

**Land South Of Cotefield Business Park Phase 2
Adj To Blossom Field Road Bodicote**

22/03813/DISC

Case Officer: Lewis Knox

Recommendation: Approve

Applicant: Mr Simon Harrison

Proposal: Discharge of Condition 16 (Landscaping Proposal for Play Area) of 18/00193/REM

Expiry Date: 14 February 2023

Time Extension: 29 June 2023

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

- 1.1. The application relates to a residential development site formerly some 4.5ha of agricultural land to the south of Bodicote village. Cotefield Nurseries and Cotefield Business Park lie to the east of the site, between the site and the A4260. Cotefield House, a former country house now subdivided into flats, also lies to the east. There is a single shared point highway access off the A4260. A recent new residential development lies adjacent to the north of the field, with agricultural fields to the south and west. A mature (approximately 25 metre wide) tree belt screens the site along the southern and western boundaries of the field.
- 1.2. Outline planning permission was originally granted under 14/02156/OUT, for 95no homes on land south of Cotefield Business Park adjacent to Blossom Field Road Bodicote. It was approved subject to conditions on the 3 October 2016. Reserved matters applications 18/00193/REM (28.08.2018) (Phase 1) and 18/01309/REM (05.11.2018) (Phase 2) have also been subsequently approved, again subject to schedules of conditions. The residential development is at an advanced stage with properties in Phase 1 of the site already in occupation, whilst construction works continues on Phase 2 (condition 4 subject of this application); again, with some properties having been completed.

2. CONDITIONS PROPOSED TO BE DISCHARGED

- 2.1. The applicant seeks to retrospectively discharge condition 16 (Landscaping for Play Area) of 18/00193/REM.

3. RELEVANT PLANNING HISTORY

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

Application: 18/00193/REM Permitted 28 August 2018

Reserved matters application to 14/02156/OUT - for appearance, layout and landscaping (including the layout of the internal access roads, footpaths and cycleways) for 37 dwellings.

4. RESPONSE TO CONSULTATION

- 4.1. **CDC Landscaping:** Raised no objection to the revised submission.

5. APPRAISAL

- 5.1. Condition 16 – This condition required a landscaping scheme to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development above slab level. Since development is well under way, with numerous occupations, this application is retrospective.
- 5.2. This submission included plans detailing the planting proposals as well as the playspace layout. CDC Landscaping initially had concerns with the submitted plans and as such there have been a couple of rounds of amendments to bring the proposed scheme into an acceptable form.
- 5.3. Following the last set of amended plans (Refs: 1908 13 Rev W and 15410 Rev E), CDC Landscape Officers confirmed they had no objection to the revised details and as such suggested that the condition could be discharged on this basis.
- 5.4. Accordingly, it is concluded that Condition 16 can now be discharged.

6. RECOMMENDATION

That Planning Condition 16 of 18/00193/REM be retrospectively discharged based upon the following:

Condition 16:

In accordance with drawing nos. 1908 13 Rev W and 15410 Rev E.

Case Officer: Lewis Knox

DATE: 27 June 2023

Checked By: Andy Bateson

DATE: 28th June 2023
