

**Land South Of Cotefield Business Park Phase 2  
Adj To Blossom Field Road Bodicote**

**19/00137/DISC**

**Case Officer:** Bob Neville

**Recommendation:** Approval

**Applicant:** Crest Nicholson Midlands

**Proposal:** Discharge of Condition 10 (details of plot 60) of 18/01309/REM

**Expiry Date:** 5 June 2019

**Extension of Time:**

**1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT**

- 1.1. The site comprises of some 4.5ha of former 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 single shared point of access off the A4260. 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.
- 1.2. Outline planning permission was originally granted under 14/02156/OUT, for up to 95no homes on land South of Cotefield Business Park adjacent to Blossom Field Road Bodicote was approved subject to conditions on the 03.10.2016. Reserved 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.
- 1.3. Development has commenced at the site and is at an advanced stage with properties already occupied. The applicant has advised that the plot subject of this application is due to be handed over to the housing association (HA) to be allocated in the new year, making the application largely retrospective.

**2. CONDITIONS PROPOSED TO BE DISCHARGED**

**2.1. Condition 10 (Details of Plot 60)**

*Notwithstanding the details submitted, and prior to the construction of any dwelling above slab level, revised proposals for Plot 60 shall be submitted to and approved in writing to meet the Council's identified local housing need requirements and to comply with the terms of the outline permission for this development. Thereafter the development shall be implemented fully in accordance with the approved details, and shall be retained as such thereafter unless otherwise agreed in writing by the local planning authority.*

*Reason: To ensure a satisfactory mix of housing types to meet local housing need and to comply with Policies BSC3 and BSC4 and ESD15 of the Cherwell Local Plan 2011-2031 Part 1 and Government guidance contained within the National Planning Policy Framework.*

- 2.2. The following plans and documents have been submitted during the application in support of the application, following officers identifying deficiencies in the initial submission:
  - 'Freedom Bodicote Phase 2 Social' details;
  - Furniture Schedule document;
  - Part M Compliance Checklist (received 05/10/2020); and,

- Drawings numbered: 14752-HMA-AH2BWC-BATH-A-1070/C3, 14752-HMA-AH2BWC-FF-A-1003/C2, 14752-HMA-AH2BWC-FFSERV-A-1052/C2, 14752-HMA-AH2BWC-GF-A-1002/C3, 14752-HMA-AH2BWC-GF/FF-A-1080/T4, 14752-HMA-AH2BWC-GFSERV-A-1051/C2, 14752-HMA-AH2BWC-SEC-A-1025/C2, 14752-HMA-AH2BWC-SEC-A-1026/C1, 14752-HMA-AH2BWC-SCH-A-1007/C2, 14752-HMA-AH2BWC-KIT-A-1060/C2, 14752/HMA/AH3BLTH/660/C1, K11501/AH2BWC[P/B, AH2B WC LHWS 2662/A, VE00 7002/5, SC 2BWC 01/B and 5692:02/T7

### 3. RELEVANT PLANNING HISTORY

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

**Application: 18/01309/REM** Permitted 5 November 2018

Reserved matters application for 14/02156/OUT - appearance, landscaping and layout (including the layout of the internal access roads, footpaths and cycleways) for 58 dwellings

**Application: 18/00502/DISC** Permitted 14 February 2019

Discharge of Conditions 4 (materials plan) and 8 (chimney schedule) of 18/01309/REM

**Application: 19/00009/DISC** Permitted 02 February 2019

Discharge of Conditions 2 (stone sample), 3 (brick sample) and 5 (slate sample) of 18/01309/REM

**Application: 19/00027/DISC** Permitted 24 April 2019

Discharge of Condition 9 (bin collection points) of 18/01309/REM

**Application: 19/00050/DISC** Permitted 08 October 2019

Discharge of Conditions 6 (levels) and 11 (landscaping) of 18/01309/REM

**Application: 19/00184/DISC** Permitted 15 July 2019

Discharge of Condition 7 (fenestration and architectural details) of 18/01309/REM

### 4. RESPONSE TO CONSULTATION

4.1. STRATEGIC HOUSING: Written confirmation that the house will fully comply with the Approved Building Regulations Document 'M' Section M4(3) for Wheelchair Accessible dwellings is required.

4.2. BUILDING CONTROL: Following the submission of revised and additional information confirmed that proposals would comply with Approved Building Regulations Document 'M' Section M4(3) for Wheelchair Accessible dwellings

### 5. APPRAISAL

5.1. Condition 10 required details of Plot 60 to be submitted to and approved to ensure that the plot met local housing need requirements and to comply with the terms of the outline permission for this development, in that it would provide an affordable

dwelling that meet Wheelchair Standards (*'Requirement M4(3) Category 3: Wheelchair user dwellings or any equivalent replacement standard'*).

- 5.2. Plot 60 was supposed to be a bungalow. There was a need identified for a bungalow on this development. Unfortunately, the applicant/developer Crest refused to provide a bungalow and officers were instructed to approve the Reserved Matters application without this amendment.
- 5.3. Detailed and protracted discussion has taken place during this discharge of condition application, and revised and additional information has been submitted to address officers' concerns in respect of the lack detail on submission. The revised details submitted are considered by the Council's Building Control Team to demonstrate that Plot 60 would meet the standards required under M4(3) Category 3, and are therefore considered acceptable, meeting the requirements and aims of the condition.

## **6. RECOMMENDATION**

That Planning Condition 10 of 18/01309/REM be discharged based upon the following:

### Condition 10

Plot 60 to be in accordance with:

- 'Freedom Bodicote Phase 2 Social' details;
- Furniture Schedule document;
- Part M Compliance Checklist (received 05/10/2020); and,
- Drawings numbered: 14752-HMA-AH2BWC-BATH-A-1070/C3, 14752-HMA-AH2BWC-FF-A-1003/C2, 14752-HMA-AH2BWC-FFSERV-A-1052/C2, 14752-HMA-AH2BWC-GF-A-1002/C3, 14752-HMA-AH2BWC-GF/FF-A-1080/T4, 14752-HMA-AH2BWC-GFSERV-A-1051/C2, 14752-HMA-AH2BWC-SEC-A-1025/C2, 14752-HMA-AH2BWC-SEC-A-1026/C1, 14752-HMA-AH2BWC-SCH-A-1007/C2, 14752-HMA-AH2BWC-KIT-A-1060/C2, 14752/HMA/AH3BLTH/660/C1, K11501/AH2BWC[P/B, AH2B WC LHWS 2662/A, VE00 7002/5, SC 2BWC 01/B and 5692:02/T7

Case Officer: Bob Neville

DATE: 21 December 2020

Checked By: Nathanael Stock

DATE: 29.12.2020

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