

Case Officer: Wayne Campbell

Recommendation:

Applicant: Adderbury Parish Council

Proposal: Discharge of condition 10 (means of access) of 18/00220/F

Expiry Date: 6 October 2021

Extension of Time:

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

- 1.1. The application site sits to the west of Adderbury and to the north of the Milton Road. The land is currently agricultural surrounded by field hedgerows and is accessed by a field gate to the western side of the southern boundary. To the east of the site is a residential site, currently under construction by Nicholas King Homes, to the west is Ball Colegrave, a horticultural business, to the north is open countryside and to the south is open countryside and a new residential development.
- 1.2. The land gently slopes down from south to north with a maximum drop of approximately 5m across the site. Third party representations have identified that the site is used informally by local residents. In terms of recorded site constraints, the land is close to the Adderbury Conservation Area boundary, there is potential for archaeology, there are some records of biodiversity in the local area and naturally occurring contaminants are also recorded. The land is also identified within the Adderbury Neighbourhood Plan.

2. CONDITIONS PROPOSED TO BE DISCHARGED

- 2.1. This application seeks approval to discharge condition 10 means of access into the application site. Planning permission was granted under application reference 18/00220/F for the change the use of the current agricultural land for sport/ recreation and community use. The permission demonstrated that there was space for sports pitches (two adult football pitches, one of which could be used as two smaller pitches), a MUGA, landscaping and parking (for up to 141 car spaces). Space for a building (potential for a new village hall/ pavilion type accommodation) was also shown although this was that not part of the application granted permission but the future.
- 2.2. Details submitted to discharge the condition include full detailed plans of access, kerbing, drainage and footpath link.

3. RELEVANT PLANNING HISTORY

The relevant planning history is the application for the site granting permission for the change of use of the agricultural land to sport/ recreation and community use (18/00220/F). A previous Discharge of Condition Application has been approved for the drainage scheme for the pitch area, the Written Scheme of Investigation relating to archaeology and the programme of archaeological evaluation and mitigation.

4. RESPONSE TO PUBLICITY

- 4.1 The local highway authority confirms that OCC is delivering the access to the sports field on behalf of the parish council. The plan and drawings have been produced by OCC. OCC as Highway Authority has no objection to the discharge of this condition.
- 4.2 No comments have been raised by third parties.

5. APPRAISAL

- 5.1 Plan shows a single access point off the main Milton Road measuring 5.5m wide with 6m wide radius belmouth on either side. A new 2m wide pedestrian footpath will be provided on the eastern side to connect the access point with the existing residential development at Henge Close. In addition to this will be a new uncontrolled crossing point.
- 5.2 The new access will allow for the development of the former agricultural field to be implemented. The community facilities will be provided for the benefit of the local community. The access will be provided by OCC and will be built in accordance with the current County guidelines and specifications. There is no objection to the proposal from OCC Highways.

6. RECOMMENDATION

That Planning Condition 10 of 18/00220/F be discharged based upon the following plans: Cdc Mrda 001, Hsd 700 161, Hsd 1100 015, Hsd 500 080, Hsd 700 166, Hsd 1100 141, Hsd 700 165, Hsd 1100 139, Hsd 700 150, Hsd 700 175, Hsd 1100 185, and D1 all received 12/08.2021.

Case Officer: Wayne Campbell

DATE: 27 September 2021

Checked By: Nathanael Stock

DATE: 06.10.2021
