

Case Officer: Shona King

Recommendation: Approve

Applicant: Steven Kerry

Proposal: Discharge of Conditions 5 (drainage details) & 9 (driveways, accesses and turning areas) of 21/02318/F

Expiry Date: 5 July 2022

Extension of Time: 5 July 2022

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

- 1.1. The application relates to a largely undeveloped site located to the south western edge of Steeple Aston. The site previously appeared to include a number of agricultural buildings. However, these have largely been clear along with the extensive vegetation which previously covered the site. A commercial garage exists to the west of the site and residential properties exist to the north and east. To the south of the site is open countryside.
- 1.2. Planning permission has been granted for the erection of 10no two storey residential dwellings with access off South Side including a new pedestrian footway, parking and garaging, landscaping and all enabling and ancillary works.

2. CONDITIONS PROPOSED TO BE DISCHARGED

- 2.1. The application seeks approval for the details required by the conditions named in the description.

3. RELEVANT PLANNING HISTORY

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

19/02948/F - Erection of 10no two storey residential dwellings with access off South Side including a new pedestrian footway, parking and garaging, landscaping and all enabling and ancillary works – granted with conditions

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 HIGHWAY AUTHORITY: No objection

- 5.2. OCC LEAD LOCAL FLOOD AUTHORITY: Original consultation – Objection:

- Provide surface water catchment plan stating the area and the area after adding 10% urban creep. Clearly show the extents of the catchments and where it will be draining to.

- There are no sub base references added to the drainage plan. In order to review and understand the calculations, provide the reference of the sub base on plan.
- Provide the storage area and sub base thickness on the drainage plan in order to review the calculations and ensure the design is consistent.
- 100mm drainage pipes are used around the plots to take the roof areas, evidence needs to be provided that the drainage pipes can take the proposed roof areas without flooding.
- Provide flood exceedance plan with the proposed levels overlaid, to demonstrate that all surface water will be kept away from structures and within the site boundary.
- Provide a maintenance regime for the proposed SuDS, identifying all the maintenance requirements.
- Clarification required on how surface water quality will be managed during construction.

5.3. OCC LEAD LOCAL FLOOD AUTHORITY: Response on additional information 28-06-22 – No objection

6. APPRAISAL

6.1. Condition 5 requires the submission and approval of a detailed surface water drainage scheme for the site. Whilst the information that was provided with the application was not sufficient to enable the discharge of the condition, additional information has now been provided that satisfies the requirements of the condition. The LLFA has now raised no objections to the scheme. It is considered that the submitted details as amended are acceptable.

6.2. Condition 9 requires the submission and approval of full specification details of the vehicular accesses, driveways and turning areas to serve the dwellings. OCC Highways has raised no objections and it is considered that the submitted details are acceptable.

7. RECOMMENDATION

That Planning Condition(s) 5, and 9 of 19/02948/F be discharged based upon the following:

Condition 5

- Drawing No. 6355-MJA-SW-XX-DR-C-800 REV P2.
- Soil Infiltration testing, REV A
- Drawing No. 6355-MJA-SW-XX-DR-C-900, REV P3
- Drawing No. 6374-MJA-SW-XX-DR-C-002, REV C3
- Drawing No. KTG/21:0337/6374, REV A
- Email from Mr Steven Kerry received by the Local Planning Authority on 07.06.2022 at 1607 hours as amended by subsequent email from Mr Steven Kerry received by the Local Planning Authority on 16.06.2022 at 1420 hours.

Condition 9

- Drawing Nos: P 224 SP 01 K, 6355-MJA-SW-XX-DR-C-004 P1, 6355-MJA-SW-DR-C-100 P1, 6374 – MJA-SW-XX-DR-C-200 P4, 6374-MJA-SW-XX-DR-C-201 P1 and 6355-MJA-SW-XX-DR-C-900 P2
- Agent's email dated 6/4/2022 clarifying that there will not be a Private Road Agreement.

Case Officer: Shona King

DATE: 4 July 2022

Checked By: Nathanael Stock

DATE: 04.07.2022
