

**Case Officer:** George Smith

**Recommendation:**

**Applicant:** Mr & Mrs M Lewis

**Proposal:** Discharge of condition 6 (arboricultural impact assessment/method statement) of 19/01271/F

**Expiry Date:** 21 September 2020      **Extension of Time:**

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## **1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT**

- 1.1. The application relates to a detached property forming part of a number of dwellings located within the grounds of Brashfield House in Caversfield. The building is externally faced in stone under a clay tiled roof with timber windows and doors. The property looks to be in two sections, the first forming the old pig sty which is single storey in height, and the later 1992 addition forming the two storey element to the property. The site is located at the end of a long private driveway, with space for a number of cars to park in a courtyard type area to the front of the L shaped property. There is also a large garden area to the front of the dwelling, with a large mature tree at the entrance to the site by the driveway.
- 1.2. The building is not listed, but is within close proximity to the Grade II listed Brashfield House, and located within the RAF Bicester Conservation Area. There are no further site constraints directly relevant to this application.
- 1.3. Planning permission was granted for 2no 4 bed dwellings.

## **2. CONDITIONS PROPOSED TO BE DISCHARGED**

- 2.1. Only condition 6 is submitted for discharge. This relates to:

Prior to any excavation works relating to the development hereby approved, an arboricultural impact assessment/method statement undertaken in accordance with BS:5837:2012 and all subsequent amendments and revisions, and tree protection plan shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, all works on site shall be carried out in accordance with the approved arboricultural method statement and tree protection plan.

Reason – To ensure the continued health of retained trees/hedges and to ensure that they are not adversely affected by the construction works, in the interests of the visual amenity of the area and to comply with Policy ESD 15 of the Cherwell Local Plan 2011-2031 Part 1, saved Policy C28 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

## **3. APPRAISAL**

- 3.1. The applicant has submitted an Arboricultural Method Statement. The Council's Arboricultural Officer has raised no objections to this submission. I see no reason to disagree with this advice.

**4. RECOMMENDATION**

That details required by Planning Condition 6 of 20/02016/DISC be approved based upon the following:

Condition 6

Arboricultural Method Statement Version 1 from Lockhart Garratt dated 17<sup>th</sup> July 2020.

Case Officer: George Smith

DATE: 19 November 2020

Checked By: Nathanael Stock

DATE: 19.11.2020

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