

Applicant:	Cherwell District Council - FAO Stuart Parkhurst	
Proposal:	Discharge of Conditions 3 (means of access), 4 (parking and manoeuvring areas) and 5 (landscaping scheme) of 17/02569/F	
Ward:	Launton And Otmoor	
Councillors:	Cllr Tim Hallchurch Cllr Simon Holland Cllr David Hughes	
Reason for Referral:	Cherwell District Council is the applicant	
Expiry Date:	28 December 2018	Committee Date: 13 December 2018
Recommendation:	Approve	

EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

Proposal

The application relates to conditions imposed on planning permission ref. 17/02569/F relating to highway safety and landscaping for a scheme permitted for 14 car parking spaces.

Consultations

Consultees have raised **no objections** to the application:

Planning Policy

The application has also been assessed against the relevant policies in the NPPF, the adopted Local Plan and other relevant guidance.

Conclusion

The key issues arising from the amended application details are:

- Highway safety;
- Landscaping

The report looks into the key planning issues in detail, and officers conclude that the proposal is acceptable. The scheme meets the requirements of relevant CDC policies

RECOMMENDATION - GRANT PERMISSION SUBJECT TO CONDITIONS

Members are advised that the above is a summary of the proposals and key issues contained in the main report below which provides full details of all consultation responses, planning policies, the Officer's assessment and recommendations, and Members are advised that this summary should be read in conjunction with the detailed report.

MAIN REPORT

1. APPLICATION SITE AND LOCALITY

- 1.1. The application relates to two separate 'red-line' site areas, but both are located on Woodpiece Road, Upper Arccott. The applicant refers to the site furthest to the north as Plot 3 and the site furthest to the south as Plot 4/5. Plot 3 is located on a corner between No's 26 and 28 Woodpiece Road which currently consists of an area of grassed land. Plot 4/5 is located on 2 smaller sections of grassed land which are intersected by the access to the garages to the west, located between 16 and 17 Woodpiece Road.
- 1.2. Consent was granted for the change of use of the land and creation of 14 parking spaces in total under application 17/02569/F.

2. DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1. The current application seeks to discharge Conditions 3 (means of access), 4 (parking and manoeuvring areas) and 5 (landscaping scheme) which were required by planning consent 17/02569/F.

3. RELEVANT PLANNING HISTORY

- 3.1. following planning history is considered relevant to the current proposal:

<u>Application Ref.</u>	<u>Proposal</u>	<u>Decision</u>
17/02569/F	Change of use of land for the creation of car parking spaces	Application Permitted

4. PRE-APPLICATION DISCUSSIONS

- 4.1. No pre-application discussions have taken place with regard to this application.

5. RESPONSE TO PUBLICITY

- 5.1. No comments have been raised by third parties.

6. RESPONSE TO CONSULTATION

- 6.1. 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.

PARISH/TOWN COUNCIL AND NEIGHBOURHOOD FORUMS

- 6.2. No parish consultation has been carried out.

STATUTORY CONSULTEES

- 6.3. OCC HIGHWAYS: **No objections**

NON-STATUTORY CONSULTEES

- 6.4. CDC LANDSCAPE: **No Objections**

7. APPRAISAL

Condition 3

- 7.1. This condition required full details of the means of access between the land and the highway, including, position, layout, construction, drainage and vision splays.
- 7.2. Following concerns raised by officers with regard to the hedge which, as originally submitted, would have had an impact on vision splays, the applicant clarified that the landscaping to the 'Plot 3' would reach no higher than 600mm. The Highway Liaison Officer has thus confirmed that there are no objections to the details submitted. Officers see no reason to disagree with this assessment and recommend this condition is discharged.

Condition 4

- 7.3. This condition required full specification details (including construction, layout, surfacing and drainage) of the parking and manoeuvring areas. The applicant proposes tarmac surfacing, with the planting area to supplement the drainage. The Highway Liaison Officer has not raised any objection to the proposal. Officers see no reason to disagree with this assessment and recommend that this condition is discharged.

Condition 5

- 7.4. This condition required a landscaping scheme to be submitted, detailing the proposed tree/shrub planting including their species, number, sizes and positions. The Landscape Officer finds the amended details to be acceptable and officers agree with this assessment and recommend this condition is discharged.

8. RECOMMENDATION

That the conditions applied for be discharged in accordance with the following plans and documents:

Condition 3

The details shown on drawings no: '01 rev 03' and '02 rev 03' (received 29/11/18) and specification of works document (January 2018).

Condition 4

The details shown on drawings no: '01 rev 03' and '02 rev 03' (received 29/11/18) and specification of works document (January 2018).

Condition 5

The details shown on drawings no: '01 rev 03' and '02 rev 03' (received 29/11/18) and specification of works document (January 2018).