

Case Officer: Lewis Knox**Recommendation:** Approve**Applicant:** E G Group**Proposal:** Discharge of Conditions 13 (surface water drainage scheme) and 20 (covered cycle parking facilities) of 19/00128/HYBRID**Expiry Date:** 5 April 2023**Extension of Time** 29 June 2023

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

- 1.1. The application site relates to a parcel of land to the northeast of Banbury between the M40 motorway and the A361. Planning permission has been granted by way of a Hybrid planning application which gave detailed planning consent for the main part (two-thirds) of the site and outline planning consent for a small parcel (one-third) within the southern part of the site. Planning permission was granted under ref. 19/00128/HYBRID.

2. CONDITIONS PROPOSED TO BE DISCHARGED

- 2.1. The applicant seeks to discharge conditions 13 (surface water drainage scheme) and 20 (covered cycle parking facilities) of 19/00128/HYBRID.

3. RELEVANT PLANNING HISTORY

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

Application:	Permitted	30 July 2020
19/00128/HYBRID		

Part A: Full planning application - the development of a new priority junction to the A361, internal roads and associated landscaping with 2 no. commercial buildings having a maximum floorspace of 33,110m² and with a flexible use [to enable changes in accordance with Part 6 Class V of the Town and Country Planning (General Permitted Development) Order 2015 (as amended)] within Class B2 or B8 of the Town and Country Planning (Use Classes) Order 1987 as amended, and ancillary Class B1 offices; and Part B: Outline planning application - the development of up to 2 no. commercial buildings having a maximum floorspace of 16,890m² and having a flexible use [to enable changes in accordance with Part 6 Class V of the Town and Country Planning (General Permitted Development) Order 2015 (as amended)] within Class B2 or B8 of the Town and Country Planning (Use Classes) Order 1987 as amended, and ancillary Class B1 offices, with all other matters reserved for future approval.

Discharge of conditions 10 (site roads), 11 (Construction Traffic Management Plan), 12 (Construction Method Statement), 15 (Piling Method Statement), 16 (boundary enclosures) & 18 (landscape & boundary features). Also, partial discharge of condition 13 (surface water drainage scheme) & partial discharge sought for Plot A only of condition 17 (external lighting) of 19/00128/HYBRID

4. RESPONSE TO CONSULTATION

4.1. **OCC Highways:** Raised no objection.

4.2. **Lead Local Flood Authority:** Raised objections as no drainage scheme supplied.

5. APPRAISAL

5.1. Condition 13 – This condition required a detailed surface water drainage scheme for the site to be submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme was submitted and partially discharged under a previous application (Ref. 20/02153/DISC) and all that remains to be discharged as part of this application is the implementation report.

5.2. The implementation report was included in this submission and has confirmed that the drainage scheme as previously approved was implemented in accordance with the approved details and as such it is considered that the condition can now be fully discharged on this basis.

5.3. Condition 20 – This condition required covered cycle parking facilities to be provided on the site in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. This application included the submission of cycle parking plan as well as a photograph of the covered cycle parking in situ. On the basis of this submitted information Oxfordshire County Council as the Local Highways Authority raised no objection to the details submitted and advised that the condition should be discharged on this basis.

5.4. Accordingly, it is concluded that Conditions 13 and 20 to the hybrid consent Ref: 19/00128/HYBRID can now both be discharged.

6. RECOMMENDATION

That Planning Conditions 13 and 20 of 19/00128/HYBRID be discharged based upon the following:

Condition 13:

In accordance with Land Drainage Consent Notices Ref. 21/00036/LD and 21/00037/LD.

Condition 20:

In accordance with Drawing Nos. 16.145.01 110 Rev G, 16.145.02 205 Rev D and 16_154_03 905 Rev B.

Case Officer: Lewis Knox

DATE: 28 June 2023

Checked By: Andy Bateson

DATE: 28th June 2023
