

Case Officer: Andrew Lewis

Recommendation: Approval

Applicant: Heyford Park Developments LTD

Proposal: Discharge of condition 6 (cycle parking) of 19/00438/REM

Expiry Date: 15 March 2021

Extension of Time:

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

- 1.1. The application site fronts Camp Road just off the village centre of the Heyford Park development and is an island of 31 units consisting of houses and flats, and market and affordable units. Outline planning permission was granted in 2011 (ref 10/01642/OUT) and subsequently two detailed reserved matters submissions were made and approved. However, things got slightly more complicated as the site, together with other parcels at Heyford Park, were subject of a further detailed full application to intensify the scale of development as part of the Oxfordshire Growth deal. Following approval of pre commencement conditions work started on site last year.
- 1.2. This application relates solely to Phase 5C, plots 874 to 886, formerly 19 to 31. Separate applications have been made for the adjacent parcels 5R and 5D that form part of this island site.

2. CONDITIONS PROPOSED TO BE DISCHARGED

- 2.1. Condition no 6 of the permission stated:

“Prior to the first use or occupation of the development hereby permitted, covered cycle parking facilities shall be provided on the site in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The covered cycle parking facilities so provided shall thereafter be permanently retained and maintained for the parking of cycles in connection with the development.”

- 2.2. A planning layout drawing shows where the bike stores are proposed and is accompanied by details of the bike store.

3. RELEVANT PLANNING HISTORY

- 3.1. The following planning history is considered relevant to the current proposal:
 - 08/00716/OUT OUTLINE application for new settlement of 1075 dwellings, together with associated works and facilities including employment uses, community uses, school, playing fields and other physical and social infrastructure (as amended by plans and information received 26.06.08). REF but permitted at appeal
 - 10/01642/OUT Outline - Proposed new settlement of 1075 dwellings including the retention and change of use of 267 existing military 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

- 10/01619/CAC Demolition of existing structures (as per Conservation Area Consent Schedule and Drawing No. D.0291 38-1)
PER
- 13/01811/OUT OUTLINE - Up to 60 dwellings and public open space with associated works
PER
- 13/00153/DISC Discharge of Condition 8 of 10/01642/OUT (Design Codes)
PER
- 16/00627/REM Reserved Matters to 13/01811/OUT -Erection of 60 dwellings and public open space with associated works
PER
- 17/00663/F Construction of roads with associated infrastructure within the Heyford Park Development
Application Permitted
- 17/00973/REM Reserved Matters application to 10/01642/OUT - Dorchester Phase 5C, comprising the provision of 17 residential units of mixed type (dwelling houses and flats) and tenure (open market and affordable) with associated landscaping, car parking, infrastructure and external works
Application Permitted
- 19/00438/REM Reserved matters to 10/01642/OUT -Dorchester Phase 5C, comprising the provision of 13 residential units (5 open market and 8 affordable) with associated landscaping, car parking, infrastructure and external works.
Permitted
- 19/00446/F Erection of up to 57 residential units (Use Class C3) comprising a mix of open market and affordable housing, together with associated works including provision of vehicular and pedestrian accesses, public open space, landscaping, infrastructure and site clearance.
Approved
- 21/00171/DISC-Discharge of condition 12 (cycle parking) of 19/00446/F-Phase 5D
Current
- 21/00180/DISC-Discharge of condition 6 (cycle parking) of 19/00438/REM-Phase 5R
Current

4. RESPONSE TO CONSULTATION

4.1 The final date for comments was **18 February 2021**.The comments raised by third parties are summarised as follows:

- OCC-Highways-No objections

5. APPRAISAL

- 5.1. The original application was EIA development. Therefore, 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.
- 5.2. The proposed bike stores would be of timber shiplap construction measuring 7ft (w) by 4ft (d) with a felt pent roof. They would be erected discretely and securely in the rear gardens of plots 884 to 886 out of the public domain. The apartment building, plots 874 to 881, have cycle stores provided in the courtyard for up to 12 bikes. Plots 882 and 883 have garages designed to store bicycles. The visual impact of the cycle stores would therefore be limited and they will support the aim of making Heyford Park more sustainable.

6. RECOMMENDATION

That the cycle storage details submitted to comply with planning condition 6 of Application Number 19/00438/REM be approved based upon the following

- Planning Layout – drawing ref:0521-PH5C-102 Rev.E;
- Bike Store photo
- Agent Letter dated 17 December 2020

Planning Note – N.2

Case Officer: Andrew Lewis

DATE: 22 February 2021

Checked By: Caroline Ford

DATE: 01 March 2021
