

Case Officer: Rebekah Morgan

Recommendation: Approve

Applicant: Mr Kelvin Pearce

Proposal: Discharge of conditions 48 (Framework Travel Plan), 49 (Landscape & Ecological Management Plan) & 51 (Public Information Scheme relating to the Scheduled Monument) of 19/01740/HYBRID

Expiry Date: 16 January 2022

Extension of Time: 8th April 2022

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

- 1.1. The application site relates to a parcel of land to the southwest 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 conditions 48, 49 and 51 of 19/01740/HYBRID, which require the submission of details relating to a Framework Travel Plan (Cond.48), a Landscape & Ecological Management Plan (Cond.49) and Public Information Scheme concerning a Scheduled Monument on part of the Promised Land Farm land (Cond.51).

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 conditions require submission and approval of a Framework Travel Plan (Cond.48), Landscape & Ecological Management Plan (Cond.49) and Public Information Scheme relating to the Scheduled Monument of Alchester Roman fort and walled town (Cond.51).
- 4.2 The applicant submitted a Framework Travel Plan (subsequently amended to address initial OCC Highway objections), a Landscape & Ecological Management Plan (also subsequently amended to address initial objections from the CDC Landscape Officer) and an Information Poster providing details of the Alchester Roman fort and walled town Scheduled Monument.
- 4.3 Having initially raised concerns about the level of detail provided in the Framework Travel Plan originally submitted, an amended Framework Travel Plan was submitted to the LPA on 25th January 2022. OCC Highways confirmed on 4th February 2022 that the amended proposals were acceptable to them and OCC would not object to Condition 48 being discharged.
- 4.4 Having initially raised concerns about the lack of any ecological proposals in the Landscape Management Plan originally submitted, an amended Landscape & Ecological Management Plan was submitted to the LPA on 7th March 2022. CDC's Landscape Officer has confirmed that the amended LEMP proposals are acceptable to him and he would therefore not object to Condition 49 being discharged.
- 4.5 OCC's Archaeologist confirmed on 2nd February 2022 that the Information Poster submitted by the Applicant providing details of the Alchester Roman fort and walled town Scheduled Monument on the land was satisfactory and OCC would not object to Condition 51 being discharged.
- 4.6 On the basis of the advice received from OCC Highways and Archaeology and CDC's Landscape Officer, it is recommended that the conditions be discharged.

5. RECOMMENDATION

That Planning Condition(s) 48, 49 and 51 of 19/01740/HYBRID be discharged based upon the following:

Condition 48:

- The amended Framework Travel Plan Ref: SKP/SC/19539-07c Framework TP, dated 25th January 2022.

Condition 49:

- The Landscape & Ecological Management Plan Ref: RF18-598-R-02-PL02, dated December 2020 but revised to include ecological management details highlighted in yellow, received by the Local Planning Authority on 7th March 2022.

Condition 51:

- The Roman Alchester 5m Poster V2, received by the Local Planning Authority on 21st November 2021.

Case Officer: Rebekah Morgan

DATE: 7 March 2022

Checked By: Andy Bateson

DATE: 8th March 2022
