

Case Officer: Bernadette Owens

Recommendation: Approve

Applicant: Lichfields on behalf of David Lloyd

Proposal: Discharge of Condition 12 (landscaping scheme), 18 (Sustainable Drainage), 20 (Landscape and Ecology Management Plan (LEMP)), 21 (external lighting) and 22 (electrical vehicle charging) of 19/01740/HYBRID

Expiry Date: 12 February 2021

Extension of Time: 14 July 2021

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

1.1. The application site relates to a parcel of land to the west of Bicester and east of Wendlebury Road. The land benefits from outline planning permission for B1 development on the main part of the site with full detailed planning permission for a health club within a smaller parcel within the north west corner of the site. Planning permission was granted under ref. 19/01740/HYBRID

2. CONDITIONS PROPOSED TO BE DISCHARGED

2.1. The application seeks to discharge conditions 12 (Landscaping Scheme), 18 (Sustainable Drainage), 20 (Landscape and Ecology Management Plan), 21 (External Lighting) and 22 (Electric Vehicle Charging).

2.2. These conditions relate the detailed element of the HYBRID consent which refers to the David Lloyd Leisure Club.

3. RELEVANT PLANNING HISTORY

3.1. 19/01740/HYBRID

'Hybrid' planning application comprising: - Outline planning permission (all matters reserved except for access) for B1 development (Use Classes B1a and/or B1b and/or B1c); highway works (including provision of a new roundabout at the junction between Vendee Drive and Wendlebury Road); creation of a wetland and landscaped areas and associated infrastructure works. - Full planning permission for a health and racquets club, associated access and car parking, outdoor tennis courts, air dome, outdoor swimming pool, spa garden and terrace, and associated landscaping.

3.2. 19/01746/OUT

Outline planning application (with all matters reserved excluding access) for B1 development (B1a and/or B1b and/or B1c); access and associated landscaping and infrastructure works

4. RESPONSE TO CONSULTATION

4.1 OCC Drainage – (condition 18) – no objection.

4.2 OCC Highways – (condition 22) – an objection was raised initially with regards to the amount of EVC units to be provided. Subsequently, a revised EVC Report was submitted showing increased provision, which is to the satisfaction of OCC highway officers.

4.3 CDC Arboriculture – (condition 12) – no comments received.

- 4.4 CDC Ecology – (condition 20 and 21) – comments were made by the Ecology Officer on the original LEMP submitted with the application recommending that some minor amendments be made to the document. The changes sought have now been made and a revised LEMP submitted, which is to the satisfaction of the Ecology Officer. No objections have been raised by the Ecology Officer to the submitted external lighting scheme.
- 4.5 CDC Landscape Services – (condition 12) – detailed comments have been made by the Landscape Officer, which have required additional information and amendments to the submitted plans.

5. APPRAISAL

- 5.1. Condition 12 – Drawings are submitted showing the proposed landscape scheme for the site. Detailed comments have been made by the Landscape Officer. These have been addressed by the applicant through the submission of further information and revisions to the plans. The submitted revised information is considered acceptable to discharge the condition.
- 5.2. Condition 18 – OCC drainage officers have reviewed the submitted information and have raised no objection to the discharge of the condition. The submitted information is therefore considered acceptable to discharge the condition.
- 5.3. Condition 20 – The CDC Ecology Officer provided comment on the original submitted information that resulted in a revised LEMP being submitted to take account of those comments. The submitted revised information is now considered to be acceptable to discharge the condition.
- 5.4. Condition 21 – Details of the proposed lighting scheme have been submitted. These are considered to be acceptable to discharge the condition.
- 5.5. Condition 22 - An objection was raised initially with regards to the amount of EVC units to be provided. A revised EVC Report was subsequently submitted showing increased provision, which is now to the satisfaction of OCC highway officers.
- 5.6. The original application 19/01740/HYBRID was EIA development. This DISC application is a subsequent application. The information submitted pursuant to the discharge of these conditions was not included within the Environmental Statement submitted with the application although they will support the development of the site to the satisfaction of the local planning authority in consideration of the environmental impacts. The EIA is considered sufficient for the purpose of considering the information provided for this condition and it has been taken into account in considering this subsequent application.

6. RECOMMENDATION

That Planning Conditions 12, 18, 20, 21 and 22 of 19/01740/HYBRID be discharged based upon the following:

Condition 12

Plan no. DLBI 01 C

Condition 18

Drainage Strategy incorporating SuDs Design Statement (ref. R01 dated 30/11/2020)

Plan no. D100 P2 and D200 P1

Condition 20

Landscape and Ecological Management Plan
(dated December 2020 ref. 9511.LEMP.vf2)

Condition 21

Plan no. NXXX-E-200

Condition 22

Drawing No: 41602(62)101 Rev P1
Car Charging Report (dated February 2021)

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DATE: 12 July 2021

Checked By: Andy Bateson

DATE: 12th July 2021
