

**Case Officer:** Bob Neville

**Recommendation:** Approval

**Applicant:** Mr Harry Blackwell

**Proposal:** Discharge of Conditions 7 (timber cladding), 11 (electric vehicle charging points), 14 (contamination report) & 15 (contaminated areas remediation) of 20/02545/F

**Expiry Date:** 7 June 2021

**Extension of Time:** 7 June 2021

---

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

- 1.1. The application relates to a farm located within the village of Sibford Gower on the edge of the historic village core. The site sits on a crossroads within the village with the site bounded by Pound Lane to the west and Main Street to the south. The site benefits from an existing gated access of Pound Lane. The site comprises of a range of stone/brick barns, some smaller outbuildings, a steel pole barn and an area of land associated with the residential curtilage of the farmhouse (including disused swimming pool), now separated off from the farm site. The site sits adjacent residential properties within the village and land levels rise to the north opening out onto open countryside.
- 1.2. Planning permission has been granted under ref. 20/02545/F for the Conversion of existing barns to create 1 new dwelling, demolition of existing steel barn and erection of replacement ancillary outbuilding and associated works.

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

- 2.1. The application seeks to discharge the following conditions of permission 20/02545/F:

- 2.2. Conditions 7 (timber cladding):

*Notwithstanding the information submitted prior to the construction of the walls of the development hereby approved, samples of the timber cladding to be used in the external finish of the walls of the development where shown on the approved plans, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the samples so approved.*

*Reason: To ensure that the development is constructed and finished in materials which are in harmony with the materials used on the existing building and to comply with Policy ESD15 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.*

- 2.3. In respect of discharging this condition the applicant has submitted details of proposed Solid French Oak 25mm x 150mm timber cladding with associated images.

- 2.4. Condition 11 (electric vehicle charging points),

*No development shall commence above slab level until a scheme for a system of ducting to allow for the future installation of electrical vehicle charging infrastructure to serve the dwelling has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details prior to the first occupation of the dwelling.*

*Reason: To comply with Policies SLE 4, ESD 1, ESD 3 and ESD 5 of the Cherwell Local Plan 2011-2031 Part 1 and to maximise opportunities for sustainable transport modes in accordance with paragraph 110(e) of the National Planning Policy Framework.*

2.5. In respect of discharging this condition the applicants have submitted drawing numbered PA-108/00

2.6. Condition 14 (contamination report):

*Prior to the commencement of the development hereby permitted, in accordance with the recommendations as set out within the submitted Preliminary Investigation Report prepared by Ian Farmer Associates, a comprehensive intrusive investigation in order to characterise the type, nature and extent of contamination present, the risks to receptors and to inform the remediation strategy proposals shall be documented as a report undertaken by a competent person and in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11' and submitted to and approved in writing by the Local Planning Authority. No development shall take place unless the Local Planning Authority has given its written approval that it is satisfied that the risk from contamination has been adequately characterised as required by this condition.*

*Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with saved Policy ENV12 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.*

2.7. In respect of discharging this condition the applicants have submitted a Ground Investigation Report prepared by Ian Farmers Associates dated February 2021.

2.8. Condition 15 (contamination remediation):

*If contamination is found by undertaking the work carried out under condition 14 prior to the commencement of the development hereby permitted, a scheme of remediation and/or monitoring to ensure the site is suitable for its proposed use shall be prepared by a competent person and in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11' and submitted to and approved in writing by the Local Planning Authority. No development shall take place until the Local Planning Authority has given its written approval of the scheme of remediation and/or monitoring required by this condition.*

*Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with saved Policy ENV12 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.*

2.9. In respect of discharging this condition during the application the applicants submitted a Remediation Method Statement prepared by Ian Farmers Associates dated 5<sup>th</sup> April 2021.

2.10. The application initially also looked to discharge window and door details as required by condition 3 of the permission; however, this element was withdrawn from the application by the applicant following officers raising concerns as to the level of detail submitted by the applicant in this respect.

### **3. RESPONSE TO CONSULTATION**

- 3.1. ENVIRONMENTAL PROTECTION TEAM: No objections to the discharge of the conditions following the submission of the additional Remediation Method Statement during the application.

### **4. APPRAISAL**

- 4.1. The detail of the Solid French Oak timber cladding required under condition 7 is considered by officers to ensure an acceptable appearance of the completed development within the site's edge of rural village context, and to therefore be acceptable.
- 4.2. In respect of condition 11, the applicant has provided details of a scheme for 50mm ducting connecting to a 3 phase fuse board to be provided in the rear of the proposed garage/carport. Officers consider such infrastructure would allow for the potential future installation of EV Charging as necessary, and is acceptable in this regard.
- 4.3. The Council's Environmental Protection Officer has reviewed and assessed the detail of the Ground Investigation Report and Remediation Method Statement prepared by Ian Farmers Associates required under conditions 14 & 15 and considers the submission to be appropriate in the level of detail and represent an acceptable remediation strategy to ensure that any risks from land contamination to the future users of the land and neighbouring land are minimised and appropriately mitigated against. Planning officers have no reason to disagree.

### **5. RECOMMENDATION**

That Planning Conditions 7, 11, 14 & 15 of 20/02545/F be discharged based upon the following:

Condition 7: Timber cladding in accordance with the Solid French Oak 25mm x 150mm timber cladding details, with associated images, submitted with this application.

Condition 11: Electrical vehicle charging infrastructure details in accordance with drawing number PA-108/00.

Condition 14: Intrusive investigation in accordance with the Ground Investigation Report prepared by Ian Farmers Associates dated February 2021.

Condition 15: Contamination remediation strategy in accordance with the Remediation Method Statement prepared by Ian Farmers Associates dated 5th April 2021.

Case Officer: Bob Neville

DATE: 4 June 2021

Checked By: Nathanael Stock

DATE: 04.06.2021

---