

Applicant: Mr & Mrs Bryn Williams

Proposal: Discharge of Condition 4 (Weatherboarding sample), 5 (door and window details), 6 (Parking and manoeuvring details) and 7 (Desk study and site walk over) of 18/00971/F

Ward: Deddington

Councillors: Cllr Bryn Williams
Cllr Hugo Brown
Cllr Mike Kerford-Byrnes

Reason for Referral: Application submitted by a CDC Councillor

Expiry Date: 6 February 2019

Committee Date: 14 February 2019

Extension of time: 18 February 2019

EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

RECOMMENDATION: DELEGATED AUTHORITY to approve conditions

Proposal

This application seeks the clearance of conditions attached to the full planning approval ref. 18/00971/F.

Consultations

The following consultees raise **no objections**:

- CDC Conservation Officer, CDC Environmental Protection, OCC Highways Authority

Conclusion

The details submitted in relation to proposed cladding materials and windows and doors of the approved development are considered appropriate within the context by officers.

Further the applicant provided parking and manoeuvring details for the site which are considered to meet the requirements of the Local Highways Authority and constitute an acceptable form of development in terms of highway safety. Details have been submitted

in relation to identifying potential land contamination issues at the site which, whilst identifying potential sources of contamination and recommending further investigation, are considered to meet the requirements of the relevant condition.

Officers consider that the details submitted pursuant to condition 4, 5, 6 and 7 of planning permission 18/00971/F are acceptable and therefore recommend that delegated authority be given to the Assistant Director of Planning and Economy to discharge the 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 an existing stone barn with natural slate roof, which is part of a wider complex of buildings in a linear arrangement, and which is considered to have previously formed part of Park Farm. Land levels drop across the site from east to west down from the access into the site. To the west of the barn are adjoining stables and previously converted buildings now in residential use. Attached to the south of the main barn is a single storey outbuilding which is of stone and red brick construction again under a natural slate roof. Whilst only single storey this outbuilding is on two levels, given the topography of the site, with only the top (eastern) section falling within the application's site boundary.
- 1.2. To the east of the barn are again adjoining buildings which have been converted to residential use, with grade II listed Park Farm House further to the east fronting on to New Street (A4260), one of the main routes through the village of Deddington. Adjacent to the south is a residential property and walled garden, whilst to the north there an agricultural building with residential properties beyond. The site is accessed via an existing vehicular access off New Street which also serves Park Farm House and other previously converted building.

2. CONSTRAINTS

- 2.1. The application building is a grade II listed building (curtilage listed by association to Park Farm House) and sits within the Deddington Conservation Area; the site is considered of archaeological interest. The southern boundary wall is a grade II listed structure in its own right with further grade II listed buildings to the south, including Deddington Manor. There are records of protected and notable species (including Eurasian Badger and Common Swift) within the vicinity of the site. The site also sits within a buffer zone surrounding an area of potentially contaminated land north of the site; and further an area where the geology is known to contain naturally occurring elevated levels of Arsenic, Nickel and Chromium; as seen in many areas across the district.

3. DESCRIPTION OF PROPOSED DEVELOPMENT

- 3.1. This application seeks the clearance of conditions attached to the full planning approval 18/00971/F. Approval is sought for details concerning:
 - Weatherboarding sample (Condition 4)
 - Door and window details (Condition 5)
 - Parking and manoeuvring details (Condition 6)
 - Contaminated land Desk Study and Site Walk-over (Condition 7)

4. RELEVANT PLANNING HISTORY

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

<u>Application Ref.</u>	<u>Proposal</u>	<u>Decision</u>
18/00971/F and 18/00972/LB	Conversion of existing barn and associated out-building/stables to residential use. Raise roof of out-building/stables by 860mm. New	Application Permitted

single storey extension to rear with living roof.

18/00475/DISC Discharge of condition 4 (Weatherboarding sample) and 5 (door and window details) of 18/00972/LB Pending Consideration

5. PRE-APPLICATION DISCUSSIONS

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

6. RESPONSE TO PUBLICITY

6.1. This application has been publicised by way of a site notice displayed near the site and by advertisement in the local newspaper. The final date for comments was 24.01.2019, although comments received after this date and before finalising this report have also been taken into account.

6.2. No comments have been raised by third parties.

7. RESPONSE TO CONSULTATION

7.1. 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.

CONSULTEES

7.2. DESIGN AND CONSERVATION: **No objections**, following the submission of revised plans.

7.3. ENVIRONMENTAL PROTECTION: **No objections**. The details submitted satisfy the requirements of condition 7, but trigger a need for condition 8 to also be discharged.

7.4. OCC - LOCAL HIGHWAYS Authority (LHA): **No objections**.

8. APPRAISAL

8.1. Condition 4 requires that prior to the commencement of the development that samples of the weatherboarding to be used in the construction of the walls of the development to be submitted and approved. The applicants initially submitted samples of Larch cladding, however following concerns being raised by officers with regard to the quality of the proposed cladding, revised details of Oak cladding were submitted, which are considered a much more suitable alternative and acceptable by officers

8.2. Condition 5 requires full details of the new windows and doors of the development to be submitted and approved in writing by the Local Planning Authority (LPA) prior to the commencement of development. Again revised details were submitted during the course of the application, following concerns being raised with regards to the acceptability of the design details as initially submitted.

8.3. The applicants have submitted drawings (981-BREGS-1A, 2A, 3B, 6A and 7A) which detail grey aluminium framed windows and doors and flush fitting rooflights. Whilst officers would have preferred to see more traditional timber windows and doors they are mindful that aluminium frames were proposed at the time of the

planning application. The proposed details are therefore considered acceptable in the context of the site.

- 8.4. Condition 6 requires that prior to the commencement of the development that full specification details of the turning area and four parking spaces within the curtilage of the site are submitted and approved. The applicants have submitted drawing 981-BREGS-5, which details parking provision (4 no. spaces, 2 no. being within the proposed garaging) and manoeuvring within the site, as well as permeable construction details for the surfacing of the parking and manoeuvring area. The details submitted are considered acceptable by the LHA and are considered to meet the requirements of condition 6.
- 8.5. Condition 7 requires that prior to the commencement of the development a desk study and site walk over to identify all potential contaminative uses on site is undertaken and report submitted to the LPA. The applicants have submitted a Phase 1: Desktop Study and Preliminary Risk Assessment Report prepared by 'Your Environment' (ref. YE6390, dated December 2018) in respect of this condition. The Council's Environmental protection Team has reviewed the report and its recommendations and considers it acceptable in terms of meeting the requirements of condition 7 in identifying potential land contamination risks at the site.
- 8.6. However, the report recommends that further surveys (intrusive contaminated land investigations and asbestos survey) are carried out to establish the extent of potential contamination land at the site, and whilst condition 7 can be discharged at this time, the recommendations of the report do trigger the need for condition 8 of the permission to also be discharged through the undertaking of further investigations, and findings submitted to the LPA for approval. This will require the submission of a further application at such time as the necessary information has been prepared.

9. RECOMMENDATION - DELEGATED AUTHORITY to approve conditions

That delegated authority be given to the Assistant Director of Planning and Economy to discharge Conditions 4, 5, 6 and 7 of planning permission 18/00971/F.

CASE OFFICER: Bob Neville

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