

**Case Officer:** Shona King

**Recommendation:** Approve

**Applicant:** Mr Evans

**Proposal:** Discharge of Conditions 4 (specification details - turning area) and Condition 5 (landscaping scheme) of 21/01702/F

**Expiry Date:** 24 March 2022

**Extension of Time:**

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

- 1.1. The application site comprises part of a rectangular shaped parcel of land to the north-western side of Bunkers Hill (A4095) south of the Bunkers Hill houses. The site is surrounded by open countryside with a largely unbroken belt of trees along the road frontage with woodland to the west and northern boundaries of the site.
- 1.2. Consent was granted under application 21/01702/F for the erection of a replacement workshop building for automotive use (B2), alteration of the entrance gates, landscaping and demolition of existing buildings.

**2. CONDITIONS PROPOSED TO BE DISCHARGED**

- 2.1. The application is seeking approval for details required by Condition 4 (specification details - turning area) and Condition 5 (landscaping scheme) of 21/01702/F.

**3. RELEVANT PLANNING HISTORY**

- 3.1. The following planning history is considered relevant to the current proposal:

21/01702/F - erection of a replacement workshop building for automotive use (B2), alteration of the entrance gates, landscaping and demolition of existing buildings – APPROVED.

**4. RESPONSE TO CONSULTATION**

- 4.1. OCC HIGHWAY AUTHORITY: No objections

**5. APPRAISAL**

- 5.1. Condition 4 requires the approval of specification details of the turning area. The details that have been submitted are unlikely to have any adverse impact upon the local highway network in traffic and safety terms.
- 5.2. Condition 5 requires the approval of a landscaping scheme. The landscaping scheme is considered to be acceptable. Native species are proposed to the site boundaries with hedging, trees and understorey planting to provide an adequate screen for the proposed development. The hard surfacing is considered to be acceptable given the proposed use of the site.

<b>6. RECOMMENDATION</b>
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That Planning Conditions 4 and 5 of 21/01702/F be discharged based upon the following:

Condition 4

Drawing Nos. BUNK ICS 01 XX DR C 0400 P01, BUNK ICS 01 XX DR C 0200 P01, Soakaway calculations reference 4598-BUNK-13-001-BRE365.xlsx and Permeable subbase calculations prepared by Infrastruct CS Ltd dated 14 December 2021 and letter dated 26 January 2022 from the applicant's agent to the local planning authority

Condition 5

Drawing No. ASA-635-DR-001 rev P01 and letter dated 26 January 2022 from the applicant's agent to the local planning authority

Case Officer: Shona King

DATE: 21 March 2022

Checked By: Nathanael Stock

DATE: 04.04.2022

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