

Case Officer: Hansah Iqbal

Recommendation: Approve

Applicant: Mr A Bonner

Proposal: Discharge of Condition 5 (Landscaping Scheme) of 21/00151/F

Expiry Date: 30 April 2024

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

Planning permission was granted ref: 21/00151/F for the demolition and erection of replacement buildings for commercial use.

2. CONDITIONS PROPOSED TO BE DISCHARGED

Condition 5 states:

Prior to works other than demolition a scheme for landscaping the site shall be provided to and approved in writing by the Local Planning Authority which shall include:-

(a) details of the proposed tree and shrub planting including their species, number, sizes and positions, together with grass seeded/turfed areas and written specifications (including cultivation and other operations associated with plant and grass establishment i.e. depth of topsoil, mulch etc),

(b) details of the existing trees and hedgerows to be retained as well as those to be felled, including existing and proposed soil levels at the base of each tree/hedgerow and the minimum distance between the base of the tree and the nearest edge of any excavation,

(c) details of the hard landscaping including hard surface areas, pavements, pedestrian areas and steps, to include details of drainage and means of dealing with surface water runoff within the site.

All planting, seeding or turfing included in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings and shall be maintained for a period of 5 years from the completion of the development. Any trees and/or shrubs which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. The approved hard landscaping and boundary treatments shall be completed prior to the first occupation of the development and shall be retained as such thereafter.

Reason: To ensure that a satisfactory landscape scheme is provided in the interest of well planned development and visual amenity and to accord with Policy ESD15 of the Cherwell Local Plan 2011–2031 Part 1, saved Policy C28 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

3. RELEVANT PLANNING HISTORY

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

21/00151/F - Demolition of existing buildings and erection of replacement buildings on a like for like basis, for commercial use (Class E (g)) for which prior approval already exists (20/00009/R56). Widening of access track and provision of passing bay; application permitted.

4. RESPONSE TO CONSULTATION

Landscaping – no objections if the plans are provided in accordance with BS4428:1989.

5. APPRAISAL

The submitted plans and details appear to address the matters raised by the Council's Landscape officer. An informative section has been attached as requested the officer for the works to be carried out in accordance with BS 4428:1989.

6. RECOMMENDATION

That Planning Condition(s) 5 of 21/00151/F be discharged based upon the following reasons:

Condition 5

In accordance with drawing number 1 'Landscaping Plan', 2 'Rainwater Management Plan', 3 'Foul Drainage Plan' and excel document called 'Landscaping Scheme Details' submitted via email dated 17 May 2024.

INFORMATIVE

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in accordance with BS 4428:1989 Code of Practice for general landscape operations (excluding hard surfaces), or the most up to date and current British Standard, in the first planting and seeding seasons following the occupation of the building(s) or on the completion of the development, whichever is the sooner.

Case Officer: Hansah Iqbal

DATE: 24 May 2024

Checked By: Paul Ihringer

DATE: 31/5/24
