**From:** Tim Screen
**Sent:** 25 August 2017 09:32
**To:** Matthew Coyne
**Subject:** FW: 17/01109/F

Matt

This scheme is acceptable, and generally in accordance with discussions made with CAT recently. Please discharge the condition.

Regards

Tim

**Tim Screen** CMLI

**Landscape Architect**

Cherwell District & South Northants Councils

01295 221862

 01295 221878

mailto:tim.screen@cherwellandsouthnorthants.gov.uk

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**From:** Matthew Coyne
**Sent:** 24 August 2017 11:50
**To:** Tim Screen
**Subject:** FW: 17/01109/F

Hi Tim,

I have received an amended landscaping proposal regarding application 17/01109/F. Please could you confirm this scheme is acceptable (I can then condition this plan rather than details to be submitted).

Kind regards,

**Matthew Coyne** BA (Hons), MSc, PGDip

Planning Officer

Development Management

Cherwell District Council

Direct Dial: 01295 221652

Email: matthew.coyne@cherwell-dc.gov.uk

**From:** Natasha Blackmore Da Silva [mailto:nbdasilva@sheldonbosleyknight.co.uk]
**Sent:** 24 August 2017 11:43
**To:** Matthew Coyne
**Cc:** Ted Beale
**Subject:** Re: 17/01109/F

Dear Matthew

Further to our previous correspondence please find attached the Landscaping plan as requested.

You will notice that the landscaping scheme differs from the recommendations of the Landscape Officer, this is due to the infeasibility of some of his suggestions on this specific site. Our Landscape Architect has worked closely with your Landscape Officer to produce an alternative scheme, that provides sufficient screening of views to/from the PRoWs to the South of the application site, that both sides are happy with.

Additionally our solicitors are revising the UU.

I will keep you updated on our progress.

Kind regards

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|   | **Natasha Blackmore Da Silva MSc**Assistant Planner01789 292310 nbdasilva@sheldonbosleyknight.co.uk [sheldonbosleyknight.co.uk](http://www.sheldonbosleyknight.co.uk) | **Sheldon Bosley Knight** |

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**From:** Natasha Blackmore Da Silva
**Sent:** 18 August 2017 14:44
**To:** 'Matthew Coyne' <Matthew.Coyne@Cherwell-DC.gov.uk>
**Subject:** RE: 17/01109/F

Dear Matthew

Thank you for your email.

I confirm that an extension of time until Friday the 1st of September is acceptable. I believe that my Consultant has made contact with the Landscape Officer today to discuss the landscaping plans.

I will keep you updated on our progress.

Many thanks.

Kind regards

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|   | **Natasha Blackmore Da Silva MSc**Assistant Planner01789 292310 nbdasilva@sheldonbosleyknight.co.uk [sheldonbosleyknight.co.uk](http://www.sheldonbosleyknight.co.uk) | **Sheldon Bosley Knight** |

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**From:** Matthew Coyne [mailto:Matthew.Coyne@Cherwell-DC.gov.uk]
**Sent:** 18 August 2017 14:37
**To:** Natasha Blackmore Da Silva <nbdasilva@sheldonbosleyknight.co.uk>
**Subject:** RE: 17/01109/F

Dear Natasha,

Many thanks for your email.

Would an extension of time until 01/09/2017 be acceptable?

I have attached a copy of the Landscape Officers comments (these may help guide the proposals) – his contact details are at the bottom in case your consultants wish to make direct contact for clarification on any of the points raised.

Kind regards,

**Matthew Coyne** BA (Hons), MSc, PGDip

Planning Officer

Development Management

Cherwell District Council

Direct Dial: 01295 221652

Email: matthew.coyne@cherwell-dc.gov.uk

**From:** Natasha Blackmore Da Silva [mailto:nbdasilva@sheldonbosleyknight.co.uk]
**Sent:** 17 August 2017 14:18
**To:** Matthew Coyne
**Subject:** RE: 17/01109/F

Dear Matthew

Thank you for your email.

Taking into consideration amending the UU and getting it signed by the necessary parties, may I suggest that an extension of time of a fortnight would be appropriate?

