1. **Description of Proposed Development**
	1. This application relates to the planning permission (ref: 15/01863/F) granted December 2015 for the erection of a single dwelling. It deals with the detail required by conditions 3 (access and rive construction), 4 (parking and manoeuvring construction), and 12 (Arboricultural method statement).
	2. Condition 9 has been removed from the original submission because the detail of the landscaping scheme is not available at these early stages of the build process. Condition 9 requires the landscaping scheme prior to the commencement of the development which is considered to be too early by the agent. The agent intends to submit a Section 73 application to vary condition 9 to allow the detail of the landscaping scheme to be submitted and approved prior to occupation.
2. **Relevant Planning History**

|  |  |  |
| --- | --- | --- |
| App Ref | Description | Status |
|  |
| 15/01863/F | Erection of one dwelling | PER |
|  |

1. **Publicity**
	1. Consultation was carried out with internal (Arboricultural Officer) and external (OCC) consultees to seek advice on the submitted information on access proposals and tree method works.
2. **Response to Consultation**
	1. Cherwell District Council:

Arboricultural Officer – A method statement was provided on the 7th March 2016. No written comments have been received from the Council’s Arboricultural Officer on this document. However, discussion has been maintained with the Council’s Tree Officer and the applicants Arboriculturist throughout the works.

Oxfordshire County Council:

Highways Officer – Initial comments raised concern about the drainage of the access and driveway as there are no details of the drainage outfall for the hard surface areas. Happy with permeable drainage to the driveway.

Further information was provided which showed drainage outfall of the access to a soak away within the site. Highways confirmed verbally their acceptance to this arrangement, to address their initial concerns.

1. **Appraisal**
2. The submitted Arboricultural Method Statement has been prepared by a chartered Arboriculturist and, in view of the lack of an objection from the Council’s Tree Officer, is considered acceptable.
3. OCC Highways have no objections to the proposals in respect of conditions 3 and 4 and so the details of access, driveway and parking areas are considered to be acceptable.
4. No landscaping details have been submitted and therefore this condition has not been discharged, and will be removed from the description of development.

Case Officer: Emily Shaw DATED: 13 May 2016

DM Team Leader: Alex Keen DATED: 16 May 2016