

**Case Officer:** Shona King                      **Ward(s):** Bicester South and Ambrosden

**Applicant:** Cherwell District Council

**Ward Member(s):** Cllr David Anderson  
Cllr Nick Cotter  
Cllr Dan Sames

**Proposal:** Part discharge of condition 10 (Drainage Scheme) and Discharge of condition 20 (Emergency and refuse vehicle turning on site) of 16/00043/F

**Committee Date:** 16.03.2017                      **Recommendation:** Delegate authority to officers to determine the application once comments have been received from the Highway Authority.

## 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 10 and 20 of that permission.

## 2. APPRAISAL

- 2.1 Condition 10 of the planning permission requires the submission and approval of a surface water drainage scheme for the site before the construction of the scheme above slab level. The reason for condition 10 is to ensure that surface water resulting from the development will be managed effectively and to reduce the risk of flooding. The details submitted relate

to site A only, and so a partial discharge is being sought with the details required in respect of site B to be submitted at a later date.

- 2.2 Condition 20 of the planning permission requires the submission and approval of details of refuse, fire tender and pantechnicon turning within the site before the construction of the development above slab level. The reason for condition 20 is to ensure that the development does not result in detriment to highway safety.
- 2.3 The approval of the details submitted to discharge the conditions is dependent upon the response of Oxfordshire County Council to the formal consultation procedure, in their capacity as the Local Highway Authority and Local Flood Authority in this case. Their officers are qualified to comment on these matters and requested the conditions be attached to the permission. However their response has not been received to date.
- 2.4 The discharge of conditions relating to technical matters is normally delegated to officers on the recommendation of the relevant consultee and it is purely because Cherwell 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 Oxfordshire County Council. Should any comments be received and matters resolved before Committee, this will be reported to Committee and an amended recommendation will be made.

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| <p><b>3. RECOMMENDATION – Delegate authority to officers to determine the application once comments have been received from the Highway Authority.</b></p> |
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