

**Case Officer:** Imogen Hopkin

**Recommendation:** Approve

**Applicant:** Mr & Mrs Fennessy

**Proposal:** Discharge of Conditions 4 (landscaping scheme), 9 (proposed access drive), 10 (Landscape and Ecological Management Plan (LEMP), 11 (Construction Environment Management Plan (CEMP), 13 (potential contaminative uses), 18 (external lighting) and 19 (Arboricultural Method Statement (AMS) of 20/01933/F

**Expiry Date:** 17 January 2023

**Extension of Time:** 17 January 2023

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

- 1.1. The application site is located in the open countryside, approximately 0.7m to the west of Wigginton. The site comprises a dense coverage of trees surrounding a pond in the middle of the site.
- 1.2. Planning permission as granted on 19<sup>th</sup> May 2021 for a residential dwelling for multi-generational living, landscape enhancements and associated works.

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

- 2.1. The application seeks to discharge conditions 4 (landscaping scheme), 9 (proposed access drive), 10 (Landscape and Ecological Management Plan (LEMP)), 11 (Construction Environment Management Plan (CEMP)), 13 (potential contaminative uses), 18 (external lighting) and 19 (Arboricultural Method Statement (AMS)) of 20/01933/F.

## **3. RELEVANT PLANNING HISTORY**

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

<b>Application: 20/01933/F</b>	Permitted	19 May 2021
Erection of one residential dwelling for multi-generational living and landscape enhancements and associated works		

## **4. RESPONSE TO PUBLICITY**

- 4.1 No publicity occurred.

## **5. RESPONSE TO CONSULTATION**

- 5.1. OCC Highways: No objection to the discharge of condition 9.
- 5.2. Building Control: No comments or observations.

- 5.3. Environmental Protection: Happy to discharge conditions 11, 13 and 18 without further comments.
- 5.4. Arboricultural Officer: The updated arb statement is sufficient to discharge conditions 4, 10 and 19.
- 5.5. Ecology Officer: No comments received.

## **6. APPRAISAL**

- 6.1. Condition 4: Landscaping scheme. The landscaping details provided have been reviewed by arboricultural officers and are considered acceptable to satisfy the condition.
- 6.2. Condition 9: Proposed access drive. The details show the access is going to be improved, laid out and constructed. The highways officers advise the details are acceptable and the case officer has no reason to disagree.
- 6.3. Condition 10: Landscape and Ecological Management Plan (LEMP). The updated LEMP provided has been reviewed by arboricultural officers and is considered acceptable for the purposes of the condition.
- 6.4. Condition 11: Construction Environment Management Plan (CEMP). The CEMP submitted is acceptable to ensure that the risk of nuisance during the construction phase will be kept to a minimum, and therefore can be approved.
- 6.5. Condition 13: Potential contaminative uses. The Contamination Risk Assessment submitted by PGE demonstrates the risk of significant harm is low and therefore is acceptable to be discharged.
- 6.6. Condition 18: External lighting. The external lighting scheme submitted on drawing number Oxo 110 is acceptable to not cause a disturbance, and therefore be discharged.
- 6.7. Condition 19: Arboricultural Method Statement (AMS)). The BS5837 and addendum letter attached are considered acceptable by the arboricultural officer and officers would have no reason to disagree.

## **7. RECOMMENDATION**

That Planning Conditions 4, 9, 10, 11, 13, 18 and 19 of 20/01933/F be discharged based upon the following:

### Condition 4:

Drawings numbered OXO\_100, OXO\_101, OXO\_102, OXO\_103, OXO\_105, OXO\_106, OXO\_107, OXO\_108, OXO\_109, OXO\_300, OXO\_301, OXO\_400, OXO\_401, OXO\_402, OXO\_403, OXO\_406

### Condition 9:

Drawings numbered OXO\_103, OXO\_104, OXO\_404, OXO\_405, OXO\_407, OXO\_408, OXO\_409

### Condition 10:

Document entitled OXO 013 Rev B Landscape Ecology Management Plan (SEED

landscape design ltd, dated October 2022)

Condition 11:

Construction Environment Management Plan (CEMP) June 2022 by Seymour-Smith Architects and submitted with this application.

Condition 13:

Contamination Risk Assessment 1 of 5, Contamination Risk Assessment 2 of 5, Contamination Risk Assessment 3 of 5, Contamination Risk Assessment 4 of 5, Contamination Risk Assessment 5 of 5 submitted with this application

Condition 18:

Drawing number OXO 110

Condition 19:

The BS5837 Tree Survey Assessment Implications Assessment & Method Statement (ref. 19666/A3, dated June 2020) and the addendum received by the local planning authority on 6<sup>th</sup> January 2023

Case Officer: Imogen Hopkin

DATE: 17 January 2023

Checked By: Nathanael Stock

DATE: 17.02.2023

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