

Case Officer: Shona King **Contact Tel:** 01295 221643

Applicant: Cherwell District Council

Proposal: Discharge of Condition 5 (programme of work) and Condition 6 (archaeological scheme of investigation) of 16/00043/F

Expiry Date: 23rd January 2017 **Extension of Time:** N/A

Ward: Bicester South and Ambrosden **Committee Date:** 15th December 2016

Ward Councillors: Cllrs Anderson, Cotter and Sames

Reason for Referral: CDC application

Recommendation: Delegate authority to officers to determine the application

1. SITE DESCRIPTION AND PROPOSED DEVELOPMENT

- 1.1 The application sites are located immediately to the south of Bicester town centre. They comprise two sites to the west (Site A) and east (Site B) of the library, and following demolition of the buildings that were previously on the sites, are currently vacant.
- 1.2 Immediately adjacent to the westernmost site (Site A) is a Grade II listed dovecote. The sites are also within the setting of the Grade 1 listed St Edberg's Church and the Grade II* listed building known as The Old Priory. The boundary wall to the east of the site, forming part of the boundary with Priory Lane, is listed. The sites lie outside but adjacent to the Bicester Conservation Area. The site lies within an area of significant archaeological interest, being the site of Bicester Priory, and is currently being considered for scheduling by Historic England.
- 1.3 There is a public right of way running north/south along the eastern boundary of Site A.
- 1.4 Planning permission was granted on 13th June 2016 (16/0043/F) for the erection of 11 self-contained single storey units for adults with physical disabilities, learning disabilities and autistic spectrum conditions. 5 units are to be constructed on Site A and 6 units on Site B. Site A is to have a communal garden and the units within Site B are to have individual gardens as well as a communal garden. Both sites are to have car parking allocated to the units and Site B is to have a gated entrance to the units from the car park area. The current application is seeking approval of the details required by conditions 5 and 6 of that permission.

2. APPRAISAL

- 2.1 Condition 5 of the planning permission requires a staged programme of archaeological evaluation and mitigation to be carried out by the commissioned archaeological organisation in accordance with the approved Written Scheme of Investigation prior to any demolition on

the site and the commencement of the development on Site A. The reason for condition 5 is to safeguard the identification, recording, analysis and archiving of heritage assets before they are lost and to advance understanding of the heritage assets in their wider context through publication and dissemination of the evidence in accordance with the NPPF (2012) and so this is the primary consideration in assessing the details submitted.

- 2.2 Condition 6 of the planning permission requires the preparation of an Archaeological Written Scheme of Investigation relating to the application site area and including details of the piling methodology and foundation design and the submission of the Archaeological Written Scheme of Investigation to the LPA for approval prior to any demolition and the commencement of the development on Site B. The reason for condition 6 is to safeguard the recording and inspection of matters of archaeological importance on the site in accordance with Government guidance contained within the National Planning Policy Framework.
- 2.3 The approval of the details submitted to discharge the conditions is dependent upon the responses of Historic England and the County Archaeologist to the formal consultation procedure, as they are the professional bodies qualified to comment on these matters and who requested the conditions be attached to the permission. These responses have not been received to date.
- 2.4 The discharge of conditions relating to archaeological matters is normally delegated to officers on the recommendation of the County Archaeologist and Historic England and it is purely because the Council is the applicant that this application is before Members. It therefore seems prudent to seek delegated authority to officers to determine the application, in accordance with the advice received from the County Archaeologist and Historic England. Should any comments be received and matters resolved before Committee, this will be reported to Committee and an amended recommendation will be made.

<p>3. RECOMMENDATION – Delegate authority to officers to determine the application once comments have been received from the County Archaeologist and Historic England.</p>
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