

Case Officer: Caroline Ford

Recommendation: Approval

Applicant: London and Regional Properties

Proposal: Discharge of condition 7 (no above-ground water supply, wastewater, energy or communication related infrastructure) of 16/02586/OUT

Expiry Date: 10 April 2020

Extension of Time:

1. APPLICATION SITE AND LOCALITY

- 1.1. The application relates to land part of the Bicester 10 allocation to the east of the A41, west of the Wendlebury Road and north of Shouler Way. The land and a parcel to the south of Shouler Way were granted outline permission by 16/02586/OUT for up to 14,972sqm of B1 employment buildings (on the southern parcel) and a hotel of up to 149 bedrooms (on the northern parcel). Reserved matters permission for the hotel was granted by 17/02557/REM and is to be occupied by Holiday Inn Express.

2. DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1. Planning Condition 7 restricts permitted development rights so that no water supply, waste water, energy or communication related infrastructure on the site shall be provided above ground unless details have first been submitted to and approved in writing by the Local Planning Authority. The reason for the imposition of the condition was to ensure the satisfactory appearance of the completed development and to comply with a number of planning policies.

3. RELEVANT PLANNING HISTORY

- 3.1. The relevant planning history is outlined above in terms of the outline and the reserved matters permissions. There have been applications to discharge conditions pursuant to both the outline and reserved matters permissions.
- 3.2. Planning permission was granted by 19/01600/F for a compound and enclosure for the siting of 3 no. LPG tanks within the car park of the approved hotel.
- 3.3. Currently pending is an application for a foul water tank and pumping station compound as well as an enclosure to serve the proposed hotel (19/02958/F).

4. RESPONSE TO CONSULTATION

- 4.1 CDC Arboriculture: No comments received.
- 4.2 Oxfordshire County Council: No comments received.

5. APPRAISAL

- 5.1 The proposal is for an extension to a previously approved sub-station enclosure to provide additional above ground electricity supply infrastructure to be contained in a cabinet. The substation is to the south of the site and the proposed extension is to

sit to the south of it. It would be surrounded by an enclosure measuring 2m X 2.5m with the fencing 2m high to include an additional gate. Inside, a cabinet surrounded by a concrete slab area would be provided. Directly to the south of the extended enclosure is a swale which is unchanged from the agreed drainage scheme and to the south of that are trees proposed to be planted which are unchanged from the agreed landscape scheme.

- 5.2 Given the small scale of this additional infrastructure, the fact that it does not affect the approved drainage and landscaping arrangements and its position adjacent to an already approved substation, which is similar in design and would be no more visually harmful than the approved arrangement, I am satisfied that the proposal is acceptable and can be dealt with by the discharge of planning condition 7.
- 5.3 As the planning history section shows, there have been planning applications approved for other above ground infrastructure elsewhere on the site. These have been more significant undertakings and involved changes to the agreed car parking arrangement. In my view the scale of this particular proposal can be dealt with by discharging condition 7 as above.

6. RECOMMENDATION

That Planning Condition 7 of 16/02586/OUT be discharged based upon the following:

Condition 7

The provision of an extension to the previously approved sub-station enclosure to the south of the site to provide additional above ground electricity supply infrastructure as shown on drawing numbers BGH-NOR-SP-A-1001 Rev C06 'Proposed Site Plan' and BGH-NOR-DE-A-6804 Rev C01 'External Substation Fencing Enclosure Details'. For the avoidance of doubt, these plans are approved solely for the purpose of demonstrating the proposed extension to the approved substation enclosure to the south of the site only.

Case Officer: Caroline Ford

DATE: 25 March 2020

Checked By: Alex Keen

DATE: 30 March 2020
