

Case Officer: Rebekah Morgan

Recommendation: Approve

Applicant: Mr Kelvin Pearce

Proposal: Discharge of condition 26 (Proposed Water Routing) of 19/01746/OUT

Expiry Date: 10 December 2021

Extension of Time:

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 northwest corner of the site.

2. CONDITIONS PROPOSED TO BE DISCHARGED

- 2.1. The application seeks to discharge planning condition 26 of 19/01746/OUT, which requires the submission of the details of a water routing agreement with Thames Water.

3. RELEVANT PLANNING HISTORY

- 3.1. The following planning history is considered relevant to the current 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; and

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 The condition requires submission and approval of a water routing agreement for the development.

- 4.2 The applicant has submitted an annotated version of drawing number 18022-SK-025 Rev E [Tech Scheme Option 8] which shows existing and proposed water mains, proposed point of connection, fire hydrant and wash out. A copy of the agreed Development Impact Assessment (DIA) has also been supplied by Thames Water.
- 4.3 Thames Water has raised no objection to the application. They confirm they are happy for the water networks condition referenced, to be discharged based on the information submitted. Thames Water also requested a copy of the Development Impact Assessment (DIA) be placed on the planning file; which it has.
- 4.4 On the basis of the advice received from Thames Water, it is recommended that the condition is discharged.

5. RECOMMENDATION

That Planning Condition(s) 26 of 19/01746/OUT be discharged based upon the following:

Condition 26

- Annotated drawing number 18022-SK-025 Rev E [Tech Scheme Option 8] showing the existing and proposed water mains, point of connection, fire hydrant and wash out (as submitted with this application).
- Development Impact Assessment (DIA) dated July 2021 and prepared by Stantec.

Case Officer: Rebekah Morgan

DATE: 9 December 2021

Checked By: Andy Bateson

DATE: 10th December 2021