Additionally I am liaising with our landscape architect to prepare the landscaping plans. However, we are happy to accept a landscaping condition if necessary.

If you could confirm the extension of time and the new decision date that would be much appreciated.

I will keep you updated on our progress.

Many thanks.

Kind regards

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|   | **Natasha Blackmore Da Silva MSc**Assistant Planner01789 292310 nbdasilva@sheldonbosleyknight.co.uk [sheldonbosleyknight.co.uk](http://www.sheldonbosleyknight.co.uk) | **Sheldon Bosley Knight** |

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**From:** Matthew Coyne [mailto:Matthew.Coyne@Cherwell-DC.gov.uk]
**Sent:** 16 August 2017 16:00
**To:** Natasha Blackmore Da Silva <nbdasilva@sheldonbosleyknight.co.uk>
**Subject:** RE: 17/01109/F

Dear Natasha,

I am emailing in respect of the above planning application at Hornton Grounds Quarry.

I have now completed the report with a recommendation for approval. However, whilst writing the report it has come to my attention that the previous planning application was covered by a unilateral undertaking. This was put in place as the applicants had also received planning permission for a similar proposal north of the quarry site and the LPA wanted an ‘either/or’ situation – to ensure that both permissions were not implemented.

The wording of the UU is slightly unusual in respect of the timing and it states that “*upon grant of the Planning Permission, the Owner shall cease development pursuant to the Previous Planning Permission and shall not carry out (or cause or permit to be carried out) any further development or building operations whatsoever (within the meaning of the Planning Act and other acts) permitted by the Previous Planning Permission*” – (this is unusual as the clause normally would say upon implementation or upon commencement). Whilst it would sound as though this clause has already been triggered (given that planning permission was granted), having consulted our ‘Legal Services’ department, we consider it prudent to have a linking agreement/undertaking to tie this back to the original UU. In some instances, legal agreements cover ‘subsequent qualifying planning applications’ (such as S73 applications). However, this is unfortunately not stated in the definition of ‘planning application’ at the front of the UU.

Going forward, we will require either a deed of variation to the original UU to include: ‘or subsequent qualifying planning applications’ in the definitions, or, a new agreement/undertaking to be submitted (I imagine this would be a relatively simple exercise, replacing the application reference number in the definition to the new reference – the rest of the text would remain unaltered).

As with the previous scheme, I have drafted a pre-commencement condition requiring landscaping details to be submitted to and approved in writing by the LPA. Depending on the amount of time it would take to prepare (and have signed) this agreement, it may be worth agreeing an extension of time to the current application - in which the landscaping information could also be submitted. I think this would be beneficial to both parties as it would negate the need for any pre-commencement conditions.

Please accept my apologies for the lateness in advising you of this, it is something which only came to light on closer inspection of the previous case officer’s report.

Kind regards,

**Matthew Coyne** BA (Hons), MSc, PGDip

Planning Officer

Development Management

Cherwell District Council

Direct Dial: 01295 221652

Email: matthew.coyne@cherwell-dc.gov.uk

**From:** Natasha Blackmore Da Silva [mailto:nbdasilva@sheldonbosleyknight.co.uk]
**Sent:** 21 July 2017 11:48
**To:** Matthew Coyne
**Subject:** RE: 17/01109/F

Dear Matthew

Thank you for the clarification, I was unaware that the variation application would be categorised as major also. I will inform my client of the new deadline.

I look forward to hearing from you.

Many thanks.

Kind regards

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|   | **Natasha Blackmore Da Silva MSc**Assistant Planner01789 292310 nbdasilva@sheldonbosleyknight.co.uk [sheldonbosleyknight.co.uk](http://www.sheldonbosleyknight.co.uk) | **Sheldon Bosley Knight** |

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**From:** Matthew Coyne [mailto:Matthew.Coyne@Cherwell-DC.gov.uk]
**Sent:** 21 July 2017 11:32
**To:** Natasha Blackmore Da Silva <nbdasilva@sheldonbosleyknight.co.uk>
**Subject:** RE: 17/01109/F

Dear Natasha,

Many thanks for your email.

The application is classed as a ‘Major’ given the site area. As the application essentially forms a new permission, the same determination period applies (it should be 13 weeks) . I am shortly on annual leave, but I will endeavour to issue a decision as soon as possible and before the determination deadline.

