

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

21/03216/DISC

Case Officer: Bernadette Owens

Recommendation: Approve

Applicant: Albion Land (Three) Limited c/o Quod

Proposal: Discharge of Condition 4 (enclosures along all boundaries) of
20/02779/REM

Expiry Date: 16 November 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. The land benefits from outline planning permission for B1 development on the main part of the site with full detailed planning permission for a health club within a smaller parcel, within the north west corner of the site.
- 1.2. Planning permission was granted under ref: 19/01740/HYBRID and reserved matters approval for phase 1 of the employment development has also been granted under ref: 20/02779/REM.

2. CONDITIONS PROPOSED TO BE DISCHARGED

- 2.1. The application seeks to discharge planning condition 4 of 20/02779/REM, which requires the submission of the detail of boundary treatment/enclosures.

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.

20/02779/REM

Reserved Matters application to 19/01740/HYBRID - layout, scale, appearance and landscaping details for Phase 1 of the employment development (5,126sqm GIA), enabling works for later phases and SuDS Swale delivery, with associated landscaping, utilities and access.

4. APPRAISAL

- 4.1 Submitted plan nos: 18022-TP-013 and 18022-TP-014 indicate the location of all boundary treatments and enclosures around the phase 1 site and the detail of their appearance.
- 4.2 The proposed boundary treatments and enclosures are considered acceptable at this location and are typical for an employment site. The use of timber post and rail fencing to the boundary with Wendlebury Road is also reflective of the rural character of this route.
- 4.3 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.

5. RECOMMENDATION

That Planning Condition 4 of 20/02779/REM be discharged based upon the following:

Condition 4

Plan Nos: 18022-TP-013 and 18022-TP-014

Case Officer: Bernadette Owens

DATE: 22 October 2021

Checked By: Andy Bateson

DATE: 22nd October 2021
