**From:** Plant, Tom - Communities [mailto:Tom.Plant@Oxfordshire.gov.uk]
**Sent:** 06 February 2019 13:31
**To:** Bob Neville
**Cc:** DC Support; Cllr George Reynolds
**Subject:** 18-02159-F - Methodist Chapel Temple Mill Road Sibford Gower OX15 5RX

Hi Bob,

I have looked over the above application and have the following comments to make.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

|  |  |
| --- | --- |
| **Planning application:** | 18/02159/F |
| **Location:** | Methodist Chapel Temple Mill Road Sibford Gower OX15 5RX |
| **Description:** | Alterations to and conversion of existing redundant chapel building to residential use |
| **Type:** | Full Development |
| **Case Officer:** | Bob Neville  |

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Recommendation:**

Oxfordshire County Council, as the Local Highways Authority, hereby notify the District Planning Authority that they ***do not*** ***object*** to the granting of planning permission, subject to conditions.

**Conditions:**

**Cycle Parking Provision**

Prior to the first use or occupation of the development hereby permitted, covered cycle parking facilities shall be provided on the site in accordance with details which shall be firstly submitted to and approved in writing by the Local Planning Authority. Thereafter, the covered cycle parking facilities shall be permanently retained and maintained for the parking of cycles in connection with the development. Reason - In the interests of sustainability, to ensure a satisfactory form of development and to comply with Government guidance contained within the National Planning Policy Framework.

**Specific use**

This permission shall ensure for the specific use applied for only and for no other purposes whatsoever. Reason - In the interests of highway safety and to comply with Government guidance contained within the National Planning Policy Framework.

**Comments:**

During the course of the application, the proposal has changed with regards to car parking provision.

The first set of plans showed a single parking place excavated into the front garden of the proposed dwelling. OCCs Residential Road Design Guide (2003) - Second Edition (2015) optimum parking arrangements for a two bed dwellings is for two off street spaces. It was clear the site could not adhere to this due to the site constraints.

The revised set of drawings submitted show the car parking omitted in its entirety. However, regard has to be taken as to the Chapels current use, in that it has not formal parking and were it to remain in the same use class D1 (non-residential institutions including, medical, creche, museum, library, hall, place of worship, court). As a result, whilst on street parking is far from ideal, were the use of the site to remain as D1 and attracted cars to it, the probability is that a dwelling (as proposed here) will produce far less movements than anything else within the existing use of the site.

Colony Road is a lightly trafficked road through the village, and whilst not able to be conditioned, so long as careful and considerate on street parking practices are deployed, the proposals will therefore be unlikely to have any adverse impact upon the local highway network from a traffic and safety point of view, therefore I offer no objection, subject to conditions.

If you would like to discuss any of the above in more detail, then please do not hesitate to contact me.

With regards,

Tom Plant

Area Liaison Officer

(Cherwell and West Oxfordshire)

Oxfordshire County Council

County Hall | New Road | Oxford | OX1 1ND

Email – tom.plant@oxfordshire.gov.uk

[www.oxfordshire.gov.uk](http://www.oxfordshire.gov.uk/)



This email, including attachments, may contain confidential information. If you have received it in error, please notify the sender by reply and delete it immediately. Views expressed by the sender may not be those of Oxfordshire County Council. Council emails are subject to the Freedom of Information Act 2000. [email disclaimer](http://www.oxfordshire.gov.uk/emaildisclaimer). For information about how Oxfordshire County Council manages your personal information please see our [Privacy Notice.](https://www2.oxfordshire.gov.uk/cms/sites/default/files/folders/documents/aboutyourcouncil/corporateovernance/GenericPrivacyNotice.pdf)