

**Land Adj To Promised Land Farm Wendlebury
Road Chesterton**

21/01598/DISC

Case Officer: Bernadette Owens

Recommendation: Approve

Applicant: Albion Land

Proposal: Discharge of condition 14 (construction management plan), 15
(construction environmental management plan) of 19/01746/OUT

Expiry Date: 30 June 2021

Extension of Time: N/A

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 comprising an existing chicken farm and associated buildings. The land benefits from outline planning permission for B1 office employment development. Planning permission was granted under ref. 19/01746/OUT.

2. CONDITIONS PROPOSED TO BE DISCHARGED

- 2.1. The application seeks to discharge planning conditions 14 (CMP) and 15 (CEMP) of 19/01746/OUT.

3. RELEVANT PLANNING HISTORY

- 3.1. There is no planning history directly relevant to the proposal 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.

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 CDC Ecology – no objection. Comment made relating to the removal of any trees/hedges to be outside the bird nesting season.

NB. Condition 7 of 19/01746/OUT restricts removal of hedgerows to avoid the bird nesting season.

- 4.2 OCC Highways – initial objections and comments were raised which required the submission of additional information. That information was subsequently received and considered satisfactory to discharge the condition.

5. APPRAISAL

- 5.1. As set out above, information to discharge the conditions has been submitted to the satisfaction of the Council's Ecologist and the County Council's Highway Officers. The conditions can therefore be discharged.
- 5.2. The original application 19/01746/OUT 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 Condition(s) 14 and 15 of 19/01746/OUT be discharged based upon the following:

Condition 14

Construction Management Plan (CMP) dated April 2021

Site Setup Plan C210/SSP/001 and additional information received by email 22nd June 2021

Condition 15

Construction Environmental Management Plan dated April 2021

Case Officer: Bernadette Owens

DATE: 23 June 2021

Checked By: Andy Bateson

DATE: 23rd June 2021
