

Case Officer: Lewis Knox

Recommendation: Approve

Applicant: Heyford Park Commercial Developments Limited

Proposal: Discharge of Condition 15 (Car Park Management Plan) of
18/00513/REM-Village Centre North

Expiry Date: 27 April 2020

Extension of Time: 27 June 2023

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

- 1.1. The application seeks retrospective approval of condition 15 (car park management plan) in relation to the Village Centre (North) at Heyford Park. This was imposed on reserved matters subsequent to the grant of outline planning permission under reference 10/01642/OUT for a new settlement. The Proposed Development would form the northern part of the Village Centre proposed at the centre of Heyford Park settlement, together with the Village Centre (South) scheme granted planning permission in 2016 (Ref: 16/01000/F).
- 1.2. It was approved to erect two, three-storey buildings to the north of Camp Road, located to the east of Building 103 and west of Building 100 following works to partially demolish that building. At ground floor level, Block A North provides a single convenience food store (Sainsburys - A1 Use Class) of 278.7m² with entrance doors located on the south elevation. The ground floor also provides a refuse area for the residential units above together with entrance and circulation for residents. Block B North provides five retail units (A1 Use Class) with total floor area of 596.4m² and the same ancillary residential facilities as provided in Block A North.
- 1.3. The two upper floors of both buildings contain a total of 30 residential units in the form of two and three-bedroom flats (Block A North: 12 x two-bedroom flats; Block B North: 16 x two-bedroom flats and 2 x three-bedroom flats).
- 1.4. Building 100 has been returned near to its original form. The remaining building following demolition works is single storey with a pitched roof and canopy to the eastern elevation. The works include the erection of walls to enclose openings formed following the demolition works and installation of a new glazed door to the north elevation. 85.6m² of floorspace in B1 Use is provided within the building.
- 1.5. The permission includes the provision of two car parking areas. The Western Car Park, located north of Camp Road and immediately to the south of Building 315, provides a total of 49 parking spaces. This includes 12 spaces suitable for use by persons with disabilities. Access to the parking area is taken from an existing road to the north and west of the Village Centre (North) area. The formation of this parking area required the felling of several trees, since removed.
- 1.6. A total of 76 spaces are provided on land to the north of Building 100, Blocks A and B North and Building 103. This parking area is accessed from two points on the highway immediately to the north, which links to Camp Road to both the east and west of the Block.
- 1.7. The development was completed in 2022, including both car parks.

2. CONDITIONS PROPOSED TO BE DISCHARGED

- 2.1. The application seeks to discharge condition 15 (Car Park Management Plan) of 18/00513/REM – Village Centre North.

3. RELEVANT PLANNING HISTORY

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

10/01642/OUT	Outline - Proposed new settlement of 1075 dwellings including the retention and change of use of 267 existing military dwellings to residential use Class C3 and the change of use of other specified buildings, together with associated works and facilities, including employment uses, a school, playing fields and other physical and social infrastructure	PER
16/01000/F	Development of the Village Centre (south) comprising a Hotel and associated facilities (involving the partial demolition and the refurbishment and extension of Building 455 and its change of use); Bar/Brasserie (involving the partial demolition and refurbishment and extension of Building 457) and a Covered Market (canopy link between Buildings 455 and 457) with associated landscaping and car parking.	PER
18/00513/REM	Reserved matters to 10/01642/OUT - Village Centre (North) comprising retail units, B1 Use, 30 residential units, involving the erection of two, three storey buildings, partial demolition and change of use of Building 100 to provide B1 Use and demolition of buildings 101 and 102, plus the formation of vehicle parking and associated landscaping works.	PER

4. RESPONSE TO CONSULTATION

- 4.1 **OCC Highways:** Originally objected to the proposals but removed objections following amendments made to the CPMP.

5. APPRAISAL

- 5.1 Condition 15 – This condition required a Car Park Management Plan, including measures to protect the proposed car parking from long stay residential parking, to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

- 5.2 The application included the submission of a Car Park Management Plan referenced BR-545-0002 Rev 04 dated 31st January 2020. OCC initially objected to the details contained within that CPMP citing a number of reasons for objection.
- 5.3 Following this consultation response, a second CPMP was submitted to the LPA reference BR-545-0002 Rev 05 dated 3rd July 2020. This was met with another objection from OCC Highways, as not all the reasons for objection had been overcome.
- 5.4 Car Park Management Plan BR-545-0002 Rev 06 dated 19th October 2020 was then submitted in response. The consultation response from OCC Highways was still an objection. However, their response only referenced the previous Rev 05 amendment from July. It is noted that the later revision (Ref. BR-545-0002 Rev 06) has previously been approved in a different discharge of condition application (Ref. 20/00918/DISC). Given that the LHA have no objected to this Rev 06 CPMP, which addressed all the criticisms originally raised in respect to the Rev 04 and Rev 05 submissions, it is considered to be acceptable and sufficient in order to achieve the requirements of the condition and should therefore be retrospectively discharged on this basis.
- 5.5 The original application was EIA development. The EIA is considered sufficient for the purpose of considering the information provided for this condition discharge and it has been taken into account in considering this subsequent application.

6. RECOMMENDATION

That Planning Condition 15 of 18/00513/REM be discharged based upon the following:

Condition 15:

In accordance with Car Park Management Plan - Heyford Park Village Centre-Calibro Ref: BR-545-0002- Revision: 06 - Issue Date: 19th October 2020.

Case Officer: Lewis Knox

DATE: 26 June 2023

Checked By: Andy Bateson

DATE: 27th June 2023
