

Applicant: Cherwell District Council

Proposal: Discharge of Conditions 10 (surface drainage information), 21 (cycle parking details), 22 (bird and invertebrate boxes), 23 (refuse and recycling information) 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: 11 January 2018 **Committee Date:** 14 December 2017

Recommendation: Approve

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 10, 21, 22 and 23 of that permission.

2. APPRAISAL

- 2.1 Condition 10 of the planning permission requires the submission of a surface water drainage scheme for the site. The reason for the condition is to ensure that surface water resulting from the development will be managed effectively and to reduce the risk of flooding.
- 2.2 Oxfordshire County Council has been consulted on the surface water drainage scheme and its comments are awaited.
- 2.3 Condition 21 of the planning permission requires details of covered cycle parking facilities to be provided. Oxfordshire County Council has been consulted on the cycle parking proposals and its comments are awaited.
- 2.4 Condition 22 of the planning permission requires the installation of bird and invertebrate boxes in accordance with the Ecological Appraisal submitted with the application and prepared by ELMAW Consulting dated August 2015. It does not require any further details to be submitted nor for any further approval. This condition has therefore been removed from the application description.
- 2.5 Condition 23 of the planning permission requires the submission and approval of a scheme for the provision of refuse and recycling bins. The Council's Waste Resource Team has been consulted on the 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 in relation to Condition 10, 21 and 23 subject to responses from Oxfordshire County Council regarding surface water drainage and cycle parking and from the Council's Waste Resource Team regarding refuse/recycling.

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