

**Os Parcel 4300 North Of Shortlands And South Of  
High Rock Hook Norton Road Sibford Ferris OX15  
5QW**

**22/02648/DISC**

**Case Officer:** Daisy Kay-Taylor

**Recommendation:** Approve

**Applicant:** Mr Dan Skinner

**Proposal:** Discharge of Conditions 20 (Cycle Storage), 21 (EV Charging) & 22 (Biodiversity) of 21/02893/REM

**Expiry Date:** 20 January 2023

**Extension of Time:** Yes

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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 to the village of Sibford Ferris. Predominantly two-storey residential properties of varying styles and materials lie to the north and east of the site and Sibford School and associated support buildings also lie to the east. The site is bounded by mature agricultural boundary hedgerows interspersed with trees within the hedgerow. The Hook Norton Road runs adjacent to the eastern boundary of the site with Woodway Road, a single-track road, runs along the western boundary. The north-eastern corner of the site is of a similar level to the neighbouring residential properties to the north but falls away to the west, south and north.
- 1.2. Outline planning permission was granted at appeal 23 December 2019 for a development of up to 25 dwellings with associated open space, parking and sustainable drainage.

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

- 2.1. This application seeks the discharge of conditions 20 (cycle storage), 21 (EV charging) and 22 (biodiversity) of 21/02893/REM and details in support were submitted in the form of
- 2.2. Drawing numbers 3699.DIS01 Rev B prepared by BHP Harwood Architects (condition 20), 011 Rev C4 prepared by Hester Architects (condition 21), and 6126/LEMP1 Rev C/LP prepared by Aspect Ecology (condition 22).

## **3. RELEVANT PLANNING HISTORY**

- 3.1. The following planning history is considered relevant to the proposal:
  - **21/02893/REM** Approval of reserved matters pursuant to condition 1 of planning permission 18/01894/OUT for details of layout, appearance, scale, landscaping, access and parking for 25 dwellings. Permitted 21 June 2022
  - **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 later allowed at appeal 23 December 2019.
  - **14/00962/OUT** – Outline – erection of six Affordable Local Needs Dwellings and two Market Sale Dwellings with associated care 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).

#### **4. RESPONSE TO PUBLICITY**

- 4.1 Due to the nature of this application no publicity has been required or undertaken; however, a third-party response has been received: *'The revised plans for swift nesting boxes are good! I appreciate that you have placed them in pairs and on predominantly north-facing walls. Thank you for taking on board our previous comments.'*
- 4.2 The comments received can be viewed in full on the Council's website, via the online Planning Register.

#### **5. RESPONSE TO CONSULTATION**

- 5.1. Ward Councillor for Cropredy, Sibfords and Wroxton was consulted on 07 September 2022: no comments or objections received
- 5.2. CDC Ecology was consulted on 07 October 2022: no objection on proviso the swift bricks are fitted at the correct elevation
- 5.3. OCC was consulted on 25 October 2022: initial objection to the proposals as originally submitted, commenting that:
- Condition 20: 'The 2017 Standards [the criteria of which applied when the Reserved Matters application was submitted] require one stand per two units for visitor cycle parking. Therefore, there should be at least 12 stands distributed around the development, for use by visitors to the dwellings and not just around the LAP.'
  - Condition 21: 'The Oxfordshire Electric Vehicle Infrastructure Strategy as adopted in April 2021. This policy document requires 25% of unallocated visitor car parking spaces to have EV charging facilities installed. Hence, this needs to be made available at one of the four pairs of visitor bays within the development.'
- 5.4. The applicant provided further details and OCC Transport were reconsulted on 10 January 2023: no objection to revised proposals

#### **6. APPRAISAL**

- 6.1. Condition 20 and 21: The County's Transport Planner has commented that '12 Sheffield-type cycle stands are now shown, well distributed across the development. This provision meets the applicable standards at the time of the Reserved Matters application' and that 'EV charging facilities are shown at two of the visitor parking bays (although ducting to these is not indicated). This satisfies the requirements of the Oxfordshire Electric Vehicle Infrastructure Strategy'.
- 6.2. Condition 22: The Council's Ecologist has commented that she is satisfied that 'the condition may be discharged on the basis of the submitted plan (6126/LEMP1) as long as the swift bricks are fitted at the correct elevation'.
- 6.3. I see no reason to disagree with the consultee advice.

#### **7. RECOMMENDATION**

That planning conditions 21, 21 and 22 of 21/02893/REM be discharged based upon the following:

Condition 20

Drawing number 3699.DIS01 Rev B prepared by BHP Harwood Architects and dated November 2022

Condition 21

Drawing number 011 Rev C4 prepared by Hester Architects and dated July 2022

Condition 22

Drawing number 6126/LEMP1 Rev C/LP prepared by Aspect Ecology and dated July 2022, provided that the swift bricks and boxes are fitted at the correct height above ground level

Case Officer: Daisy Kay-Taylor

DATE: 18 January 2023

Checked By: Nathanael Stock

DATE: 19.01.2023

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