

Case Officer: Nathanael Stock

Recommendation: Approve

Applicant: Gade Homes Ltd

Proposal: Discharge of condition 7 (Construction Traffic Management Plan) of
18/01894/OUT

Expiry Date: 14 June 2022

Extension of Time: 8 September 2022

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 23rd 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 – condition 7 - CTMP.
- 2.2. The application relates to a revised Construction Traffic Management Plan received 20th June 2022, the document labelled Rev B.

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with associated car parking and access road including the provision of open space and allotments – application withdrawn (had been granted by planning committee subject to S106 but the latter was never completed).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. CDC Highways (10.06.22) – Initial Objection to the proposal as originally submitted.

There is no information in the CTMP regarding the timing of deliveries. Given that the site is opposite a school, it is important that deliveries avoid the beginning and end of the school day.

The Junior section is open 8:30 to 16:00 and the Senior section 8:40 to 16:15. Therefore, deliveries must only be permitted in the window from 09:00 to 15:30, and this must be written into the CTMP.

I am pleased to see that all construction traffic and deliveries will be to/from the south along Hook Norton Road, and that there will be wheel-washing and adequate contractor parking within the site.

- 5.2. CDC Highways (01.09.22) – No objection to revised proposals.

I am happy with the revised CTMP and have no objection to discharge of the condition.

6. APPRAISAL

- 6.1. Having assessed the content of the amended Construction Traffic Management Plan (Rev B), and in light of the above comments from OCC Highways, it is considered that this application can now be approved.

7. RECOMMENDATION

That Planning Condition 7 of application ref. 18/01894/OUT be discharged based upon the following:

Condition 7

Construction Traffic Management Plan Rev B, dated April 2022, received by the Local Planning Authority in an email dated 20.06.22 at 13:21 hours.

Case Officer: Nathanael Stock

DATE: 8 September 2022

Checked By: Andy Bateson

DATE: 8th September 2022
