

**Case Officer:** Andrew Lewis

**Recommendation:** Approve

**Applicant:** Dorchester Group

**Proposal:** Discharge of Conditions 17, 45 and 52 of 10/01642/OUT (Tree Protection, Levels and Wheel Washing Facilities)

**Expiry Date:** 15 December 2015

**Extension of Time:** 12 November 2021

---

## 1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

- 1.1. The application relates to a large residential development situated at Heyford Park, Upper Heyford. The area of amendments is situated adjacent to Camp Road and north of Dacey Drive. The approved development comprises up to 1,075 dwellings.

## 2. CONDITIONS PROPOSED TO BE DISCHARGED

Condition 17: No works or development shall take place in connection with each phase or sub-phase of the development until a scheme for the protection of the existing trees, hedgerows or such other landscape features as may exist that are identified for retention under Condition 11 has been agreed in writing with the Local Planning Authority. This scheme shall include:

- a) A plan that shows the position, crown spread and Root Protection Area (paragraph 5.2.2 of BS5837) of every retained tree within that phase or sub-phase and on neighbouring or nearby ground to the site in relation to the approved plans and particulars. The positions of all trees to be removed shall be indicated on this plan.
- b) The details of each retained tree as required at paragraph 4.2.6 of BS5837 in a separate schedule.
- c) A schedule of tree works for all the retained trees in paragraphs (a) and (b) above, specifying pruning and other remedial or preventative work, whether for physiological, hazard abatement, aesthetic or operational reasons. All tree works shall be carried out in accordance with BS3998, 1989, Recommendations for tree work.
- d) Written proof of the credentials of the arboricultural contractor authorised to carry out the scheduled tree works.
- e) The details and positions (shown on the plan at paragraph (a) above) of the Ground Protection Zones (section 9.3 of BS5837).
- f) The details and positions (shown on the plan at paragraph (a) above) of the Tree Protection Barriers (section 9.2 of BS5837), identified separately where required for different phases of construction work (e.g., demolition, construction, hard landscaping). The Tree Protection Barriers must be erected prior to each construction phase commencing and remain in place, and undamaged for the duration of that phase. No works shall take place on the next phase until the Tree Protection Barriers are repositioned for that phase.
- g) The details and positions (shown on the plan at paragraph (a) above) of the Construction Exclusion Zones (section 9 of BS5837).
- h) The details and positions (shown on the plan at paragraph (a) above) of the underground service runs (section 11.7 of BS5837).

- i) The details of any changes in levels or the position of any proposed excavations within 5 metres of the Root Protection Area (para. 5.2.2 of BS5837) of any retained tree, including those on neighbouring or nearby ground.
- j) The details of any special engineering required to accommodate the protection of retained trees (section 10 of BS5837), (e.g., in connection with foundations, bridging, water features, surfacing)
- k) The details of the working methods to be employed with the demolition of buildings, structures and surfacing within or adjacent to the Root Protection Areas of retained trees.
- l) The details of the working methods to be employed for the installation of drives and paths within the Root Protection Areas of retained trees in accordance with the principles of "No-Dig" construction.
- m) The details of the working methods to be employed with regard to the access for and use of heavy, large, difficult to manoeuvre plant (including cranes and their loads, dredging machinery, concrete pumps, piling rigs, etc) on site.
- n) The details of the working methods to be employed with regard to site logistics and storage, including an allowance for slopes, water courses and enclosures, with particular regard to ground compaction and phytotoxicity.
- o) The details of the method to be employed for the stationing, use and removal of site cabins within any Root Protection Areas (para. 9.2.3 of BS5837).
- p) The details of tree protection measures for the hard landscaping phase (sections 13 and 14 of BS5837).
- q) The timing of the various phases of the works or development in the context of the tree protection measures.

Implementation shall be in accordance with the approved scheme unless otherwise agreed in writing by the Local Planning Authority.

Condition 45: Before commencement of any phase of development as agreed under the phasing plan (condition 7) details of the existing and proposed levels, including finished floor levels, shall first have been submitted to and approved in writing by the Local Planning Authority. Development shall be implemented in accordance with such approved details.

Condition 52: No works in relation to any phase or sub phase shall be undertaken until such time as wheel washing facilities have been provided in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority.

### **3. RELEVANT PLANNING HISTORY**

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

10/01642/OUT – Outline - Proposed new settlement of 1075 dwellings including the retention and change of use of 267 existing military dwellings to residential use Class C3 and the change of use of other specified buildings, together with associated works and facilities, including employment uses, a school, playing fields and other physical and social infrastructure. *Application Permitted.*

### **4. RESPONSE TO CONSULTATION**

- 4.1 Conservation (CDC): No comments.
- 4.2 Local Highways Authority (OCC): No comments.
- 4.3 Landscape Services (CDC): No comments.

## 5. APPRAISAL

- 6.1. Condition 17 (Landscaping Scheme): There were no objections from the Council's Conservation Officer or Landscapes Officers. Having reviewed the submission, the proposed details are considered acceptable and consistent with other landscaping schemes approved in the locality.
- 6.2. Condition 45 (Floor Levels): There were no objections from the Council's Landscapes Officers or Conservation Officers. Having reviewed the submission, the proposed details are considered acceptable and, as now constructed, the levels are consistent between neighbouring properties.
- 6.3. Condition 52 (Wheel Washing): There were no objections from the Local Highways Authority (LHA). Having reviewed the submission, the proposed details are considered acceptable.
- 6.4. Development proceeded notwithstanding the previous failure to confirm discharge of these conditions. Accordingly, this permission will be retrospective but will regularise the implemented development.

## 6. RECOMMENDATION

That Planning Condition(s) 17, 45 and 52 of 10/01642/OUT be discharged based upon the following:

### Condition 17

In accordance with the Arboricultural Information Phase 2 and Phase 3 received by the Council on 22 October 2015.

### Condition 45

In accordance with the Engineering Layout Sheets 1 and 2 received by the Council on 22 October 2015.

### Condition 52

In accordance with the Wheel Washing Facilities received by the Council on 22 October 2015.

Case Officer: Emma Whitley

DATE: 8 November 2021

Checked By: Andy Bateson

DATE: 9<sup>th</sup> November 2021

---