

**Applicant:** Cherwell District Council

**Proposal:** Discharge of conditions 15 (adjacent railing) and 16 (landscaping scheme) of 16/00043/F

**Ward:** Bicester South And Ambrosden

**Councillors:** Cllr David Anderson  
Cllr Nick Cotter  
Cllr Dan Sames

**Reason for Referral:** The Council is the applicant

**Expiry Date:** 1 August 2017      **Committee Date:** 6 July 2017

**Recommendation:** Delegate to officers to determine

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## **1. APPLICATION SITE AND LOCALITY**

- 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 and being redeveloped for specialist housing.
- 1.2. Immediately adjacent to the western-most site (Site A) is a Grade II listed dovecote. The sites are also within the setting of the Grade I 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 an adopted footway running 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 15 and 16 of that permission.

## **2.1. APPRAISAL**

- 2.2. Condition 15 of the planning permission requires the submission of full design details of the railings to be installed along the eastern boundary of Site A. The

reason for the condition is to ensure the satisfactory appearance of the development and to protect the setting and significance of the Grade II listed Dovecote.

- 2.3. The railings are to be approximately 1.8m high with an alternate arrowhead and plain top protected by a horizontal capping. They are to be painted black and are designed to reflect the railings at the nearby Church. The railings are to finish approximately 370mm from the edge of the Dovecote and a 320mm solid metal panel is to be used to block the remaining gap. A 50mm gap is to be retained between the building and the railings on either side of the Dovecote. The railings will not be attached to the Dovecote. It is considered that the railings are appropriate for the location however the solid metal panel will appear too heavy and will adversely affect the setting of the Dovecote. A more lightweight solution has been requested and Members will be updated regarding this at the Meeting.
- 2.4. Condition 16 of the planning permission requires the submission and approval of a landscaping scheme. The reason for condition 16 is to ensure the creation of a pleasant environment for the development.
- 2.5. The Landscape officer has been consulted on the landscaping scheme and their comments are awaited.
- 2.6. The discharge of conditions relating to such matters as engineering drawings, materials and design details is normally delegated to officers and it is purely because Cherwell District Council is the applicant that this application is before Members. It therefore seems prudent to seek delegated authority to officers to determine the application. Should the design of the solid end panel to the railings be amended, the comments of the Landscape Officer be received and matters resolved before Committee, this will be reported to Members and an amended recommendation will be made.

### **3. RECOMMENDATION**

Delegate authority to officers to approve the application subject to the design of the end panel to the railings being amended and the details of the landscaping scheme being found acceptable, having regard to the comments of the Landscape Officer.

CASE OFFICER: Shona King

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