

Case Officer: Samantha Taylor

Recommendation: Approve

Applicant: Dorchester Heyford Park Group Ltd

Proposal: Partial Discharge of condition 7 (viii) (phasing plan) and Discharge of Condition 13 (off-site landscaping) of 10/01642/OUT

Expiry Date: 28 October 2019

Extension of Time: 11 November 2019

1. APPLICATION SITE AND LOCALITY

1.1. The site forms part of the wider Heyford Park development, which has been granted permission for large scale residential development under ref: 10/01642/OUT.

2. DESCRIPTION OF PROPOSED DEVELOPMENT

2.1. The application seeks to confirm the submitted details in respect of Condition 7(viii) for a phasing plan relating to the removal of a fence, and Condition 13 for the provision of off-site landscaping in regard to the approved application 10/01642/OUT, are acceptable.

2.2. The submitted details for Condition 7(viii) include a revised scheme for the removal of the fence, relating to the fencing along the south and south eastern boundary of the wider Heyford Park site. A section of the existing fence is to be retained, along the southern boundary.

2.3. The details submitted for Condition 13 confirm that no off-site landscaping works are proposed.

3. APPRAISAL

Partial Discharge of Condition 7(viii)

3.1. Condition 7(viii) states:

'No reserved matters applications shall be submitted pursuant to the outline application until such time as a phasing plan has first been submitted to and approved in writing by the Local Planning Authority. The phasing plan shall include:

viii) The phasing of the provision of the off-site landscaping and fence removal to the south of Camp Road.

There shall be no variation to the phasing plan as submitted without the prior written approval of the Local Planning Authority and it shall be implemented in accordance with such details as approved'

3.2. Under an earlier application (13/00329/DISC) a phasing plan showing the removal of the fence to the south of Camp Road was approved. The current application seeks to amend the approved details, as a section of fence has been retained due to

health and safety as a ditch runs to the rear of the southern boundary of residential properties. The fence is necessary to protect walkers from the ditch.

- 3.3. It is noted that the Landscape Officer has requested that the developer confirms that the landscaping will be retained and treated in accordance with the British Standards for Tree Work. This comment is acknowledged however, the proposal does not include any changes to the landscaping details and only seeks to confirm the fence removal works.
- 3.4. The fence has been removed and the details provided will partially satisfy the requirements of Condition 7(viii) of 10/01642/OUT.

Discharge of Condition 13

- 3.5. Condition 13 states:

'Prior to commencement of operational development, the off site planting shall be completed and the existing boundary fence to the south of the settlement area shall be removed in accordance with the phasing scheme approved under condition 7(viii).

Reason - In the interests of the visual amenities of the area, to ensure the creation of a pleasant environment for the development and to comply with Policy C4 of the South East Plan 2009, Policy UH1 of the Non-Statutory Cherwell Local Plan and Policy C28 of the adopted Cherwell Local Plan.'

- 3.6. Whilst it is acknowledged that works have started and have progressed significantly, as shown on the submitted landscaping plan and noted in the email from the applicant's agent dated 28th October 2019, there are no off site planting works proposed. As outlined the phasing plan for the removal of the fence as part of condition 7(viii) shows the section of fence shown to be removed, has been removed. The Authority are satisfied that the requirements of Condition 13 have been met and therefore, this condition can be discharged.

Case Officer: Samantha Taylor

DATE: 08/11/19

Checked By: Alex Keen

DATE: 11/11/19
