

Case Officer: Andrew Lewis

Recommendation: Permitted

Applicant: Heyford Park Commercial Developments Limited

Proposal: Discharge of condition 42 (fire hydrants) of 10/01642/OUT – Village Centre North only

Expiry Date: 24 July 2020

Extension of Time: 24 July 2020

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

- 1.1 The development area is the northern part of the Village Centre which together with the Village Centre (South), are at the heart of Heyford Park settlement. The reserved matters for the village centre north were approved in 2018. It consists of two, three storey buildings to the north of Camp Road, located to the east of Building 103 and west of Building 100.
- 1.2 At ground floor level, Block A North will provide a single convenience food store (A1 Use Class) of 278.7m with entrance doors located on the south elevation. The ground floor will also provide a refuse area for the residential units above together with entrance and circulation for residents. Block B North will provide 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. The two upper floors of both buildings will 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).
- 1.3 Building 100 is retained and 85.6m² of floorspace in B1 Use would be provided within the building.
- 1.4 The Centre includes the provision of two car parking areas. The Western Car Park is located north of Camp Road and immediately to the south of Building 315. A 76 space car park will be provided on land to the north of Building 100, Blocks A and B North and Building 103. This parking area will be accessed from two points on the highway immediately to the north, which links to Camp Road to both the east and west. It is in this area the hydrants subject of this application are proposed.
- 1.5 Work on the main structure of the buildings is complete and currently being fitted out ready for occupation.

2. CONDITIONS PROPOSED TO BE DISCHARGED

- 2.1. The following condition is sought to be discharged. It comes from the original outline application (ref: 10/01642/OUT), not the reserved matters approval:

That prior the first occupation of any part of the development hereby permitted fire hydrants shall be provided or enhanced on the site in accordance with details to be first submitted to and approved in writing by the Local Planning Authority.

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	Permitted
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.	Permitted
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.	Permitted

4. RESPONSE TO CONSULTATION

- 4.1. CDC CONSERVATION: **Comments** if the fire hydrants are standard modern issue that are required for operational reasons – there is no need for the Conservation Team to be consulted.
- 4.2. OXFORDSHIRE COUNTY COUNCIL - Fire & Rescue Service: Subject to the hydrant being provided as per plans submitted, we are satisfied with the provision.

5. APPRAISAL

- 5.1. The position of the 4 hydrants is shown on the submitted drawing. They appear accessible but at the same time discretely positioned. Clearly, they are a necessity for a development of this type and scale.
- 5.2. Neither the Fire Officer nor Conservation Officer raise objections therefore it is recommended this condition be discharged.

6. RECOMMENDATION

That Planning Condition(s) 42 of 10/01642/OUT be discharged in respect of the Village Centre North only based upon the following

Condition 42 Fire hydrants:

Approval is given for the position of the fire hydrants as shown on drawing No. 50179486 Rev 4

Case Officer: Andrew Lewis

DATE: 22 July 2020

Checked By: Alex Keen

DATE: 24 July 2020
