

**Case Officer:** James Kirkham

**Recommendation:** Approve

**Applicant:** Burrington Estates

**Proposal:** Discharge of condition 16 (lighting strategy) of 18/02147/OUT

**Expiry Date:** 19 September 2022

**Extension of Time:**

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

- 1.1. The application site is located on the western edge of Deddington on the Hempton Road. Planning permission has been granted for a residential development which is now under construction.

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

- 2.1. The current application seek permission to discharge condition 16 relating to external lighting.
- 2.2. The information submitted includes: Drawing number ES20.020 02.10 P7 – S38 Agreement layout and HSD/1300/006 – Column styles.

## **3. RELEVANT PLANNING HISTORY**

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

**Application: 18/02147/OUT** Permitted 6 April 2020

Outline planning application for up to 21 dwellings comprising 1, 2, 3 and 4 bedroom dwellings together with access, garaging and landscaping (all matters reserved except the principal means of access from Hempton Road)

## **4. PUBLICITY - Not required**

## **5. RESPONSE TO CONSULTATION**

- 5.1. OCC HIGHWAYS: Originally stated they could only discharge street lighting at S38 stage. Further to clarification from applicant that street lighting designed by OCC raises no objection to discharge of condition.
- 5.2. DEDDINGTON PARISH COUNCIL: Commented that the plans do not appear to show the build out on the main road which was secured as part of the permission and associated lighting.

## **6. APPRAISAL**

- 6.1. The submitted plans shown the lighting proposals within the site which have been designed by OCC Lighting team. Following clarification, the Local Highway Authority is now satisfied that the details are acceptable.

- 6.2. Any alternations required by Road Agreements may result in the requirement for an additional DISC which the developer would need to pursue.
- 6.3. The Parish Council has raised queries over the build out feature on the main road and the lighting for this. This would be secured as part of the highway works through the S106 agreement and would be subject to further agreements with the Local Highway Authority as they lie within the adopted highway.
- 6.4. Furthermore, these works are located outside of the application site so are not covered by the scope of this condition.
- 6.5. There are not considered to be any ecological concerns regarding the lighting scheme as the proposed lighting is located away from the boundaries of the site which the ecological features exist.

## **7. RECOMMENDATION**

That Planning Condition(s) 16 of 22/02197/DISC be discharged based upon the following:

### Condition 16 Lighting

In accordance with Drawing number ES20.020 02.10 P7 – S38 Agreement layout and HSD/1300/006 – Column styles.

Case Officer: James Kirkham

DATE: 7 September 2022

Checked By: Nathanael Stock

DATE: 14.09.2022

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