

**Land south of Cotefield Business Park Phase 2  
adjacent to Blossom Field Road, Bodicote**

**19/00184/DISC**

**Case Officer:** Bob Neville

**Recommendation:** Approval

**Applicant:** Crest Nicholson Midlands

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

**Expiry Date:** 15.07.2019

**1. Site Description:**

1.1. 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 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:**

2.1. No publicity required

**3. Details of Consent:**

3.1. Outline planning permission was originally granted under 14/02156/OUT, for 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.

**4. Planning Considerations:**

4.1. Condition 7 of 18/01309/REM requires that, notwithstanding the details submitted during the application, prior to the construction of any dwelling above slab level full details of the fenestration and architectural details of the dwellings are submitted for approval.

4.2. The applicant has submitted a site layout drawing P18-1568-01G to show Electric Meter Positions, and drawings numbered: CNSD/081-T1 - Typical eaves 45 degree roof pitch - open eaves, CNSD/2013/107-4-T1 - Front entrance and Pitched canopy Detail, CNSD/2013/027-C1 Window Details and CNSD/2013/087-C1- Wet Verge Gable Detail.

4.3. The submitted details are similar to those previously considered acceptable in terms of architectural details of phase 1 of the development and approved under application 18/00364/DISC. The details show consistency in the appearance of the proposed dwellings across the wider site and are considered by officers to represent appropriate details in respect of condition 7 of 18/01309/REM, to ensure satisfactory

appearance of the completed development and compliance with Development Plan policy, and therefore acceptable in this regard.

**5. RECOMMENDATION**

The Local Planning Authority considered that the details submitted pursuant to Condition 7 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: 15/07/2019

Checked By: Nathanael Stock

DATE: 15.07.2019

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