identify all potential contaminative uses on site, and to inform the conceptual site model to be carried out by a competent person and in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land contamination, CLR 11'. The details contained in report reference "PHASE 1: DESKTOP STUDY AND PRELIMINARY RISK ASSESSMENT REPORT AT LAND TO THE REAR MEADOW BARN, MERTON ROAD, AMBROSDEN OX25 2LZ For Richard Court Design" are acceptable.

Condition 17 requires the submission of details of the waste storage and collection location for the site prior to the first use of the development. The details shown in drawing reference "Job no: 974-LANDSCAPING" are acceptable.

7. Conclusion

The Local Planning Authority considers that the details submitted pursuant of Conditions 3, 4, 5, 6, 7, 8, 9, 13 and 17 of planning permission (19/00055/F) are acceptable, and as such it is recommended that the said Conditions are discharged.

Case Officer: Michael Sackey

DATE: 21.11.2019

Checked By: Nathanael Stock

DATE: 25.11.2019
