

Case Officer: Lewis Knox

Recommendation: Approve

Applicant: Mr Matthew Druce

Proposal: Discharge of Condition 3 (hard landscaping) of 23/00667/REM

Expiry Date: 16 May 2024

Extension of Time: 23 August 2024

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

- 1.1. The original outline approval (21/03644/OUT) was granted consent for the erection of up to 49 no. dwellings, associated open space, sustainable urban drainage systems, and access from Balmoral Avenue. Reserved matters were subsequently approved under planning reference 23/00667/REM.
- 1.2. The site comprises 3.11 hectares. Arable farmland lies to the northwest, west and south of the site. Residential development lies to the north (Thornbury Rise) and a residential development to the east of the site was granted planning permission at appeal (reference 20/01643/OUT). A public right of way crosses the site along the northern boundary (120/24/10). Broughton Road bounds the southernmost part of the site.

2. CONDITIONS PROPOSED TO BE DISCHARGED

- 2.1. The applicant seeks to discharge condition 3 (Hard Landscaping) of 23/00667/REM.

3. RELEVANT PLANNING HISTORY

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

Application: 23/00667/REM Permitted 4 August 2023

Reserved matters application, pursuant to the outline planning permission granted under reference 21/03644/OUT for the erection of up to 49 dwellings

4. RESPONSE TO CONSULTATION

- 4.1. **CDC Ecology:** Commented that there were no landscape plans for off-site areas and no Biodiversity Matrix spreadsheet.
- 4.2. **CDC Landscape Services:** No comments received.

5. APPRAISAL

- 5.1. Condition 3 – This condition required details of the hard landscaping including driveways, parking areas, manoeuvring areas, pavements, pedestrian areas and steps to be provided to and approved in writing by the Local Planning Authority prior to the development progressing above slab level.

- 5.2. This discharge of conditions application was accompanied by Construction Layout Surfacing Plan (Ref: 22025-SP-105).
- 5.3. The Council's Landscape Services and Ecology teams were consulted on the application, but no comments were made in respect to the acceptability or otherwise of the submitted details in respect to hard landscape features in this application.
- 5.4. Whilst the Council's Ecologist commented that there was no Biodiversity Matrix spreadsheet provided with the application and no details provided for planting of off-site areas, those are not matters addressed in this particular condition and are therefore of no relevance to the discharge of this particular condition.
- 5.5. Officers consider that the details which have been provided on the Construction Layout Surfacing Plan adequately address the needs of the condition and the materials which are proposed are acceptable for a development of this kind. The details are in keeping with those which were approved at Phase I of the development.
- 5.6. Accordingly, it is considered that the condition be discharged based upon the submitted information.

6. RECOMMENDATION

That Planning Condition 3 of 23/00667/REM be discharged based upon the following:

Condition 3

In accordance with Construction Layout Surfacing Plan (Ref: 22025-SP-105).

Case Officer: Lewis Knox

DATE: 22 August 2024

Checked By: Andy Bateson

DATE: 22nd August 2024