Kind regards,

**Matthew Coyne** BA (Hons), MSc, PGDip

Planning Officer

Development Management

Cherwell District Council

Direct Dial: 01295 221652

Email: matthew.coyne@cherwell-dc.gov.uk

**From:** Natasha Blackmore Da Silva [mailto:nbdasilva@sheldonbosleyknight.co.uk]
**Sent:** 21 July 2017 11:13
**To:** Matthew Coyne
**Subject:** RE: 17/01109/F

Dear Matthew

I hope you are well.

Thank you for your previous email.

I was just wondering if you could give me a target date for determination. I was under the impression that a variation of condition application was an 8 week process. Online the expiry date for 17/01109/F is the 13th of July whereas the determination deadline is shown as the 17th of August which would be 12 weeks from when the application was validated (18th May).

If you could let me know which of the above dates is the correct decision date for this application it would be much appreciated.

Many thanks.

Kind regards

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|   | **Natasha Blackmore Da Silva MSc**Assistant Planner01789 292310 nbdasilva@sheldonbosleyknight.co.uk [sheldonbosleyknight.co.uk](http://www.sheldonbosleyknight.co.uk) | **Sheldon Bosley Knight** |

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**From:** Matthew Coyne [mailto:Matthew.Coyne@Cherwell-DC.gov.uk]
**Sent:** 06 July 2017 15:18
**To:** Natasha Blackmore Da Silva <nbdasilva@sheldonbosleyknight.co.uk>
**Subject:** RE: 17/01109/F

Dear Natasha,

Many thanks for your email and apologies for the delay in getting back to you.

Having reviewed the plans, I do not have any concerns at this stage – as you point out the scale of the buildings are remaining the same. The site is situated in a relatively secluded location, only being accessed off of the private track to the quarry and would only be partially visible from the public bridle way. The planned changes at the front of the site are relatively minor and are unlikely to give rise to any additional impacts above what have previously been considered (under the previous application).

I need to review the application in some more detail before making my final recommendation – but I will contact you should I come to a different conclusion to the above.

The above mentioned comments are given without prejudice to the final determination of your planning application by the local planning authority.

Kind regards,

**Matthew Coyne** BA (Hons), MSc, PGDip

Planning Officer

Development Management

Cherwell District Council

Direct Dial: 01295 221652

Email: matthew.coyne@cherwell-dc.gov.uk

**From:** Natasha Blackmore Da Silva [mailto:nbdasilva@sheldonbosleyknight.co.uk]
**Sent:** 04 July 2017 15:32
**To:** Matthew Coyne
**Subject:** Re: 17/01109/F

Dear Matthew

I hope you are well.

As the Consultation period for the above application at Hornton Grounds Quarry has ended could I please have your thoughts on the proposed relocation of the buildings approved under application reference 16/00752/F.

I am aware that neither the Parish Council or Environmental Protection objected to the variation of condition. The Landscape Architect has requested that a landscaping scheme, including details of proposed tree and hedgerow planting, be submitted due to the sites location. Condition 3 of the approved 16/00752/F which refers to landscaping (see below) still needs to be discharged and covers the points raised by the Architect. As per his response (dated 6th June), we will ensure that the landscaping scheme submitted to satisfy Condition 3 will include his specific requests; e.g. the native tree species on the eastern boundary etc. Condition 3 will of course be discharged before any of the buildings are erected on the site.



Additionally I would like to reiterate that it is only the positioning of the buildings within the approved red line that will change. The scale, design/materials, floor levels and overall bulk of the proposed buildings on site will not change and is consistent with what was approved under 16/00752/F.

If you could please let me know your thoughts on the application that would be much appreciated. I will be happy to discuss and clarify any points, if required.

I look forward to hearing from you.

Many thanks.

Kind regards

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|   | **Natasha Blackmore Da Silva MSc**Assistant Planner01789 292310 nbdasilva@sheldonbosleyknight.co.uk [sheldonbosleyknight.co.uk](http://www.sheldonbosleyknight.co.uk) | **Sheldon Bosley Knight** |

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