

Case Officer: Imogen Hopkin

Recommendation:

Applicant: CALA Chiltern

Proposal: Discharge of Condition 7 (Phase I and Phase II Investigation) of
19/00616/OUT

Expiry Date: 9 December 2022

Extension of Time: 20 February 2023

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

- 1.1. The application site refers to a small grouping of fields forming part of the open countryside on the eastern edge of Fritwell, south of Fewcott Road. The site is relatively flat with the boundaries delineated by varying densities of trees and hedgerows. The site contains some informally arranged outbuildings in its north-east corner. A public footpath runs immediately to the south of the site which is separated from the site by a hedgerow and links through to Southfield Lane and on to East Street.
- 1.2. The site benefits from approved outline and reserved matters applications, 19/00616/OUT and 21/02180/REM respectively, which granted approval for the construction of 28 dwellings, access from Fewcott Road. The development comprises 26 two storey dwellings and 2 bungalows.
- 1.3. There are several applications seeking to discharge the conditions related to the above applications, as there are intentions to commence work soon.

2. CONDITIONS PROPOSED TO BE DISCHARGED

- 2.1. The application seeks to discharge condition 7 (Phase I and Phase II investigation) of 19/00616/OUT.

3. RELEVANT PLANNING HISTORY

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

Application: 19/00616/OUT	Permitted	18 June 2021
The erection of up to 28 dwellings and associated site access onto Fewcott Road. Outline application. All matters reserved except for means of access.		
Application: 21/02180/REM	Permitted	31 August 2022
Reserved matters application for 19/00616/OUT - seeks approval of all reserved matters (excluding access as determined at the outline stage), namely, the layout, appearance, landscaping and scale for the development.		

- 3.2. There are other discharge of condition applications that are not listed within the history, although are in progress.

4. RESPONSE TO PUBLICITY

4.1 No publicity has occurred.

5. RESPONSE TO CONSULTATION

5.1. Environmental Protection: The reports provided are acceptable to satisfy condition 7.

6. APPRAISAL

6.1. The applicant has submitted a Phase I and Phase II Investigation report commissioned by The Brownfield Consultancy, dated 31st January 2021, in relation to this site. The Council's Environmental Protection Officer has advised the report is acceptable, and advises condition 7 can be discharged. Officers therefore consider this application can be approved.

7. RECOMMENDATION

That planning condition 7 of 19/00616/OUT be discharged based upon the following:

Condition 7

Phase I and II Investigation report prepared by Contaminated Land Solutions dated 31st January 2021.

Case Officer: Imogen Hopkin

DATE: 14 February 2023

Checked By: Nathanael Stock

DATE: 14.02.2023
