1. **Site Description:**
	1. The site was formerly the site of an ‘L’ shaped steel-framed agricultural barn finished in metal sheet cladding set in open countryside, south of the village of Bodicote. The site is accessed via an existing gated access off Church Street. The surrounding land is in agricultural use. Land levels rise to the north with residential properties on the edge of the village of Bodicote sitting at an elevated position above the site. The site is bounded by mature hedgerows and trees to the west and north, with post and rail/wire fencing and open countryside to the other boundaries.
2. **Application Publicity:**
	1. None required
3. **Details of Consent:**
4. Permission was granted on site in 2016 for the conversion of the agricultural building on the site to a dwelling under 16/01587/F. Subsequent minor material amendments to the scheme considered under application 18/00121/F were approved subject to conditions on the 13.03.2018.
5. During this discharge of condition application the description of development was amended to refer to condition of 3 of 18/00121/F as opposed to 16/01587/F. The 2018 permission is the most recent permission, having superseded the original consent, and being the permission which required the drainage condition to be discharged on.
6. **Planning Considerations:**
7. Condition 3 of 18/00121/F required that prior to the commencement of the development that a detailed scheme for the surface water and foul sewage drainage of the development shall be submitted to, and approved in writing by, the Local Planning Authority. Thereafter and prior to the first occupation of the development, the surface water and foul sewage drainage scheme shall be implemented in accordance with the approved details. At the time of this application work on site had commenced; and the application is therefore made in retrospective following investigations of the Planning Development Monitoring Team, ref. 19/00138/MON.
8. The applicants have submitted details of surface water and foul drainage systems by way details shown on drawings numbered: 100T1, 101T2 and 102T1, received with the application 17/04/2019. The surface water drainage strategy for the proposed dwelling employs the same strategy as that for the original barn and, as the dwelling sits on a similar footprint, it is considered that the proposals would have a similar drainage requirement. The proposed foul sewage would be disposed of through connection to the existing sewer system controlled by Thames Water.
9. Whilst no formal comments have been received from OCC Drainage Team the details are considered acceptable by Thames Water and no adverse comments are made by Cherwell’s Building Control Team. On the basis of there being no technical objections to the application as submitted it is considered that details are acceptable and as such it is recommended that the condition should be discharged.

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| 1. **RECOMMENDATION**

The Local Planning Authority considered that the details submitted latterly pursuant to Condition 3 of planning permission 18/00121/F are acceptable, and as such it is recommended that the said condition is discharged. |

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| Case Officer:  | Bob Neville | DATE: 12/06/2019 |
| Checked By:  | Nathanael Stock | DATE: 12.06.2019 |