

Case Officer: Nathanael Stock

Recommendation: Approve

Applicant: Rectory Homes Ltd

Proposal: Discharge of Conditions 10 (Construction Traffic Management Plan), 11 (Construction Environmental Management Plan), 12 (Biodiversity Enhancement) and 16 (Contamination Study) of 19/02948/F

Expiry Date: 27 August 2021

Extension of Time:

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

1.1. The application relates to a largely undeveloped site located to the south western edge of Steeple Aston. The site previously appeared to include a number of agricultural buildings. However, these have largely been clear along with the extensive vegetation which previously covered the site. A commercial garage exists to the west of the site and residential properties exist to the north and east. To the south of the site is open countryside.

1.2. Planning permission has been granted for the erection of 10no two storey residential dwellings with access off South Side including a new pedestrian footway, parking and garaging, landscaping and all enabling and ancillary works.

2. CONDITIONS PROPOSED TO BE DISCHARGED

2.1. The application seeks approval for the details required by the conditions named in the description.

3. RELEVANT PLANNING HISTORY

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

3.2. 19/02948/F - Erection of 10no two storey residential dwellings with access off South Side including a new pedestrian footway, parking and garaging, landscaping and all enabling and ancillary works – granted with conditions

4. RESPONSE TO PUBLICITY

4.1 There is no requirement to publicise an application of this nature by letters to neighbours or by advertisement in the local newspaper.

5. RESPONSE TO CONSULTATION

5.1. Below is a summary of the consultation responses received at the time of writing this report. Responses are available to view in full on the Council's website, via the online Planning Register.

5.2. CDC Environmental Protection - Having read the report provided I am satisfied that condition 16 can be discharged.

5.3. CDC Ecology - I am happy for condition 11 (CEMP for biodiversity) to be discharged on the basis of the submitted document. I would just like to comment that it has

been brought to my attention by a local resident that there are flowering orchids on site which have flowered for the past two years. It would be beneficial to the ecology of the site if some of the habitat containing the orchids could be especially protected from destruction during construction. Condition 12 includes a fair number of enhancements on site. There is no biodiversity impact assessment to show whether this ensures an overall net gain in habitats however the condition does not call for this as written so I am content for the condition to be discharged on the basis of the submitted scheme although it would have been preferable to have it clearly demonstrated. I would just like to make a couple of requests - that they ensure boundary fencing where this is proposed is permeable to wildlife (e.g. hedgehog highways where close board fencing is proposed) and that the siting of bat and bird boxes are supervised by an ecologist such that they are put in suitable places and are fit for purpose.

5.4. CDC Ecology (in response to amended biodiversity enhancement scheme)

This revised biodiversity enhancement scheme incorporates the recommendations in my comments and I have no further concerns. I am happy for the conditions to be discharged.

5.5. OCC Highways – No response received.

6. APPRAISAL

- 6.1. Drawing “P.224.01.502”, amended during the application’s consideration, has been submitted in support of Condition 10 and is considered acceptable.
- 6.2. The applicant has submitted the Construction Environmental Management Plan (Biodiversity) by windrush ecology dated June 2021 in support of Condition 11. The CEMP is considered acceptable.
- 6.3. During the application, in response to the Ecology Officer’s comments, the applicant has submitted a revised biodiversity enhancement strategy, which the ecology officer considers to be acceptable. The case officer agrees.
- 6.4. The Site Investigation Report by The Brownfield Consultancy (Report Reference: BC340 RE002, dated 13th February 2018) has been submitted in support of Condition 16. In light of the comments of the Council’s Environmental Protection Officer the submitted document is considered acceptable.

7. RECOMMENDATION

That Planning Conditions 10, 11, 12 and 16 be discharged based upon the following:

Condition 10

Drawing “P.224.01.502” received by the local planning authority in an email from Steven Kerry of Rectory Homes dated 14.09.2021 at 1332 hours.

Condition 11

Construction Environmental Management Plan (Biodiversity) by windrush ecology dated June 2021

Condition 12

Biodiversity Enhancement Strategy by windrush ecology dated October 2021

Condition 16

Site Investigation Report by The Brownfield Consultancy (Report Reference: BC340 RE002, dated 13th February 2018)

Case Officer: Nathanael Stock

DATE: 10.01.2022

Checked By: Paul Ihringer

DATE: 11/1/22
