

**Land North East Of Oxford Road West Of Oxford
Canal And East Of Bankside Banbury**

13/00203/DISC

Case Officer: Rebekah Morgan

Recommendation: Approve

Applicant: Taylor Wimpey, Bovis And Barratt Homes

Proposal: Clearance of conditions 3 & 4 of 13/00150/REM

Expiry Date: 27 September 2013

Extension of Time: n/a

1. APPLICATION SITE AND LOCALITY

1.1. The application site is part of the larger Longford Park development situated on the southern side of Banbury. The reserved matters application (to which this discharge of condition relates) was for the new access point from the Oxford Road with the redline area limited to the access itself (including associated pavements and existing highway).

2. DESCRIPTION OF PROPOSED DEVELOPMENT

2.1. This application seeks to discharge Condition 3 (Tree protection details) and Condition 4 (Landscaping details).

3. RELEVANT PLANNING HISTORY

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

<u>Application Ref.</u>	<u>Proposal</u>	<u>Decision</u>
13/00150/REM	Reserved Matters Application – (Outline Application 05/01337/OUT) – Provision of access from Oxford Road with haul type turning area	Application Permitted
05/01337/OUT	Outline: Residential development with associated facilities including primary school, playing fields, local shops and community facilities. 2200sqm of employment provision (Use class B1 Business) (as amended by further information document received 10.11.05)	Application Permitted

4. RESPONSE TO CONSULTATION

4.1. Below is a summary of the consultation responses received at the time of writing this report. Responses are available to view in full on the Council's website, via the online Planning Register:

4.2. URBAN AND RURAL SERVICES: No formal comments received. E-mail discussions between the applicant and the Council's Arboricultural Officer provide a record of the agreement reached regarding the works.

5. APPRAISAL

5.1. Condition 3 – Tree Protection Details

Full details of the works to trees and details for protecting retained trees have been submitted. An agreement regarding the proposed works was agreed with the Council's Arboricultural Officer prior to the works being carried out in July 2013.

The works have been completed on site and what was carried out (in terms of tree protection measures) is acceptable.

Approved details:

- BS 5837: 2012 Tree Schedule prepared by Aspect Arboriculture ref: 8667 TS 01 dated June 2013.
- Drawing number 8667 TPP 01 South rev D (Tree Protection Plan)
- Drawing number 8667 TTP 01 North rev D (Tree Protection Plan)
- Drawing number 20488_03_003 (General Arrangement)
- Drawing number 20488_03_004 (Site Clearance)
- Drawing number 20488_03_005 (Surface Finishes)
- Drawing number 20488_03_008 (Highway Construction Details)
- Drawing number 20488_03_09 (Setting Out Plan)

5.2. Condition 4 – Landscaping Details

The redline area for reserved matter application 13/00150/REM was limited to the land required only for the access. Therefore, there was only a limited amount of landscaping required in association with the new access. Full details of the surfacing materials and treatment for this parcel of land were submitted.

The works are complete on site and what has been completed (in terms of landscaping) is acceptable.

Approved details:

- Drawing number 20488_03_003 (General Arrangement)
- Drawing number 20488_03_004 (Site Clearance)
- Drawing number 20488_03_005 (Surface Finishes)
- Drawing number 20488_03_008 (Highway Construction Details)
- Drawing number 20488_03_09 (Setting Out Plan)

6. RECOMMENDATION

Condition 3 – Details of the tree protection works in accordance with the following plans and documents:

- BS 5837: 2012 Tree Schedule prepared by Aspect Arboriculture ref: 8667 TS 01 dated June 2013.
- Drawing number 8667 TPP 01 South rev D (Tree Protection Plan)
- Drawing number 8667 TTP 01 North rev D (Tree Protection Plan)
- Drawing number 20488_03_003 (General Arrangement)
- Drawing number 20488_03_004 (Site Clearance)
- Drawing number 20488_03_005 (Surface Finishes)
- Drawing number 20488_03_008 (Highway Construction Details)
- Drawing number 20488_03_09 (Setting Out Plan)

Condition 4 – Details of the landscaping in accordance with the following plans:

- Drawing number 20488_03_003 (General Arrangement)
- Drawing number 20488_03_004 (Site Clearance)
- Drawing number 20488_03_005 (Surface Finishes)
- Drawing number 20488_03_008 (Highway Construction Details)
- Drawing number 20488_03_09 (Setting Out Plan)

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DATE: 05/08/2019

Checked By: Alex Keen

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