



Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Ian

Surname

Howells

Company Name

Equans

Address

Address line 1

Titan Court

Address line 2

3 Bishop Square

Address line 3

Town/City

Hatfield

County

Country

United Kingdom

Postcode

AL10 9NE

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Hybrid application: Full planning application for the demolition of the existing Northfield Hostel buildings and erection of 2no. 4 storey buildings to provide 51 dwellings (Use Class C3). Provision of new pedestrian and vehicular accesses, vehicular and bicycle parking, landscaping, amenity space, refuse storage and noise attenuation works. Outline planning application for the erection of up to 10 dwelling houses (Use Class C3) on former playing field to the east of the existing Northfield Hostel buildings. All matters reserved except scale and access.

Reference number

21/03328/OUTFUL

Date of decision (date must be pre-application submission)

28/03/2022

Please state the condition number(s) to which this application relates

Condition number(s)

Condition 36

Has the development already started?

Yes

No

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

The condition currently requires a legal agreement to be completed with the highways department prior to any development commencing on the Northfield House site which could delay the start of the works by up to 12 months. It also requires additional work to the highways to be undertaken on the adjacent playing field site that cannot be done as part of the main construction contract work for the Northfield House site. Also, if the work were to be undertaken before the playing field site is developed it would be destroyed during the construction of that site which is likely to happen at a later date and under a separate construction contract. We are seeking to amend the requirement for the timing of the legal agreement with highways to a prior to occupation condition and separate out the work for the playing field site so that it can be discharged separately at a later date.

The change in the wording of the condition has already been discussed in detail with the planning case officer and the amended wording agreed in principle.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

As already discussed and agreed in principle with the planning case officer we would like to change the wording of the existing condition 36 to the following:

Northfield

a) Prior to the commencement of development, excluding demolition and enabling works, on the Northfield Hostel part of the site the in-principle drawings and technical information for the proposed works set out below and indicatively shown on drawings nos. 37512-GA-003-P02 and 37512-GA[1]004-P02 shall be submitted to and approved in writing by Oxfordshire County Council.

- Dropped kerb serving 2no. parking spaces on the west side of Bampton Close.
- Construction of new kerbed bell mouth vehicular site access from Sandy Lane West, marking of advisory cycle lanes and signage (dwg. no. 37512-GA-003-P02)
- Construction of a Zebra crossing on Sandy Lane West, including all signing, lining, lighting, tactile paving, high friction surfacing etc. and realignment of the kerb line on the exit taper from Ledgers Close.

b) Prior to first occupation of development on the Northfield Hostel part of the site, an agreement under section 278 of the Highways Act 1980 shall be entered into with the Highways Authority and the above works shall be completed in accordance with the Highway Agreement. Prior to first occupation, written confirmation and evidence that the highways works have been completed in accordance with the Highways Agreement shall be submitted to and acknowledged in writing by the Local Planning Authority. The approved highways works shall remain as agreed in perpetuity subject to Highways' statutory powers.

Reason: To satisfy the needs of pedestrians and cyclists in accordance with policy M1 of the Oxford Local Plan 2036.

Playing pitch

a) Prior to the commencement of development on the playing pitch part of the site, excluding demolition and enabling works, the in-principle drawings and technical information for the proposed works set out below and indicatively shown on drawings nos. 37512-GA-003-P02 and 37512-GA[1]004-P02 shall be submitted to and approved in writing by Oxfordshire County Council.

- Construction of a 2.0m wide footway along the north side of Bampton Close.

b) Prior to first occupation of development on the playing pitch part of the site, an agreement under section 278 of the Highways Act 1980 shall be entered into with the Highways Authority and the above works shall be completed in accordance with the Highway Agreement. Prior to first occupation, written confirmation and evidence that the highways works have been completed in accordance with the Highways Agreement shall be submitted to and acknowledged in writing by the Local Planning Authority. The approved highways works shall remain as agreed in perpetuity subject to Highways' statutory powers.

Reason: To satisfy the needs of pedestrians and cyclists in accordance with policy M1 of the Oxford Local Plan 2036.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes

No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

The agent

The applicant

Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes

No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

Yes

No

Is any of the land to which the application relates part of an Agricultural Holding?

Yes

No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

The Applicant

The Agent

Title

Mr

First Name

Ian

Surname

Howells

Declaration Date

02/02/2024

Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Ian Howells

Date

02/02/2024

