

Case Officer: Michael Sackey**Recommendation:** Approval**Applicant:** Mr Keir Price**Proposal:** Discharge of Condition 9 (remedial works) of 18/02147/OUT**Expiry Date:** 19 December 2022**Extension of Time:**

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

- 1.1. The application site is part of an agricultural field located to the west of Deddington to the north of the Hempton Road. The site is relatively flat, but the land beyond the northern boundary of the site falls away into a wide valley. To the east of the site is Wimborn Close which consists of a mix of relatively modern two storey properties and has a landscaping belt adjacent to the site. Agricultural field boundaries exist to the west of the site beyond which lies further agricultural fields.
- 1.2. Deddington nursery, The Windmill Centre, recreation ground and sporting facilities exist to the south of the site beyond Hempton Road.

2. CONDITIONS PROPOSED TO BE DISCHARGED

- 2.1. The application seeks approval for the details required by the conditions named in the description, which relate to remedial works.

3. RELEVANT PLANNING HISTORY

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

Application: 20/02083/OUT Permitted 16 August 2022

Outline - Erection of 14 two-storey dwellings

Application: 21/01226/DISC Permitted 2 June 2021

Discharge of Conditions 7 (Comprehensive Intrusive Investigation Report), 8 (Details of Remediation) and 13 (Energy Report) of 18/02147/OUT

Application: 21/02338/PREAPP Response Sent 30 December 2021

Erection of 14 two-storey dwellings

Application: 21/02462/OBL Response Sent 30 August 2022

Discharge of schedule 2 paragraph 2.1.1 (affordable housing scheme) – of S106 relating to 18/02147/OUT

Application: 21/02988/DISC Permitted 7 December 2021

Discharge of Conditions 3 (stone sample panel) and 4 (brick sample panel) of 20/03660/REM

Application: 21/03546/OBL

Application for approval of 'management company structure scheme' and 'the management plan' for public open space under paragraph 2.1 of the Third Schedule of S106 relating to 18/02147/OUT

Application: 21/03804/DISC Permitted 4 February 2022

Discharge of Conditions 5 (Large Scale Details) and 6 (Boundary Treatment) of 20/03660/REM

Application: 22/00201/DISC Permitted 15 April 2022

Discharge of Conditions 17 (Travel Information Pack), 18 (Water Efficiency Details) & 20 (Electric Vehicle Charging) of 18/02147/OUT

Application: 22/02197/DISC Permitted 14 September 2022

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

Application: 22/02570/REM

Reserved Matters application to 20/02083/OUT for the approval of details of layout (internal access roads and footpaths), scale, appearance and landscaping relating to the erection of 14 dwellings including 5 affordable dwellings, together with the provision of parking, landscaping and other associated details

Application: 22/02569/DISC Permitted

Discharge of Conditions 6 (potential contaminative uses), 7 (comprehensive intrusive investigation), 8 (scheme of remediation) and 9 (verification report) of 20/02083/OUT

Application: 22/02757/DISC

Discharge of Conditions 5 (finished floor levels), 10 (detailed surface water drainage scheme), 12 (Construction Traffic Management Plan), 13 (Construction Environmental Management Plan), 14 (sustainability details), 15 (biodiversity details), 16 (Landscape and Ecology Management Plan), 19 (water efficiency details) and 21 (electric vehicle charging plan) of 20/02083/OUT

4. RESPONSE TO CONSULTATION

Environmental Health (14.09.2022) - Having read the report provided I am satisfied that the condition can be discharged.

5. APPRAISAL

Condition 9 requires that if remedial works have been identified in condition 8, the development shall not be occupied until the remedial works have been carried out in accordance with the scheme approved under condition 8. A verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the Local Planning Authority.

Remediation Verification Report has been submitted with the application reference "BRD3567-OR6-A (June 2022)". Having regards to the comments of the Environmental Protection Officer, the submitted report is considered acceptable.

6. Conclusion

The Local Planning Authority considers that the details submitted pursuant to Conditions 9 of 18/02147/OUT are acceptable, and as such it is recommended that the said Condition is discharged.

7. RECOMMENDATION

That Planning Conditions of 20/02083/OUT be discharged based upon the following

Condition 9

Remediation Verification Report by BRD Environmental Ltd, report ref. "BRD3567-OR6-A" and dated June 2022

Case Officer: Michael Sackey

DATE: 17 November 2022

Checked By: Nathanael Stock

DATE: 17.11.2022
