

Case Officer: Andy Bateson**Recommendation:** Approve**Applicant:** Miss Harriet Jarvis, Persimmon Homes**Proposal:** Discharge of Conditions 2 (external walls, roofs and finished hard surfaces materials) & 5 (lighting details) of 22/02068/REM**Expiry Date:** 8 August 2023**Extension of Time:**

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

- 1.1. The application site comprises Parcels 1 and 3 of the larger part of the 'Wykham Park' or Banbury 17 allocation in the adopted Cherwell Local Plan 2011-2031 for up to 1,000 residential dwellings and associated infrastructure. Parcels 1 and 3 will comprise 237 of the approved 1,000 dwellings.

2. CONDITIONS PROPOSED TO BE DISCHARGED

- 2.1. This application was originally submitted as part of a much larger condition discharge application (Ref: 23/01523/DISC) which initially sought consent for the discharge of Conditions 2 (materials), 3 (sample panels), 5 (lighting), 8 (roof edges), 13 (SuDS), 15 (construction traffic management plan) and 16 (residential travel plan and residents travel information pack) of reserved matters consent 22/02068/REM.
- 2.2. However, at this early stage of consideration, only two conditions (Nos.2 and 5) can currently be discharged, i.e., those that relate to external materials and lighting, respectively. Rather than delay matters in respect to the discharge of these two conditions, the conditions have been separated out from application 23/01523/DISC and given new application reference 23/01824/DISC.

3. RELEVANT PLANNING HISTORY

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

14/01932/OUT – Outline planning permission granted for up to 1,000 dwellings and associated infrastructure;

20/03702/REM – Reserved matters consent for the spine road through the approved development linking Bloxham Road, Banbury and White Post Road, Bodicote;

21/00283/DISC – Discharge of Condition 49b in respect of site-wide access works;

21/03843/DISC – Discharge of Condition 49 (part B) – A construction management plan for the earthworks phase of development under 14/01932/OUT; and

22/02068/REM – Conditional reserved matters approval for the development of Parcels 1 and 3 for 237 dwellings.

4. RESPONSE TO CONSULTATION

- 4.1. CDC Environmental Health: No objection to the discharge of condition 5 – lighting. In accordance with the Environmental Protection report and plans provided.

5. APPRAISAL

- 5.1. The original application was EIA development. The conditions to be discharged do not raise any additional environmental issues and the details are required to be submitted to specifically address conditions attached to the outline consent. Therefore, the EIA is considered sufficient for the purpose of considering the information provided for these conditions and it has been taken into account in considering this subsequent application.
- 5.2. The applicant submitted a range of brick and roof tile materials for consideration, some of which were referenced on Drawing No 051 Rev A. Those deemed appropriate to their Bloxham Road and Parsons Piece surroundings are Brick types: Ibstock Ellistown Heritage County Blend and Ibstock Leicester Red; Stone type: natural Ironstone; Render: Weber Roughcast white render; Roof Tiles: Lo Luz Zamora natural slate, the Sandtoft 20/20 Slate in Flanders and the Redland Plain Breckland Brown; and Paving: Firbeck grey paviors. The use of these material types is deemed acceptable to discharge condition 2.
- 5.3. CDC Environmental Health raised no objection to the discharge of condition 5 – lighting on the basis of the Environmental Protection report provided and the accompanying Outdoor Lighting Report, Ref: EDS-592-Banbury S38, dated 25 May 2023, the associated Banbury (S38) Street Lighting Schedule, Ref: 592/101, dated 24 May 2023 and the Street Lighting Drawing No.592/001 and Working Site Layout Plan Drawing No.385-050 Rev B. The proposals accord with adopted Development Plan policies and on the basis of the Environmental Health Officer's guidance, it is considered that Condition No.5 can be discharged.

6. RECOMMENDATION

That Planning Conditions 2 and 5 of 22/02068/REM be discharged based upon the following:

Condition 2:

Brick types: Ibstock Ellistown Heritage County Blend;
Ibstock Leicester Red Stock;
Roof Tile types: Lo Luz Zamora natural Slate, Sandtoft 20/20 Slate in Flanders and Redland Plain Breckland Brown;
Render: Weber Roughcast white render; and
Paving: Firbeck grey paviers.

Condition 5:

The Outdoor Lighting Report, Ref: EDS-592-Banbury S38, dated 25 May 2023, prepared by Lighting Reality together with the associated Banbury (S38) Street Lighting Schedule, Ref: 592/101, dated 24 May 2023 and accompanying Street Lighting Drawing No.592/001 and Working Site Layout Plan Drawing No.385-050 Rev B.

Case Officer: Andy Bateson

DATE: 14th July 2023