

Rachel Tibbetts

From: Mundy, Ben - Oxfordshire County Council <Ben.Mundy@Oxfordshire.gov.uk>
Sent: 09 May 2024 14:35
To: DC Support; Planning
Cc: Transport CDC Minor
Subject: 24/00817/F The Stables, College Farm, Main Street, Wendlebury, Bicester, OX25 2PR

Good Afternoon,

I have looked over the planning application above and have the following comments:

Planning Application: 24/00817/F

Location: The Stables, College Farm, Main Street, Wendlebury, Bicester, OX25 2PR

Description: The change of use and conversion of equestrian stables and storage barn to a create a single residential dwelling.

Planning Officer:

Recommendation

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

Conditions

Electric Vehicle Charging

Prior to the first occupation of the development, a scheme for the provision of a vehicular electric charging point to serve the development shall be submitted to and approved in writing by the Local Planning Authority. The vehicular electric charging points shall be provided in accordance with the approved details prior to the first occupation of the unit they serve, and retained as such thereafter.

Reason - To comply with Policies SLE 4, ESD 1, ESD 3 and ESD 5 of the adopted Cherwell Local Plan 2011-2031 Part 1 and to maximise opportunities for sustainable transport modes in accordance with paragraph 110(e) of the National Planning Policy Framework.

Comments

The proposed dwelling is accessed via an existing point onto Main Street, the access is currently serving the site for its existing use. The proposals are unlikely to generate a significant number of additional vehicle trips to and from the access. It is therefore determined that the impact to highway safety is negligible.

The proposed dwelling has a planned garage that can be used for the storage of cycles. The dwelling can be considered a 4/5 bedroom dwelling with the inclusion of an office. It is therefore determined that 3 off-street parking spaces is an appropriate provision for this development. It is a requirement for new dwellings to have a minimum of 1 E/V charging point, this can be secured through the above condition.

Subject to the condition above, this proposal is unlikely to have a detrimental impact on the highway in terms of safety or convenience. Therefore, OCC **do not object** to the granting of planning permission.

If you would like to discuss this application further, please do not hesitate to contact me.

Kind regards

Ben Mundy
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