

Case Officer: Michael Sackey

Recommendation: Approval

Applicant: Mr Ryan Jones

Proposal: Discharge of Conditions 4 (Construction Traffic Management Plan), 5 (means of access), 6 (turning areas/parking), 7 (Arboricultural Method Statement), 8 (landscaping scheme) and 9 (acoustic insulation scheme) of 21/00026/F

Expiry Date: 30 January 2023

Extension of Time: 22.02.2023

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

- 1.1. The application relates to land associated with 13 Blackwood Place, a large two-storey detached dwelling located on a residential street in the south-east of Bodicote, to the south of Banbury, and further an area of highway verge. The existing dwelling (recently extended and altered) at the site is externally faced in a mixture of facing red brick and painted render elevations with grey powder coated aluminium windows and doors under a plain tile roof. The existing site benefits from a large area of hardstanding to the front with access taken off Blackwood Place.
- 1.2. The property also benefits from a big plot with a substantial large rear garden, with patio and grass areas, and recently constructed flat-roofed outbuilding. The site shares boundaries with neighbours to the north and south. The rear boundary backs onto the Oxford Road (A4260). Boundary treatments are a mixture of vegetation and timber fencing.
- 1.3. The site does not contain a listed building and is not located within a designated conservation area. There are no other significant site constraints relevant to planning and this application.

2. CONDITIONS PROPOSED TO BE DISCHARGED

- 2.1. The application seeks approval for the details required by the conditions named in the description, which relates to Construction Traffic Management Plan (CTMP), means of access, turning area and parking, Arboricultural Method Statement, Landscaping scheme, acoustic insulation scheme and remediation strategy.
- 2.2. The application relates to an email received on (27.01.2023) at 10:12hrs from the agent confirming that Contamination has not been found on site and notes that the condition is not a pre-commencement condition but remains in place for the duration of the work in response to Environmental Officers queries.
- 2.3. The application relates to an email received on (31.01.2023) at 11:22hrs from the agent confirming the omission or the removal of condition 11 from the application as it is a compliance condition.
- 2.4. The application relates to an email and amended plans received on (10.02.2023) at 15:52hrs from the agent submitting an amended Construction Traffic Management Plan (CTMP) reference "Construction Traffic Management Plan For Proposed New dwelling to Rear Of 13, Blackwood Place, Bodicote For Mr R Jones Planning Reference 21/00026/F Revision 1 (February 2023 - Project No 21/146)" in response to the Highways objection and also advising that the OCC Trees Officer hadn't

looked at the proposals correctly and misunderstood which trees were affected and that none of the trees that he had itemised as an issue will be removed. The assessment and determination of this application is based on the additional documents and plans.

3. RELEVANT PLANNING HISTORY

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

Application: 19/01813/F Permitted 19 November 2019

Demolish garage. Replacement roof (eaves and ridge to be as existing).
Erection of single storey and two storey extensions to front, side and rear.
Enlargement of parking/turning area.

Application: 20/02152/F Application 29 September 2020
Withdrawn

Erection of dwelling house, garage and associated vehicular access off
Oxford Road A4260.

Application: 21/00026/F Permitted 26 July 2021

Erection of dwelling house, garage and associated vehicular access off
Oxford Road A4260 - re-submission of 20/02152/F

4. RESPONSE TO CONSULTATION

Arboriculture - Satisfied to discharge Condition 7 AMS

Environmental Health - Having read the documents provided I am satisfied that condition 9 (acoustic insulation scheme) can be discharged. I don't understand why they have applied to discharge condition 11 as it is a condition that [only] applies if contamination is found. If no contamination has been found, then there is no need to discharge? In any case there is no report for me to look at so I would be unable to recommend discharge.

Local Highway Authority (02.02.2023) –

Condition 4: CTMP – the following points are required to discharge the condition:

- Details of wheel cleaning/wash facilities – to prevent mud etc, in vehicle tyres/wheels, from migrating onto adjacent highway.
- Details of appropriate signing, to accord with the necessary standards/requirements, for pedestrians during construction works, including any footpath diversions.
- Contact details of the Project Manager and Site Supervisor responsible for on-site works to be provided.
- How local residents are to be kept informed of significant deliveries and liaised with through the project. Contact details for person to whom issues should be raised with in first instance to be provided and a record kept of these and subsequent resolution.

Condition 5: Means of Access

- Proposed tree removal, 2 of which belong to OCC. If the CDC or developer has not done so already, an OCC tree officer should be contacted to ensure this is acceptable and the trees are not protected.
- Subject to licensing and agreements.

