

Case Officer: Lewis Knox

Recommendation: Approve

Applicant: Heyford Park Developments Ltd

Proposal: Discharge of Conditions 51 (plant storage and off-highway parking provision) and 52 (wheel washing facilities) of 10/01642/OUT (Phase 8A)

Expiry Date: 13 April 2021

Extended Date: 24 February 2023

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

1.1. This application site is a parcel of land in the Trident Area on the north side of Camp Road, on the former RAF/USAF Upper Heyford air base. The surrounding area is a residential development approved as part of an earlier phase of the same outline planning permission in the Trident Area, although subsequent applications were submitted as part of a series of amended schemes that sought to provide additional housing as part of the Growth Deal for Oxfordshire. As a result, the Council received four amended reserved matters applications that provided the requisite number of units to comply with the original outline planning permission with a s106 agreement for social housing, together with a detailed application (ref 19/00446/F) for 57 units that amended the number of units around Trenchard Circle and provided an uplift of 41 additional units above what was approved in 2010 under the outline planning permission (Ref: 10/01642/OUT).

2. CONDITIONS PROPOSED TO BE DISCHARGED

2.1. The applicant seeks to discharge conditions 51 (plant storage and off-highway parking provision) and 52 (wheel washing facilities) of outline planning permission Ref: 10/01642/OUT.

3. RELEVANT PLANNING HISTORY

3.1. The following planning history is considered relevant to the current proposal:

Application: 10/01642/OUT Permitted 22 December 2011

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.

4. RESPONSE TO CONSULTATION

4.1. **CDC Environmental Health:** Raised no objections.

4.2. **OCC Highways:** Raised no objections.

5. APPRAISAL

- 5.1. Condition 51 – This condition required details of the location of all compounds and the associated areas for plant storage and access thereto, including arrangements for the off-highway parking provision of construction vehicles, as well as a scheme for their subsequent removal and restoration of the land, to be submitted to and approved in writing by the Local Planning Authority prior to their establishment.
- 5.2. Condition 52 – This condition required wheel washing facilities to be provided in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority.
- 5.3. The details provided in association with this application included a Construction Environmental Management Plan (CEMP) for Phases 5C, 5D, 5R and Phases 8A, 8C and Trenchard Circle Rev 1 dated Jan 2020.
- 5.4. CDC Environmental Health Officers and OCC Highways raised no objections to the discharge of condition as the information provided satisfactorily complies with the requirements of the conditions.
- 5.5. On this basis it is considered that the conditions be discharged in accordance with the details provided.
- 5.6. The original application was EIA development. 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 51 and 52 of 10/01642/OUT be discharged based upon the following:

Condition 51

In accordance with the details contained within Construction Environmental Management Plan (CEMP) for Phases 5C, 5D, 5R and Phases 8A, 8C and Trenchard Circle Rev 1 dated Jan 2020.

Condition 52

In accordance with the details contained within Construction Environmental Management Plan (CEMP) for Phases 5C, 5D, 5R and Phases 8A, 8C and Trenchard Circle Rev 1 dated Jan 2020.

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DATE: 22 February 2023

Checked By: Andy Bateson

DATE: 24th February 2023
