

Case Officer: Imogen Hopkin

Recommendation:

Applicant: CALA Chiltern

Proposal: Discharge of Condition 12 (S.27 Engineering Layout and S.278 Construction Details) of 19/00616/OUT

Expiry Date: 20 February 2023

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 12 (S.27 Engineering Layout and S.278 Construction Details) 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. Some conditions have been approved and some are still in progress.

4. RESPONSE TO PUBLICITY

4.1 No publicity required.

5. RESPONSE TO CONSULTATION

5.1. Local Highway Authority (OCC): Condition be discharged. The Section 278 agreement has been approved, and there are no highway safety concerns to this condition.

6. APPRAISAL

6.1. The applicant has submitted a scheme for construction details, drawing number P18 654 204 P1, and an engineering layout, drawing number P18 654 202 P1.

6.2. These documents have been reviewed by Oxfordshire County Council as local highway authority, who consider the layout acceptable, in live with the Section 278 application that was recently approved by OCC. Officers therefore consider that this application can be approved.

7. RECOMMENDATION

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

Condition 12

Drawings numbered "P18-654 204 P1" (Construction details) and "P18-654 202 P1" (Engineering layout)

Case Officer: Imogen Hopkin

DATE: 3 March 2023

Checked By: Nathanael Stock

DATE: 03.03.2023
