1. **Site Description:**
	1. The site comprises some 4.5ha of agricultural land which forms the southern part of a larger field, to the south of Bodicote village. Cotefield Nurseries and Cotefield Business Park lie to the east of the site, between the site and the A4260. Cotefield House, a former country house now subdivided into flats, also lies to the east. There is a single shared point of access off the A4260. The field is part of a shallow valley, with the land rising to the north and south. There is a single Oak tree and a single Sycamore tree in the centre of the application site. A recent new residential development lies adjacent to the north of the field, with fields to the south and west. A mature (approximately 25 metre wide) tree belt screens the site along the southern and western boundaries of the field.
2. **Application Publicity:**
	1. No publicity required
3. **Details of Consent:**
4. Consent was originally granted under 14/02156/OUT, for outline permission for 95 No. homes on land South of Cotefield Business Park adjacent to Blossom Field Road Bodicote was approved subject to conditions on the 03.10.2016. Reserve matters applications 18/00193/REM (28.08.2018) and 18/01309/REM (05.11.2018) have also been subsequently approved, again subject to schedules of conditions.
5. **Planning Considerations:**
6. Condition 9 of 18/01309/REM requires that notwithstanding the details submitted during the application, that prior to the construction of any dwelling above slab level, an amended plan for bin collection points shall be submitted to and approved in writing by the Local Planning Authority.
7. Amended plans have been received during the course of the application, responding to concerns raised by officers with regards to the positioning of bin collection points to the fronts of plots 87-91 and further to the front of plot 68.
8. Concerns were initially raised with regards to the bin collection point for plots 87-91 being too far from plot 87 and also a concern from the Local Highway Authority (LHA) with regards to a refuse lorry potentially parking on the street corner adjacent plot 91. The collection point was subsequently relocated to a mid-point between plots 87 and 91, which was considered acceptable by the Council’s Waste and Recycling Team, who further confirmed that refuse lorries would likely drive to these collection points and would not park on the corner adjacent plot 91; also addressing the LHA’s concerns.
9. The bin collection point to the front of plot 68 was relocated away from the green open space to the opposite side of the access driveway, in the interests of the visual amenities of the area, this being considered by officers to be a less visually prominent location.
10. The revised bin collection points as detailed on drawing number P18-1568\_01 Rev. H, received 22/03/2019, are considered by officers to represent appropriate details in respect of condition 9 of 18/01309/REM, to ensure satisfactory appearance of the completed development and compliance with Development Plan policy, and therefore acceptable in this regard.

|  |
| --- |
| 1. **RECOMMENDATION**

The Local Planning Authority considered that the details submitted latterly pursuant to Condition 9 of planning permission 18/01309/REM are acceptable, and as such it is recommended that the said condition is discharged. |

|  |  |  |
| --- | --- | --- |
| Case Officer:  | Bob Neville | DATE: 23/04/2019 |
| Checked By:  | Nathanael Stock | DATE: 24.04.2019 |