

**Case Officer:** Nathanael Stock

**Recommendation:** Approve

**Applicant:** Mr Dan Skinner

**Proposal:** Discharge of Conditions 6 (Travel Pack) & 10 (Construction Environmental Management Plan) of 18/01894/OUT

**Expiry Date:** 11 May 2022

**Extension of Time:** 8 September 2022

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

- 1.1. The application site is part (3.7Ha) of an agricultural field adjacent the village of Sibford Ferris. There are predominantly two-storey residential properties with varying styles and palette of materials to the north and east of the site and Sibford School and associated supporting buildings also lie to the east. The site is bounded by mature agricultural boundary hedgerows with trees at points within the hedgerow. The Hook Norton Road runs adjacent the eastern boundary of the site, whilst Woodway Road, a single-track road runs along the western boundary. The north-eastern corner of the site sits at a similar level to the neighbouring residential properties to the north but falls away to the west, north and south.
- 1.2. Outline planning permission was granted at appeal 23<sup>rd</sup> December 2019 for a development of up to 25 dwellings with associated open space, parking and sustainable drainage. The reserved matters application has recently been submitted. Development is yet to commence on site.

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

- 2.1. The application seeks approval for the details required by the conditions named in the description – travel pack & CEMP.

## **3. RELEVANT PLANNING HISTORY**

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

14/00962/OUT - OUTLINE - Erection of six Affordable Local Needs Dwellings and two Market Sale Dwellings with associated car parking and access road including the provision of open space and allotments – application withdrawn (had been granted by planning committee subject to S106 but the latter was never completed).

18/01894/OUT - Outline planning permission with all matters reserved for up to 25 dwellings with associated open space, parking and sustainable drainage – refused; but allowed subsequently at appeal.

## **4. RESPONSE TO PUBLICITY**

- 4.1 There is no requirement to publicise an application of this nature by letters to neighbours or by advertisement in the local newspaper.

## 5. RESPONSE TO CONSULTATION

- 5.1. OCC Highways (in relation to information submitted pursuant to the requirements of Condition 6):

The OCC Travel Plans team have reviewed the document and are happy to recommend discharge of the condition.

- 5.2. CDC Ecology (in relation to Condition 10):

With regard to the application for discharge of condition 10 (CEMP for biodiversity) I am happy for the condition to be discharged on the basis of the submitted document prepared by Aspect Ecology, (March 2022).

## 6. APPRAISAL

- 6.1. In relation to Condition 6, the applicant has submitted a document entitled "Travel Information Pack" by JNP Group Consulting Engineers submitted with this application.
- 6.2. In relation to Condition 10, the applicant has submitted a document entitled "Construction Environmental Management Plan" by Aspect Ecology, dated March 2022, submitted with this application.
- 6.3. In light of the comments received from the Local Highway Authority (in relation to Condition 6) and the District Council's Ecology Officer (in relation to Condition 10), the submitted information is considered acceptable in meeting the requirements of the respective conditions; and both conditions can be discharged accordingly.

## 7. RECOMMENDATION

That Planning Conditions 6 and 10 of planning permission ref. 18/01894/OT be discharged based upon the following:

### Condition 6

Document entitled "Travel Information Pack" by JNP Group Consulting Engineers submitted with this application.

### Condition 10

Document entitled "Construction Environmental Management Plan" by Aspect Ecology, dated March 2022, submitted with this application.

Case Officer: Nathanael Stock

DATE: 8 September 2022

Checked By: Andy Bateson

DATE: 8<sup>th</sup> September 2022

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