

Case Officer: Richard Greig

Recommendation: Approve

Applicant: Heyford Park Commercial Developments LTD

Proposal: Discharge of condition 5 (Landscaping Scheme) of 19/02337/F

Expiry Date: 7 April 2023

Extension of Time: 7 April 2023

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

- 1.1. The application site, identified as 'Building 457' (formerly a Sergeant's Mess building – Non-designated Heritage Asset) to RAF Upper Heyford, is situated on the southern side of Camp Road, Upper Heyford, located within the RAF Upper Heyford Conservation Area.
- 1.2. Planning permission was granted under application reference 19/02337/F for the following development: '*Demolition of Building 457 southern facade and gable end walls. Temporary use and associated works to create public open space*', on a development parcel known as Phase 2 of the Heyford Park development.
- 1.3. The site, a broadly rectangular parcel of land, permitted under application reference 19/02337/F as an area of landscaped public open space, now comprises two parts – (1) the principal part being public open space laid to turf with intersecting gravel footway; and, (2) a smaller gravelled surfaced area to the north west, consisting of 47no parking spaces, accessed off Howard Road to the west, with the perimeter of the parking area being enclosed by a low level '*timber knee rail*'.

2. CONDITIONS PROPOSED TO BE DISCHARGED

- 2.1. This application seeks to discharge Condition no5 (landscaping scheme) of planning reference 19/02337/F.

3. RELEVANT PLANNING HISTORY

- 3.1. The following planning history is considered relevant to the current proposal:
Application Reference: 19/02337/F
 - Demolition of Building 457 southern facade and gable end walls. Temporary use and associated works to create public open space.
 - Approved 19 June 2020.

4. RESPONSE TO PUBLICITY

- 4.1 No formal publicity was undertaken. However, four parties have raised comments. Those comments are summarised as follows:
 - Requires a central pagoda structure;
 - Additional litter and dog waste bins are required; and,
 - Play park required for children of all ages.
- 4.2 The comments received can be viewed in full on the Council's website, via the online Planning Register.

5. RESPONSE TO CONSULTATION

5.1. CDC Landscape Services

Hard Landscaping

'Moveable site furniture gives flexibility to the space (distancing can be accommodated).'

The timber edges to the path will not last as the stone requires replenishing the edge will deform and split. A natural or buff colour resin-bound stone is required as a solid firm base that will not deform contained by steel edging that is flush level with grass and stone surfaces, but a cross fall to the path is required to shed water and prevent puddles. A higher quality finish to that proposed – materials and construction details are required.

Fencing should be included along the southern boundary to prevent people from walking from the green and over the planted borders, trashing them. In fact, a better quality of fencing than the Ascot rail proposed is required, such as metal estate railings with a galvanised finish should be utilised. Being galvanised because the paint is usually scratched off resulting in an unsightly finish.

Soft Landscaping

I think views across this space towards the green (Originally cricket field) the market square, etc are important for legibility, however there should be a feature tree at the 'treeless' pedestrian, diagonally aligned, entrances, each planted within the larger triangular section of the border. Each tree should be a Liquidambar styraciflua 'Worplesdon', 16 -18 cm. Tree pit details will be necessary.'

6. APPRAISAL

- 6.1. Condition no5 to planning reference 19/02337/F requires the submission and approval in writing of a revised and fully detailed scheme for landscaping to ensure that a high quality landscape scheme and public open space is provided in the interest of a well planned development and visual amenity.
- 6.2. In response to the above it is important to consider the background to this submission which includes pending planning application reference 22/02494/F wherein permission is sought to vary condition no2 (approved plans) and condition no5 (landscaping scheme) to reference 19/02337/F to substitute the 'Detailed Landscape Proposals' Plan permitted under the parent permission and to secure a temporary 3 year permission for a 47-bay car park presently located to the north west corner of the area of public open space, which is subject to condition no5.
- 6.3. The landscaping scheme subject of this submission, if permitted, would be implemented following the expiry of the temporary 3 year permission to be granted under application reference 22/02494/F – secured by condition.
- 6.4. Turning to the merits of the landscaping scheme subject of this application.
- 6.5. The proposed landscaping scheme specifies:
 - a) details of the proposed tree and shrub planting;
 - b) details of the existing trees and hedgerows to be retained;
 - c) details of the hard landscaping;
 - d) details of the boundary treatments;
 - e) details of outdoor furniture.

6.6 The details provided and referred to above, inclusive of the revisions to the perimeter fencing to the southern boundary (i.e., to reduce the possibility of people walking across and damaging the planted areas); and the provision of a cross fall to the footways, comply with the prescribed requirements of condition no5 – thereby delivering the requisite high quality landscape scheme and public open space, in the interest of a well planned development and visual amenity.

7. RECOMMENDATION

That Planning Condition no5 of Planning Application Reference 19/02337/F be discharged based upon the following:

Condition 5:

In accordance with:

- Hard Landscape Proposals (DWG no: D.0371_21 Rev B); and,
- Soft Landscape Proposals (DWG no: D.0371_20).

Case Officer: Richard Greig

DATE: 5 April 2023

Checked By: Andy Bateson

DATE: 5th April 2023
