

Case Officer: Imogen Hopkin

Recommendation: Approve

Applicant: CALA Homes Chiltern Ltd

Proposal: Discharge of Condition 9 (boundary treatments) of 21/02180/REM

Expiry Date: 24 February 2023

Extension of Time: 24 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 relates to condition 9 (boundary treatments) of 21/02180/REM.

3. RELEVANT PLANNING HISTORY

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

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.		
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.		

- 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. No consultation required.

6. APPRAISAL

6.1. Condition 9 requires the submission of the details of boundary treatments to the site and each plot, including the appearance and details of the materials (including stone and coursing). A boundary treatment plan was submitted, showing the position, heights and proposed boundary treatments for each plot, drawing number PLN.20 Rev T. Further, a statement has been provided, "Condition 9 Statement" highlighting the proposed stone and coursing, though it is noted that the first part of this statement relates to the reconstituted stone elements rather than the natural stone.

6.2. The plan provided are acceptable, as the boundary positions and type would be an appropriate height and be consistent with the re-constituted and natural stone mix within the site. Elements of the supporting document are also acceptable, to be clarified in the decision made. As such, the information provided is acceptable and this condition can be discharged.

7. RECOMMENDATION

That planning condition 9 of 21/02180/REM be discharged based upon the following:

Condition 9

Drawing numbered PLN.20 Rev T (titled Boundary Treatment Plan) and the part of the Condition 9 Statement from "2 – Sized to course" onwards insofar as it relates to coursing.

Note – the remainder of the Condition 9 statement is superseded by drawing PLN.20 Rev T, the latter taking precedence.

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DATE: 23 February 2023

Checked By: Nathanael Stock

DATE: 23.02.2023
