

Applicant: Cherwell District Council

Proposal: Discharge condition 5 (landscaping) of 16/00313/CDC

Ward: Banbury Ruscote

Ward Councillors: Cllr Barry Richards, Cllr Sean Woodcock, Cllr Mark Cherry

Reason for Referral: CDC application

Expiry Date: 10.04.2018 **Committee Date:** 12.04.2018

Extension of Time: 13.04.2018

Recommendation: Approval

1. SITE DESCRIPTION AND PROPOSED DEVELOPMENT

- 1.1 The application site is a triangular parcel of land situated to the rear of The Methodist Church on The Fairway; the Church itself currently being rebuilt following approval of 13/01153/CDC. The site is in a predominantly residential area in Banbury with access being taken from the Fairway.
- 1.2 Planning permission was initially granted in December 2015 for the 'Erection of 11no residential units, upgrading the existing vehicular access and parking for the church facility as well as extending this access for the purpose of the proposed residential units, under reference 13/01372/CDC. A subsequent Section 73 "variation of condition" application (16/00313/CDC) was granted permission 12.01.2017, which allowed for the re-siting and redesign of two of the plots (10 and 11) of the approved scheme. The current application is seeking approval of the details required by condition 5 (landscaping) of the later permission.

2. CONSULTATION:

- 2.1 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.
- 2.2 CDC LANDSCAPE OFFICER: Initially raised concerns with regards to some of the plant species and the proposed layout the within the landscaping scheme; however these were later withdrawn following the submission of revised plans.

3. APPRAISAL

- 3.3 Condition 5 requires the submission and approval of a landscaping scheme, prior to the occupation of the development. An initial landscaping scheme was considered unacceptable

by officers, as for health and safety reasons some plant species were not considered appropriate in the context of the site surrounding a children's play area. Details were amended by the applicant following advice provided by the Council's Landscape Officer. Amended plans (1001 Rev. B) were received with a revised planting schedule, the detail of which is considered acceptable by officers.

- 3.4 The Landscape Officer made comment with regard to the proposed layout, play area and its boundary treatment, within his initial response. The proposed landscaping scheme is largely as was previously accepted with the approval of 16/00189/DISC, with only minor amendments to the layout of the buildings on plots 10 and 11 (as approved under 16/00313/CDC) being different. No significant concerns were raised during the assessment of the previous clearance of the landscaping condition application, and in planning officers' opinion it would now be unreasonable to look for significant amendments to the proposed scheme given the previous consent that was given.

4. RECOMMENDATION – APPROVAL

The Local Planning Authority considers that the details submitted pursuant to Condition 5 of planning permission 16/00313/CDC are acceptable, and as such it is recommended that the said conditions are discharged.

Case Officer: Bob Neville

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