

**Land Adjoining And West Of Stonecroft House  
Clifton Road Deddington**

**22/00778/DISC**

**Case Officer:** James Kirkham

**Recommendation:**

**Applicant:** Blue Cedar Homes

**Proposal:** Partial discharge of Conditions 3 (proposed parking turning, loading, and unloading provision for vehicles to be accommodated within the site including details of the proposed surfacing and drainage of the provision) and full discharge of condition 12 (AMS) of 21/02417/F

**Expiry Date:** 22 June 2022

**Extension of Time:** 22 June 2022

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

1.1. The application relates to an agricultural field, on the south side of Clifton Road, to the eastern edge of the village of Deddington. Planning permission 20/03467/F originally granted consent for 7 dwellings on the site, which has subsequently been amended under 21/02417/F. Works have not yet commenced on the site.

**2. CONDITIONS PROPOSED TO BE DISCHARGED**

2.1. The current application seeks permission for the following:

2.2. Partial discharge of condition 3 (proposed parking turning, loading, and unloading provision for vehicles to be accommodated within the site including details of the proposed surfacing and drainage of the provision). The details submitted for this are:

P19-1601 Figure 3 Rev A – Swept path assessments

P19-1601-PEG-XX-XX-DR-C-200-S278-0004-S3-R01 – Vehicle Tracking

P19-1601-PEG-XX-XX-DR-C-400-S3-R02 – Drainage layout

P 19-1601-PEG-XX-XX-DR-C-500-S3-R02 – External finishes

2.3. Full discharge of condition 12 (AMS). The details submitted for this are:

- Arboricultural Method Statement – TG Report no. 11867\_R03\_JP\_CW

2.4. Details of condition 11 in relation to landscaping and biodiversity were originally submitted however these were withdrawn from the application (see email dated 16<sup>th</sup> June from agent). A later application will follow for these.

**3. RELEVANT PLANNING HISTORY**

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

**Application: 20/03467/F** Permitted 7 May 2021

Erection of 7 no one and two storey age restricted dwellings for older people

(60+ years), formation of means of access, and associated landscaping and infrastructure

**Application: 21/02417/F** Permitted 19 November 2021

Variation of Condition 2 (plans) of 20/03467/F - Erection of 7 one and two storey age restricted dwellings for older people (60+ years), formation of means of access, and associated landscaping and infrastructure

**Application: 21/02967/DISC** Permitted 12 November 2021

Discharge of Conditions 22 (Archaeological Written Scheme of Investigation) of 20/03467/F

**Application: 21/04283/DISC** Permitted 17 February 2022

Discharge of Conditions 16 (Environmental Noise Assessment) and 17 (Geotechnical and Geo-Environmental Assessment) of 21/02417/F

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

- 5.1. CDC LAND DRAINAGE: **No objections.** Originally requested details of soakaway test and micro drainage calculations. Following receipt of this raises no objections.
- 5.2. OCC HIGHWAYS: **No objections.**
- 5.3. CDC ARBORIST: **No objections.**

#### **5. APPRAISAL**

- 6.1. Condition 3 requires details of the proposed parking and turning areas within the site alongside details of the proposed surfacing and drainage arrangements. The plans show the areas for parking and turning laid to hard surface and also provide tracking plans. The Local Highway Authority consider these to be acceptable and I agree with this assessment and they accord with the approved plans. The Council's Drainage Engineer is satisfied with the proposed drainage arrangements and this is therefore considered to be acceptable. Whilst the external details of the surfaces are provided on the External Finishes plan in a general sense, the full details of the colour of the finishes including the block paving and resin bound gravel are not provided. This had been requested from the agent; however, this is not currently available as a contractor has not yet been appointed to construct the site. The general materials are considered acceptable. It is therefore recommended that the condition be partially discharged. A later submission which provides full details of the final appearance and colour of the external surfaces will be required to fully discharge the condition. This has been agreed with the agent.
- 6.2. Condition 12 requires the submission of a Arboricultural Method Statement. This has been submitted and is considered to be acceptable to protect the retained trees on the site. The Councils Arborist considers the details to be acceptable and I agree with this assessment.

#### **6. RECOMMENDATION**

That Planning Condition(s) 3 and 12 be discharged based upon the following:

Partial Discharge of Condition 3 (proposed parking turning, loading, and unloading provision for vehicles to be accommodated within the site including details of the proposed surfacing and drainage of the provision)

The development shall be carried out in accordance with drawing numbers:

P19-1601 Figure 3 Rev A – Swept path assessments  
P19-1601-PEG-XX-XX-DR-C-200-S278-0004-S3-R01 – Vehicle Tracking  
P19-1601-PEG-XX-XX-DR-C-400-S3-R02 – Drainage layout  
P 19-1601-PEG-XX-XX-DR-C-500-S3-R02 – External finishes

Note: In order to fully discharge this condition, full details of the final appearance and colour of the external finishes within the development will need to be submitted under a separate discharge of condition 3.

Full discharge of Condition 12 (AMS)

The development shall be carried out in strict accordance with the submitted Arboricultural Method Statement (Ref: TG Report no. 11867\_R03\_JP\_CW)

Case Officer: James Kirkham

DATE: 16 June 2022

Checked By: Nathanael Stock

DATE: 17.06.2022

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