

**Land North East Of Oxford Road West Of Oxford
Canal And East Of Bankside Banbury**

19/01498/DISC

Case Officer: Samantha Taylor

Recommendation: Approve

Applicant: Taylor Wimpey

Proposal: Discharge of Conditions 2 (lighting), 3 (parking), 7 (cycle parking) and 8 (landscape strip) of 14/01833/REM

Expiry Date: 27 September 2019

Extension of Time:

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

- 1.1. The application relates to the country park, a fundamental part of the open spaces and recreation strategy at Longford Park – a large scale residential development to the south of Banbury.

2. CONDITIONS PROPOSED TO BE DISCHARGED

- 2.1. The application relates to Conditions 2, 3, 7 and 8 of application 14/01833/REM. Originally the application also related to condition 4, but this has subsequently been discharged under a separate reference (see planning history). In summary, the remaining conditions require details to be approved in respect of:

- Condition 2 – Lighting
- Condition 3 – Parking
- Condition 7 – Cycle Parking
- Condition 8 – Landscape Strip

3. RELEVANT PLANNING HISTORY

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

14/01833/REM – Reserved matters approval for the community park adjacent to Bankside, including play, recreation, education and biodiversity features, a footpath and cycle network and other public amenities – Approved 1 August 2018.

18/00482/DISC – Discharge of conditions 4 (landscape management plan) and 9 (sports pitches barrier) of 14/01833/REM – Approved 23 August 2020.

4. RESPONSE TO CONSULTATION

- 4.1 CDC ECOLOGY – No objections
- 4.2 CDC LANDSCAPING – Condition 4 the management plan should be more tailored to the parcel and Condition 8 it would be preferable to have native shrub planting.
- 4.3 CDC ENVIRONMENTAL HEALTH – Condition 2 – No objections
- 4.4 OCC HIGHWAYS – consulted, but no response received

4.5 CDC CONSERVATION – consulted but no response received

4.6 CDC LEGAL SERVICES RIGHTS OF WAY – consulted but no response received

5 APPRAISAL

5.1. The lighting scheme submitted regarding Condition 2 is considered acceptable and will encourage safe use of the park for travel by foot and cycle whilst ensuring that the lighting is visually appropriate to the park's character.

5.2. The submitted car parking plans adequately show the provision of car parking to serve the country park, located adjacent to Parcel F.

5.3. Whilst the Landscape Officer's comments in respect of the Landscape Management Plan are noted, the plan approved under 18/00482/DISC adequately provides the management strategy for the community park for all landscaped areas. As such, Officers consider that the Landscape Management Plan as submitted is acceptable.

5.4. The details of the cycle provision satisfies the requirements of Condition 7 providing details for the cycle parking for the NEAP and MUGA.

5.5. Whilst it is noted that the Landscape Officer would prefer some native species plantings within the landscaping strip between Parcels B and C, the Planting plan shows appropriate landscaping and species; whether there is scope to improve further on the details submitted, the details as submitted are not, on balance, unacceptable. As such, the plans are considered to meet the requirements of Condition 8.

5. RECOMMENDATION

That Planning Conditions 2, 3, 7 and 8 of application 14/01833/REM be discharged based upon the following:

Condition 2 - Lighting

Area Calculations
Design Document
Lighting Layout Sheet 1 MMA14358/001 Rev R1
Lighting Layout Sheet 2 MMA14358/001 Rev R1
Risk Assessment
Connection Schedule

Condition 3 - Parking

Car Park Engineering Layout LON-HYD-XX-XX-DR-C-2000-P01
Car Park Surfacing and Kerbing LON-HYD-XX-XX-DR-C-2500-P01
Construction Details LON-HYD-XX-XX-DR-C-2650-P01

Condition 7 - Cycle Parking

Miracle Vertical Bicycle Stand SB5092

Condition 8 - Landscape Strip

Longford Park, Banbury Phase 2 - Planting Plan 2 of 5 5205/PH2/ASP 1.6 Rev P
Longford Park, Banbury Phase 2 - Planting Plan 3 of 5 5205/PH2/ASP 1.7 Rev P
Longford Park, Banbury Phase 2 - Planting Plan 5 of 5 5205/PH2/ASP 1.9 Rev P

Case Officer: Samantha Taylor

DATE: 11 August 2020

Checked By: Alex Keen

DATE: 23 August 2020
