

Case Officer: Michael Sackey**Recommendation:** Approval**Applicant:** Mr Keir Price**Proposal:** Discharge of Conditions 2 (stone sample panel) and 3 (brick sample panel) of 22/02570/REM**Expiry Date:** 6 April 2023**Extension of Time:**

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

- 1.1. The application relates to an agricultural field located to the west of Deddington to the north of the Hempton Road. The site contains an agricultural building located towards the south-east corner of the site, which is served by an access from Hempton Road. The site is relatively flat, but the land beyond the northern boundary of the site falls away into a wide valley. To the east of the site is Wimborn Close which consists of a mix of relatively modern two storey properties and has a landscaping belt adjacent to the site. The 2 metre high hedge exists to the west of the site beyond which lies further agricultural fields.
- 1.2. Deddington nursery and the recreation ground exist to the south of the site beyond Hempton Road.

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 a stone sample panel and brick sample panel.
- 2.2. The application relates to email received on (03.04.2023) at 15:31hrs from the applicant's agent confirming that the ironstone in relation to the stone sample panel was sourced from Hornton Grounds Quarry in Wroxton, the brick sample panel was constructed using Ibstock Heritage County Blend and the mortar mix as 6:1:1 ratio in support of the application.

3. RELEVANT PLANNING HISTORY

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

Application: 20/02083/OUT Permitted 16 August 2022

Outline - Erection of 14 two-storey dwellings

Application: 20/03660/REM Permitted 23 August 2021

Reserved matters application to 18/02147/OUT - Erection of 21 dwellings (consideration of Appearance, Landscaping, Layout and Scale)

Application: 22/02570/REM Permitted 17 January 2023

Reserved Matters application to 20/02083/OUT for the approval of details of layout (internal access roads and footpaths), scale, appearance and

landscaping relating to the erection of 14 dwellings including 5 affordable dwellings, together with the provision of parking, landscaping and other associated details

Application: 23/00457/NMA Permitted 20 March 2023

Amendment to Site Layout specifically relating to Plot 22 (proposed as non-material amendment to 22/02570/REM)

4. RESPONSE TO CONSULTATION

N/A

5. APPRAISAL

Condition 2 states: *“No development shall commence above slab level on any dwelling to be constructed of stone until a stone sample panel (minimum 1 sq m in size) has been constructed on site and inspected and approved in writing by the Local Planning Authority. Thereafter, all of the external walls of the dwellings and garages shown to be constructed in natural stone on drawing 201-P504 Rev A shall be laid, dressed, coursed and pointed in strict accordance with the approved stone sample panel and shall be retained as such thereafter.”*

A photograph of the stone sample panel has been submitted with the application. reference “Hempton Road, Deddington (Planning Application 23/00343/DISC – Stone Sample Panel)”. The stone sample panel shown in the photograph is considered to be acceptable.

Condition 3 states *“No development shall commence above slab level on any dwelling to be constructed of brick until a brick sample panel (minimum 1 sq m in size) (Ibstock – Heritage County Blend unless otherwise agreed in writing by the local planning authority) has been constructed on site and inspected and approved in writing by the Local Planning Authority. Thereafter, all of the external walls of the properties and garages shown to be constructed in brick on drawing 201-P504 Rev A shall be laid, coursed and pointed in strict accordance with the approved brick sample panel and shall be retained as such thereafter.”*

A photograph of the brick sample panel has been submitted with the application. reference “Hempton Road, Deddington (Planning Application 23/00343/DISC – Brick Sample Panel)”. The brick sample panel shown in the photograph is considered to be acceptable.

6. Conclusion

The Local Planning Authority considers that the details submitted pursuant to Conditions 2 and 3 of 22/02570/REM are acceptable, and as such it is recommended that the said Conditions are discharged.

7. RECOMMENDATION

That Planning Conditions 2 and 3 of 22/02570/REM be discharged based upon the following:

Condition 2

The stone sample panel shown in the photograph reference “Hempton Road, Deddington (Planning Application 23/00343/DISC – Stone Sample Panel)”

submitted with this application and the email to the local planning authority from Mr Keir Price dated 03.04.2023 at 1531 hours confirming the stone to be natural ironstone and the mortar mix to be 6:1:1.

Condition 3

The brick sample panel shown in the photograph reference “Hempton Road, Deddington (Planning Application 23/00343/DISC – Brick Sample Panel)” submitted with this application and the email to the local planning authority from Mr Keir Price dated 03.04.2023 at 1531 hours confirming the brick to be the Ibstock Heritage County Blend.

Case Officer: Michael Sackey

DATE: 4 April 2023

Checked By: Nathanael Stock

DATE: 04.04.2023
