

**Case Officer:** Nathanael Stock

**Recommendation:** Approve

**Applicant:** Rectory Homes Ltd

**Proposal:** Discharge of Conditions 4 (architectural details), 13 (landscaping) & 15 (EV charging points) of 19/02948/F

**Expiry Date:** 24 September 2021

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## **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.

2.2. The application initially included Condition 3 (materials), but a stone sample panel has yet to be erected on site, and the applicant confirmed in an email dated 12.10.2021 at 1608 hours that they were content to withdraw Condition 3 from the application and for the decision on this application to be made on the basis of Conditions 4, 13 and 15. In principle, however, the proposed materials are acceptable: random length, coursed height structure Cotswold Stone – Grey mix (for the walls) and Samaca 50x25 smooth black slate (for the roof).

## **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. CDC Landscaping: Comments –

I have taken the liberty of critiquing the landscape proposals directly onto the plan – refer enclosed. I hope this is acceptable. Root barriers are to be indicated on the landscape proposals.

For the management and maintenance plan  
To include the aim of:

**Establishing the public landscape (trees, hedges and grass areas) to achieve an attractive open space for the benefit of residents and visitors, and to visually mitigate the development and integrate it with its surroundings.**

The valid objectives under 1.00 of the document fit well with the overall aim above.

Please also include:

- Health and safety regulations, COSH and risk assessments, dealing with vandalism, pests (rat infestations, wasp nests, etc) should be included in the document.
- The correct method of watering for trees is crucial. The most adept guidance is contained in BS8545: 2014 section 11.3 Irrigation.
- The document should be read in conjunction with CDC Landscape Services Technical Specification.
- Maintenance of hard landscaping: the access route western POS and root barriers; inspections, repair and replacement as necessary.
- All risings to be removed from the site in respect of tree works and landscape maintenance.

The landscape specification is acceptable.

5.2. CDC Landscaping (30.11.21) – pleased to confirm that the Soft Landscape Proposals and the Soft Landscape Management and Maintenance Plan are now acceptable.

## **6. APPRAISAL**

- 6.1. Condition 4 requires the submission of full details of the architectural details of the dwelling(s), including windows, doors, heads, cills, lintels, eaves and verges (at a scale of 1:20). Drawings “P.224.02.100” (stone cill detail), “P.224.02.101” (stone head detail), “P.224.02.102” (building stone head detail), “P.224.02.103” (verge detail), “P.224.02.104” (soffit detail), “P.224.02.105” (corbel detail), “P.224.02.106” (flat roof porch), “P.224.02.107” (gable roof porch on timber posts), “P.224.02.108” (flat roof porch on timber posts), along with an email to the local planning authority from Steve Kerry of Rectory Homes dated 12.10.2021 at 1608 hours in respect of fascia details, and an email to the local planning authority from Steve Kerry of Rectory Homes dated 14.09.2021 at 0918 hours in respect of soldier course headers. Subject to the said emails from Steve Kerry the submitted details are considered acceptable.
- 6.2. Condition 13 requires the submission of a landscaping scheme for the development. Drawings “P.224.01.501” (surface material and boundary plan) and “REC23271-11A” and the document entitled “REC23271manA” (ACD Environmental, April 2021) have been submitted pursuant to the requirements of this condition, along with an email to the local planning authority from Steve Kerry of Rectory Homes dated 14.09.2021 at 0918 hours in respect of the fencing which separates the rear

gardens from the landscaping buffer, which shall be a 1.2m high post and rail fence with stock proof. The submitted details are considered acceptable.

6.3. Condition 15 requires the submission of a scheme for the provision of vehicular electric charging points to serve the development. Drawing "P.224.01.500" refers. The submitted details are considered acceptable.

6.4. The

## **7. RECOMMENDATION**

That Planning Conditions 4, 13 and 15 of 19/02948/F be discharged based upon the following:

### Condition 4

Drawings "P.224.02.100" (stone cill detail), "P.224.02.101" (stone head detail), "P.224.02.102" (building stone head detail), "P.224.02.103" (verge detail), "P.224.02.104" (soffit detail), "P.224.02.105" (corbel detail), "P.224.02.106" (flat roof porch), "P.224.02.107" (gable roof porch on timber posts), "P.224.02.108" (flat roof porch on timber posts), along with an email to the local planning authority from Steve Kerry of Rectory Homes dated 12.10.2021 at 1608 hours in respect of fascia details, and an email to the local planning authority from Steve Kerry of Rectory Homes dated 14.09.2021 at 0918 hours in respect of soldier course headers.

### Condition 13

Drawings "P.224.01.501" (surface material and boundary plan) and "REC23271-11A" and the document entitled "REC23271manA" (ACD Environmental, April 2021) have been submitted pursuant to the requirements of this condition, along with an email to the local planning authority from Steve Kerry of Rectory Homes dated 14.09.2021 at 0918 hours in respect of the fencing which separates the rear gardens from the landscaping buffer, which shall be a 1.2m high post and rail fence with stock proof

### Condition 15

Drawing "P.224.01.500"

Case Officer: Nathanael Stock

DATE: 25.01.2022

Checked By: Paul Ihringer

DATE: 6/1/22

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