

**Case Officer:** Hansah Iqbal

**Applicant:** Cherwell District Council

**Proposal:** Discharge of Condition 7 (means of access) of 15/01615/F

**Ward:** Bicester South And Ambrosden

**Councillors:** Cllr. Nick Cotter, Cllr. Frank Ideh and Cllr. Chris Pruden

**Reason for Referral:** Application affects Council's owned land and the Council is the applicant

**Expiry Date:** 23 January 2025

**Committee Date:** 16 January 2025

---

**SUMMARY RECOMMENDATION: DISCHARGE CONDITION 7 OF APPLICATION  
15/01615/F.**

**1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT**

- 1.1. The application site relates to the sports ground located at Kingsmere. The Sports Village site comprises 17 hectares, within the wider South West Bicester mixed use development. It is located at the southern edge of the Kingsmere site and is bounded by Vendee Drive to the west.

**2. CONDITIONS PROPOSED TO BE DISCHARGED**

- 2.1. Condition 7 to 15/01615/F (means of access) – this condition states:

*Prior to the commencement of the development hereby approved, full details of the means of access between the land and the highway, including position, layout, construction, drainage and vision splays shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the means of access shall be constructed and retained in accordance with the approved details.*

*Reason - In the interests of highway safety and to comply with Government guidance contained within the National Planning Policy Framework.*

**3. RELEVANT PLANNING HISTORY**

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

15/01615/F - Development of the South West Bicester Sports Village in two phases comprising phase 2: construction of a two-storey sports and functions pavilion

including vehicular access and parking: phase 3A: construction of a 3G synthetic grass rugby pitch, tennis courts and associated fencing and floodlights and the erection of a cricket hut. Approved.

16/00435/DISC - Discharge of Conditions 3a,3b,3c (Landscaping), 5 (Arboricultural) 6 (Tree pits), 7 (Access), 8 (Parking details), 10 (Event management plan) and 14 (Bat and bird boxes) of 15/01615/F. Approved.

17/00361/DISC - Discharge of condition 9 (covered cycle parking facilities) of 15/01615/F. Approved.

17/01488/F - Installation of two height restricting (2.1m) barrier gates at the entrance to the main car park and service yard of Whitelands Farm Sports Pavilion. These replace the previously approved gates under application 15/01615/F. Approved.

#### **4. RESPONSE TO PUBLICITY**

4.1. No comments have been raised by third parties.

#### **5. RESPONSE TO CONSULTATION**

5.1. 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

OCC Highways – No objection - Condition 7 of 15/01615/F may be discharged.

#### **6. APPRAISAL**

6.1. Condition 7 of 15/01615/F has already been discharged following the approval of 16/00435/DISC. Other than the re-positioning of the pedestrian crossing, for which this application seeks consent, the access works have already been completed.

6.2. The pedestrian crossing would be sited approximately 2.3 metres further away from the newly created site access than the previously approved scheme.

6.3. The OCC Highways Officer has raised no objections to the details submitted as they comply with the county's guidance. Therefore, in the absence of any other material planning considerations, it is recommended that the condition be discharged.

#### **7. RECOMMENDATION**

That planning condition 7 of 15/01615/F be discharged based upon the following:

##### Condition 7

In accordance with drawing numbers 5131 Rev P2 'Proposed Service Road GA' and NTBS3971\_01 'Proposed Plan'.

CASE OFFICER: Hansah Iqbal