

**OS Parcel 9100 Adjoining And East Of Last
House Adjoining And North Of Berry Hill Road
Adderbury**

23/00495/DISC

Case Officer: Chris Wentworth

Recommendation: Approve

Applicant: Hayfield Homes Construction Limited

Proposal: Discharge of Conditions 8 (fencing and gate details - LAP play area), 10 (revised landscaping plans) of 22/00959/REM

Expiry Date: 20 April 2023

Extension of Time:

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

- 1.1. The application site lies to the south of the village of Adderbury, on the north side of Berry Hill Road, close to the A4095 but separated from it by a field and a public right of way (PROW). The land extends to 4ha in area and was formerly agricultural and equestrian land surrounded by field hedgerows and trees. It was recently granted consent at appeal (September 2021) to be developed for 40 homes (see planning history below and condition discharges are being undertaken whilst construction works begin on the approved residential development).
- 1.2. To the south and east of the site are agricultural fields, to the west is residential development in the form of a ribbon of detached houses set back from Berry Hill Road and to the north is further agricultural land that slopes down to the north, with a sewerage treatment works close to the northern boundary of the site, just beyond another PROW.

2. CONDITIONS PROPOSED TO BE DISCHARGED

- 2.1. Condition 8 (Fencing and Gate Details – LAP) and Condition 10 (Revised Landscaping Plans) of reserved matters planning permission reference 22/00959/REM.

3. RELEVANT PLANNING HISTORY

- 3.1. The following planning history is considered relevant to the current proposal, although there are other condition discharge applications not referenced:

20/01643/OUT – Outline application for the erection of up to 49 homes, public open space and other infrastructure, with all matters reserved except access – Allowed at appeal 1 June 2021.

22/00959/REM – Reserved matters application for Reserved matters approval for 40 dwellings, including access, appearance, landscaping, layout and scale pursuant to planning permission 20/01643/OUT – Approved 12 November 2022.

4. RESPONSE TO CONSULTATION

- 4.1 Landscape Officer – Following response received.

- The signage and access gate arrangements for the LAP are now acceptable. Refer to LAP Proposals HAY23648.
- The surveillance of the LAP will be improved due to the removal of the two Prunus trees. I find acceptable the relocated Prunus to the north of the play area.
- It is appropriate due to the semi-rural character of the play area that the trees within it should be native. I note that the Birch have a high pollen count with may impact on the health of children that suffer from allergies. I suggest 3 Acer campestre (Field Maple) as replacements.
- Pleased to see the removal of the toxic Euonymus fortune 'Emerald Gaiety' in favour of the Miscanthus sinensis 'Klein Fontane'.
- The seats and the litter bins are acceptable.
- The knee rail that is recommended for the wildflower meadow is not drawn on the landscape proposals.
- It will be difficult to monitor the success of the additional tree planting for privacy in the rear gardens due to insufficient council resources.
- No further comments necessary.

5. APPRAISAL

- 5.1 The submission has been accompanied by a revised landscaping scheme and boundary and gate details associated with the Local Area of Play (LAP) in order to discharge conditions 8 and 10.
- 5.2 The proposed gate and fencing details comprise a variety of fencing types including timber fencing, close boarded timber fencing, brick and stone walls at a height of 1.8m, along with timber knee high rails (300mm and 450mm) and 1.2m high bow top railings and gates. These are considered appropriate within their context within a suburban residential housing development. Furthermore, a landscape scheme for the wider site has also been submitted, which provides details on soft landscaping and planting plans consistent with these proposals.
- 5.3 The CDC Landscape Officer has also assessed these details and raises no objection to the proposals. As such, it is considered appropriate to discharge conditions 8 and 10 of 22/00959/REM.

6. RECOMMENDATION

That Planning Conditions 8 and 10 of 22/00959/REM be discharged based upon the following:

Condition 8:

HAY23648 20C Rev C;
P21-2984_06 Rev E.

Condition 10:

HAY23648-11E Sheet 1 of 3 Rev E;
HAY23648-11E Sheet 2 of 3 Rev E;
HAY23648-11E Sheet 3 of 3 Rev E.

Case Officer: Chris Wentworth

DATE: 1st June 2023

Checked By: Andy Bateson

DATE: 5th June 2023
