

**Case Officer:** Andrew Lewis

**Recommendation:** Approve

**Applicant:** Heyford Park Developments Ltd

**Proposal:** Partial discharge of condition 6 (Parking and manoeuvring areas) of 19/00446/F (Trenchard Circle only)

**Expiry Date:** 8 April 2022

**Extension of Time:** 8 April 2022

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## **1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT**

- 1.1. The original permission for this development was submitted as part of a series of amended schemes that sought to provide additional housing at Heyford Park as part of the agreed Growth Deal for Oxfordshire. As a result, the Council received 4 amended Reserved Matters applications that provided the requisite number of units to comply with the original outline planning permission for Heyford Park (Ref: 10/01642/OUT), together with a detailed application (Ref: 19/00446/F) for 57 units that amended the number of units around Trenchard Circle and provided an uplift of 41 units above what was approved in 2011 under the outline planning permission.
- 1.2. In effect, application 19/00446/F obtained planning permission to develop three separate parcels of land known as: Phase 5D; Phase 8C; and Trenchard Circle, a relatively self-contained site on the eastern fringe of Heyford Park, which is the subject of this application.
- 1.3. The permission for Trenchard Circle comprises the erection of 31 dwellings with associated car parking and landscaping on a 1-hectare site. The dwellings would be located on the western side of Trenchard Circle, immediately along the western and northern site boundaries, opposite the existing retained bungalows in the central part of the wider site.
- 1.4. The dwellings would be laid out via a series of detached, semi-detached and short terraced units, orientated along a linear access road running through the site. Parking for the dwellings would be provided by way of a combination of detached garaging set to the side and rear of units, together with open parking to the front of other units. The proposals include the visitor parking at both the northern and southern ends of the internal road, with tree planting along the length of the road and within the open parking areas.
- 1.5. The proposals specify that the accommodation would comprise three 4-bed detached units, two 3-bed detached units, seven pairs of semi-detached 3-bed units and four terraces each of three 3-bed units. Of these 29 will be open market housing with 26 x 3-bed and 3 x 4-bed. There will be 2 x 3-bed affordable intermediate units.

## **2. RELEVANT PLANNING HISTORY**

- 2.1 The following planning history is considered relevant to the current proposal:
  - 08/00716/OUT - Outline application for new settlement of 1,075 dwellings, together with associated works and facilities including employment uses,

community uses, school, playing fields and other physical and social infrastructure (as amended by plans and information received 26.06.08). Initially Refused but subsequently Allowed at appeal;

- 10/01642/OUT - Outline proposed new settlement of 1,075 dwellings including the retention and change of use of 267 existing military dwellings to residential use Class C3 and the change of use of other specified buildings, together with associated works and facilities, including employment uses, a school, playing fields and other physical and social infrastructure. Permitted;
- 10/01619/CAC - Demolition of existing structures (as per Conservation Area Consent Schedule and Drawing No. D.0291 38-1). Permitted;
- 13/00153/DISC - Discharge of Condition 8 of 10/01642/OUT (Design Codes). Permitted;
- 16/00196/F - Demolition of existing bungalows and erection of 13 dwellings with associated car parking and landscaping. Permitted;
- 17/00663/F - Construction of roads with associated infrastructure within the Heyford Park development. Permitted;
- 19/00446/F - Erection of up to 57 residential units (Use Class C3) comprising a mix of open market and affordable housing, together with associated works including provision of vehicular and pedestrian accesses, public open space, landscaping, infrastructure and site clearance.

### **3. CONDITIONS PROPOSED TO BE DISCHARGED**

3.1. Condition 6 of the permission (Access, Driveways and Turning Area details) states that: *“Prior to the commencement of the development within a phase or sub-phase hereby approved, full specification details (including construction, layout, surfacing and drainage) of the parking and manoeuvring areas to serve the dwelling(s) within that phase or sub-phase shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, and prior to the first occupation of any residential unit, the parking and manoeuvring areas necessary to serve that unit shall be provided on the site in accordance with the approved details and shall be retained unobstructed except for the parking and manoeuvring of vehicles at all times thereafter.”*

3.2. The application includes the following plans:

- External Works Layout (Dwg: 0521-TR-1004 Rev I)
- Vehicle Tracking (Dwg: 0521-TR-1005-1 Rev B)
- Typical Construction Details (Dwg: HEYF/5/902 G)
- Proposed Engineering layout sheet 1 (Dwg: HEYF-5-900 V)
- Proposed Engineering layout sheet 2 (Dwg: HEYF-5-901 M)
- External Finishes (Dwg: HEYF-5-904 E)

### **4. RESPONSE TO CONSULTATION**

4.1 **Oxfordshire County Council- Transport Development Control:** The layout of the parking and manoeuvring areas within Trenchard Circle, which is to be a private road, is as approved in the full application. No objection to the partial discharge of Condition 6 of 19/00446/F, relating to Trenchard Circle only.

### **5. APPRAISAL**

5.1. The original application was EIA development. Therefore, 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.

5.2 The application was originally requested by the Highway Authority... *“In the interests of highway safety, to ensure a satisfactory standard of construction and layout for the development and to comply with Government guidance contained within the National Planning Policy Framework.”*

5.3 The details submitted fulfil the condition’s requirements and are regarded as satisfactory by the Highway Authority. Accordingly, it is concluded that that the partial discharge of Condition 6 to 19/00446/F (in respect to Trenchard Circle only) can be permitted.

## **6. RECOMMENDATION**

That Planning Condition 6 (Parking and manoeuvring areas) of 19/00446/F (in respect to Trenchard Circle only) be discharged based upon the following drawings and information contained therein:

- External Works Layout (Dwg: 0521-TR-1004 Rev I);
- Vehicle Tracking (Dwg: 0521-TR-1005-1 Rev B);
- Typical Construction Details (Dwg: HEYF/5/902 G);
- Proposed Engineering layout sheet 1 (Dwg: HEYF-5-900 V);
- Proposed Engineering layout sheet 2 (Dwg: HEYF-5-901 M); and
- External Finishes (Dwg: HEYF-5-904 E).

Case Officer: Andrew Lewis

DATE: 4 April 2022

Checked By: Andy Bateson

DATE: 5<sup>th</sup> April 2022

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