

**Land Adj To Bullmarsh Close Off Middleton Park
Middleton Stoney**

20/00979/DISC

Case Officer: James Kirkham

Applicant: Anna Wareham for Cherwell District Council

Proposal: Discharge of Condition 8 (duct routes for electric vehicle charging) and 9 (boundary & site enclosures) of 19/01709/CDC

Ward: Fringford And Heyfords

Councillors: Cllr Ian Corkin, Cllr James Macnamara and Cllr Barry Wood

Reason for Referral: Application affects Council's own land

Expiry Date: 3 June 2020

Committee Date: 21 May 2020

1. APPLICATION SITE AND LOCALITY

1.1. The application site is an area of undeveloped land in a small grouping of bungalows located in Bullmarsh Close, which is situated at the western edge of Middleton Stoney. The site is relatively flat and is currently laid to grass with some young trees situated on it. It is accessed from a private road from Heyford Road to the north of the site.

2. CONSTRAINTS

2.1. The application site is located adjacent to Middleton Park which is a Grade II listed Registered Park and Garden. The site is also located in the Mid-Cherwell Neighbourhood Plan Area and within an archaeological notification area.

3. DESCRIPTION OF PROPOSED DEVELOPMENT

3.1. Planning permission for 3 bungalows and associated parking was granted at the site by Planning Committee in 2019 (19/01709/CDC refers).

3.2. The current application seeks to agree the details relating to condition 8 (duct routes for electric vehicle charging) attached to that permission.

4. RELEVANT PLANNING HISTORY

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

19/01709/CDC – Erection of 3no wheelchair adaptable bungalows for affordable housing - Permitted

5. PRE-APPLICATION DISCUSSIONS

5.1 N/A

6. RESPONSE TO PUBLICITY

- 6.1. No public consultation is undertaken on discharge of condition application. Full details of the submission are, however, available on the Council's website, via the online Planning Register.

7. RESPONSE TO CONSULTATION

- 7.1. Below is a summary of the consultation responses received at the time of writing this report. Responses are available to view in full on the Council's website, via the online Planning Register.

CONSULTEES

- 7.2. CDC BUILDING CONTROL: **No objections.**

8. RELEVANT PLANNING POLICY AND GUIDANCE

- 8.1. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 8.2. The Cherwell Local Plan 2011-2031 - Part 1 was formally adopted by Cherwell District Council on 20th July 2015 and provides the strategic planning policy framework for the District to 2031. The Local Plan 2011-2031 – Part 1 replaced a number of the 'saved' policies of the adopted Cherwell Local Plan 1996 though many of its policies are retained and remain part of the development plan. The relevant planning policies of Cherwell District's statutory Development Plan are set out below:

CHERWELL LOCAL PLAN 2011 - 2031 PART 1 (CLP 2031 Part 1)

- ESD1 – Mitigating and Adapting to Climate Change
- SLE4 – Improved Transport and Connections
- ESD3- Sustainable Construction
- ESD15 - The Character of the Built and Historic Environment

- 8.3. Other Material Planning Considerations

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)

9. APPRAISAL

- 9.1. The key issue for consideration in this case is whether the details submitted are adequate to discharge the condition.
- 9.2. Condition 8 requires details of the routing of the ducting to be provided to allow for the installation of electric vehicle charging points in the future on each of the properties. In this case the parking bays are located to the north west of the proposed dwellings and are slightly remote from the dwellings, which face onto a public open space. The submitted drawings show the provision of ducting to future provision of electric charging points from each property to their proposed parking space. This is considered to be acceptable in order to agree the details required by the condition.

10. RECOMMENDATION

RECOMMENDATION – DELEGATE TO THE ASSISTANT DIRECTOR FOR PLANNING AND DEVELOPMENT TO **APPROVE THE DETAILS SUBMITTED IN ORDER TO SATISFY THE CONDITION.**

Condition 8 - Electric vehicle ducting

Prior to the first occupation of any of the dwellings hereby permitted the ducting for electric vehicle charging points shall be provided in accordance with the details on drawing number 9497-CBG-XX-EX-DR-E-15001 Rev 0

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