

**Land Adj To Promised Land Farm Wendlebury
Road Chesterton**

23/00424/DISC

Case Officer: Laura Bell

Recommendation: Approve

Applicant: Mr Kelvin Pearce

Proposal: Discharge of Condition 16 (Arboricultural Method Statement) of
19/01746/OUT

Expiry Date: 13 April 2023

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

1.1. The application site relates to a parcel of land to the south of Bicester and east of Wendlebury Road comprising an existing chicken farm and associated buildings. The land benefits from outline planning permission for B1 office employment development. Planning permissions were granted under refs: 19/01746/OUT and 19/01740/HYBRID.

2. CONDITIONS PROPOSED TO BE DISCHARGED

2.1. This submission seeks to discharge condition 16 of 19/01746/OUT, which relates to the requirement for an AMS to be submitted prior to the commencement of each phase.

3. RELEVANT PLANNING HISTORY

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

Application: 19/01746/OUT Permitted 24 September 2020

Outline planning application (with all matters reserved excluding access) for B1 development (B1a and/or B1b and/or B1c); access and associated landscaping and infrastructure works

Application: 22/01945/REM Permitted 12 October 2022

Reserved matters application to 19/01746/OUT - layout, scale, appearance and landscaping details for employment development (10,195sqm GIA), with associated landscaping and infrastructure works.

Application: 22/03730/DISC

Discharge of Condition 28 (Landscape and Ecology Management Plan) of
19/01746/OUT

4. RESPONSE TO PUBLICITY

4.1 N/A

5. RESPONSE TO CONSULTATION

5.1. CDC Arboricultural Officer – No objections.

6. APPRAISAL

6.1. Condition 16 states:

No development shall take place in any phase until an Arboricultural Method Statement (AMS) for that phase, undertaken in accordance with BS:5837:2012 and all subsequent amendments and revisions has been submitted to and approved in writing by the Local Planning Authority. Thereafter, all works on site shall be carried out in accordance with the approved AMS.

Reason: To ensure the continued health of retained trees/hedges and to ensure that they are not adversely affected by the construction works, in the interests of the visual amenity of the area, to ensure the integration of the development into the existing built environment and to comply with Policy C28 of the adopted Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework. This information is required prior to commencement of the development as it is fundamental to the acceptability of the scheme.

6.2. The Council's Arboricultural Officer has no further comments or objections to make in relation to the AMS. The condition can therefore be discharged.

6.3. The original application was EIA development. This application is not a 'subsequent application' as it is not a pre-commencement requirement. The information submitted pursuant to the discharge of these conditions was not included within the Environmental Statement submitted with the application although it will support the development of the site to the satisfaction of the local planning authority in consideration of the environmental impacts. For these reasons, the EIA is considered adequate for the purpose of considering the information provided for this condition and it has been taken into account in considering this submission.

7. RECOMMENDATION

That Planning Condition 16 of 19/01746/OUT be discharged based upon the following:

Condition 16

Arboricultural Method Statement by Tyler Grange dated 15th February 2023, document ref: TG Report No. 11920_R04_JP_CW.

Case Officer: Laura Bell

DATE: 10 May 2023

Checked By: Paul Ihringer

DATE: 10/5/23
