

Case Officer: James Kirkham

Recommendation:

Applicant: Mr Keir Price

Proposal: Discharge of conditions 17 (Travel Information Pack), 18 (Water Efficiency Details) & 20 (Electric Vehicle Charging) of 18/02147/OUT

Expiry Date: 19 April 2022

Extension of Time:

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

- 1.1. The application site is located on the western edge of Deddington on the Hempton Road. Planning consent has been granted for a residential development which is now under construction.

2. CONDITIONS PROPOSED TO BE DISCHARGED

- 2.1. The current application seeks to discharge the following conditions on the outline consent with the information listed below:

Conditions 17 (Travel Information Pack)

Prior to first occupation the development a Travel Information Pack shall be submitted to and approved by the Local Planning Authority. Thereafter the first residents of each dwelling shall be provided with a copy of the approved Travel Information Pack.

Submitted info: A document entitled 'Welcome to your new home – Your local travel choices' has been submitted.

Condition 18 (Water Efficiency Details)

No dwelling shall be occupied until it has been constructed to ensure that it achieves a water efficiency limit of 110 litres person/day and shall continue to accord with such a limit thereafter.

Submitted info: Briary Energy Part G Water Efficiency Calculations Hempton Road – Plots 1 to 21

Condition 20 (Electric Vehicle Charging)

Each dwelling shall be provided with ducting to allow for the future installation of electrical vehicle charging infrastructure to serve that dwelling prior to its first occupation.

Submitted info: Car charging layout drawing number BE-HRD-001 Rev A.

3. RELEVANT PLANNING HISTORY

- 3.1. The most relevant consents for the site are the outline planning consent, 18/02147/OUT, and the reserved matters application 20/03660/REM.

4. RESPONSE TO CONSULTATION

- 5.1. DEDDINGTON PARISH COUNCIL: Deddington Parish Council resolved to supply no comment to the water efficiency calculations but with regard to the EV chargers it would like to request that ALL (including the affordable) properties are provided with at least 32 amp EV chargers.

5. APPRAISAL

- 6.1. Condition 17 – Travel information pack – The submitted report is considered to be acceptable. It provides details of key facilities in the village and a range of travel choices and resources. Whilst there are a couple of typos it is considered to be an acceptable base document to provide to residents to inform them of different travel choices.
- 6.2. Condition 18 (Water Efficiency Details) – The calculations submitted outline that the proposed development would comply with the efficiency limit outlined in the condition.
- 6.3. Condition 20 (Electric Vehicle Charging) – The submitted plan shows the provision of vehicle charging points for the market dwellings and the provision of ducting for the future installation of charging points for the affordable units. The parish council has raised concerns regarding this distinction and officers also consider this to be regrettable and unfortunate. However, the planning condition which was placed on the outline consent only requires the provision of ducting for EV charging points and the affordable dwellings meet these requirements. Therefore, it would be unreasonable to refuse the application on this basis; the details submitted are considered to be acceptable.

6. RECOMMENDATION

That Planning Condition(s) be discharged based upon the following:

Condition 17 (Travel Information Pack)

As submitted in the 'Welcome to your new home – Your local travel choices' document.

Condition 18 (Water Efficiency Details)

The development shall be carried out in accordance with the specification in the Briary Energy Part G Water Efficiency Calculations Hempton Road – Plots 1 to 21

Condition 20 (Electric Vehicle Charging)

Car charging points and ducting suitable for the provision of future charging points shall be provided in accordance with the submitted Car charging layout drawing number BE-HRD-001 Rev A prior to the occupation of the dwelling it serves.

Case Officer: James Kirkham

DATE: 14 April 2022

Checked By: Nathanael Stock

DATE: 15.04.2022
