

Case Officer: Linda Griffiths

Recommendation:

Applicant: Vistry West Midlands

Proposal: Discharge of Condition 45 (plant storage and restoration of the land) and 46 (contaminant storage) of 06/00967/OUT

Expiry Date: 15 January 2021

Extension of Time: 15 January 2021

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

- 1.1. This application relates to the strategic site at SW Bicester which was allocated for development in the Non-Statutory Cherwell Local Plan for up to 1,585 dwellings and the associated infrastructure. Development began on site in 2010 and is now nearing completion. The site was divided into development parcels and has been built out by a number of different house builders. The parcels in question – KMF and KMG are being built out by Linden Homes, now known as Vistry homes.

2. CONDITIONS PROPOSED TO BE DISCHARGED

- 2.1. This application seeks to discharge conditions 45 and 46 of the outline consent relating to plant and contamination storage. The application was accompanied by both a Construction Environmental Plan and a Construction Build Plan.

3. RELEVANT PLANNING HISTORY

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

06/00967/OUT – outline consent was granted for the development of the entire site for up to 1,585 dwellings and associated infrastructure;

17/02582/REM – reserved matters consent for was granted parcel KMG; and

17/02072/REM – reserved matters consent was granted for parcels KMF and KMG.

4. RESPONSE TO CONSULTATION

- 4.1 Environmental Health – no objections.

5. APPRAISAL

- 5.1 The submission has been assessed by Environmental Health, who raise no objection. It was noted during the consideration of the documentation that whilst condition 45 relates to the site compound, the condition also requires a scheme for the removal of the compound, plant and storage and reinstatement of the land accordingly. This has now been subsequently addressed by email from the applicant received 12th January 2021 and the condition can now be discharged accordingly.

- 5.2 Condition 46 relates to the location of bunded tanks or structures, which were not shown on the original plan. However, the applicant has since advised that there are no bunded tanks on the site and a revised plan now shows the structures in the site compound such as offices, cabins and silos. It is therefore considered that this condition can now be discharged.
- 5.3 The original application was EIA development. These conditions relate to site compounds and the location of tanks etc. The proposals do not have any additional environmental impacts and are therefore adequately addressed by the original ES. Therefore, the EIA is considered sufficient for the purpose of considering the information provided for this condition and it has been taken into account in considering this subsequent application.

6. RECOMMENDATION

That Planning Condition(s) 45 and 46 of 06/00967/OUT be discharged based upon the following:

Condition 45:

Construction Environmental Management Plan Rev B and as clarified by applicant's email dated 12th January 2021 and Site Compound Plans drawing numbers 50 Rev B and 103

Condition 46:

Drawing numbers 103 and 50 Rev B received by email 14th December 2020.

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DATE: 12 January 2021

Checked By: Andy Bateson

DATE: 15 January 2021