Condition 6: Turning and Parking Area

- No Objection

Local Highway Authority (15.02.2023) – I can confirm that all point raised previously have been addressed and that Condition 4 can be discharged.

5. APPRAISAL

Condition 4 requires the submission of a Construction Traffic Management Plan, which shall identify: Access and parking arrangements for construction vehicles, Details of times for construction traffic and delivery vehicles, which must be outside network peak and school peak hours (to minimise the impact on the surrounding highway network).

This application is supported by a Construction Traffic Management Plan CTMP document reference “Construction Traffic Management Plan For Proposed New dwelling to Rear Of 13, Blackwood Place, Bodicote For Mr R Jones Planning Reference 21/00026/F Revision 1 (February 2023 - Project No 21/146)”, which has been amended during the course of the application, to address issues such as details of wheel cleaning/wash facilities, details of appropriate signing for pedestrians during construction works, contact details of the Project Manager and Site Supervisor and how local residents are to be kept informed of significant deliveries and liaised with through the project.

Having regards to the comments of the Highways Officer, the amended CTMP is considered acceptable.

Condition 5 requires the submission of full details of the means of access between the land and the highway, including, position, layout, construction, drainage and vision splays.

A plan has been submitted illustrating full details of the means of access between the land and the highway, including, position, layout, construction, drainage and vision splays reference “60 Rev P2”. Having regards to the comments of the Highways Officer, the details and plan provided are considered acceptable.

Condition 6 requires the submission of full specification details (including construction, layout, surfacing and drainage) of the turning area and parking spaces within the curtilage of the site, arranged so that motor vehicles may enter, turn round and leave in a forward direction and vehicles may park off the highway.

A plan has been submitted illustrating full specification details (including construction, layout, surfacing and drainage) of the turning area and parking spaces within the curtilage of the site reference “60 Rev P2” and “61 Rev P1”. Having regards to the comments of the Highways Officer, the details and plans provided are considered acceptable.

Condition 7 requires the submission of an Arboricultural Method Statement (AMS), undertaken in accordance with BS:5837:2012 and all subsequent amendments and revisions.

This application is supported by Arboricultural Method Statement (AMS) reference "ARBORICULTURAL METHOD STATEMENT (13 Blackwood Place, Banbury – December 2021" and having regards to the comments of the Council's Arboricultural Officer the submitted Arboricultural Method Statement is considered acceptable.

Condition 8 requires the submission of a landscaping scheme, to include:- a) details of the proposed tree and shrub planting including their species, number, sizes and positions, together with grass seeded/turfed areas, b) details of the existing trees and hedgerows to be retained as well as those to be felled, c) full details, including surface construction, of the hard surface areas, d) details of all boundary treatments.

A landscape scheme reference "06 Rev B" was submitted with the application and is considered acceptable.

Condition 9 requires the submission of full details of a scheme for acoustically insulating all habitable rooms within the dwelling such that internal noise levels do not exceed the criteria specified in Table 4 of the British Standard BS 8233:2014, 'Guidance on sound insulation and noise reduction for buildings'.

Details of a scheme for acoustically insulating all habitable rooms within the dwelling such that the internal noise levels do not exceed the criteria specified in Table 4 of the British Standard BS 8233:2014 reference "MDR/J4963a" have been provided. Having regards to the comments of the Environmental health officer, there are no objections to the details in relation the scheme for acoustically insulating all habitable rooms and therefore the submitted details are considered acceptable.

6. Conclusion

The Local Planning Authority considers that the details submitted pursuant to Conditions 4, 5, 6, 7, 8 and 9 of 21/00026/F are acceptable, and as such it is recommended that the said Conditions are discharged.

7. RECOMMENDATION

That Planning Conditions of 21/00026/F be discharged based upon the following

Condition 4

Document entitled "Construction Traffic Management Plan For Proposed New dwelling to Rear Of 13, Blackwood Place, Bodicote For Mr R Jones Planning Reference 21/00026/F Revision 1 (February 2023 - Project No 21/146)"

Condition 5

Drawing ref. "60 Rev P2"

Condition 6

Drawings refs. "60 Rev P2" and "61 Rev P1"

Condition 7

Arboricultural Method Statement "ARBORICULTURAL METHOD STATEMENT (13
Blackwood Place, Banbury – December 2021"

Condition 8

Drawing ref. "06 Rev B"

Condition 9

The PDF document titled Acoustic Appraisal and Mitigation submitted with this
application, ref. "MDR/J4963a"

Case Officer: Michael Sackey

DATE: 27 January 2023 / 15.02.23

Checked By: Nathanael Stock

DATE: 17.02.2023
