

**Neighbour/Interested party list**

<b>Planning Application Reference:</b>	20/01891/F
<b>Location Of Development:</b>	Land North East Of Fringford Study Centre Adjoining, Rectory Lane, Fringford, OX27 8DD
<b>Proposed Development Details:</b>	Erection of a 4 bedroom detached dwelling with garage and access

**Neighbour(s)/interested parties**

1. 1 Church Cottages Church Lane Fringford Bicester OX27 8DL
2. 1 Farriers Close Fringford Bicester OX27 8DD
3. 1 The Manor Fringford Bicester OX27 8DG
4. 10 Crosslands Fringford Bicester OX27 8DF
5. 12 Church Close Fringford Bicester OX27 8DR
6. 3 Farriers Close Fringford Bicester OX27 8DD
7. 4 Farriers Close Fringford Bicester OX27 8DD
8. Ashford House Little Paddock Fringford Bicester OX27 8EJ
9. Bakery Cottage Main Street Fringford Bicester OX27 8DP
10. Bancroft Rectory Lane Fringford Bicester OX27 8DX
11. Beech House Church Lane Fringford Bicester OX27 8DJ
12. Candleford Cottage Rectory Lane Fringford Bicester OX27 8DX
13. Church Farm Church Lane Fringford Bicester OX27 8DJ
14. Feddans Main Street Fringford Bicester OX27 8DP
15. Forgemill House Church Lane Fringford Bicester OX27 8DJ
16. Fringford House Rectory Lane Fringford Bicester OX27 8DX
17. Henrys House 5 Crosslands Fringford Bicester OX27 8DF

18. Lime Tree Cottage Manor Road Fringford Bicester OX27 8DG
19. Pringle Cottage Rectory Lane Fringford Bicester OX27 8DX
20. Pump Cottage Rectory Lane Fringford Bicester OX27 8DX
21. Red Gables 6 Manor Road Fringford Bicester OX27 8DH
22. Richmond House Rectory Lane Fringford Bicester OX27 8DX
23. Rose Cottage Rectory Lane Fringford OX27 8DX
24. Rosecroft Main Street Fringford Bicester OX27 8DP
25. Sarnen Main Street Fringford Bicester OX27 8DP
26. The Forge Main Street Fringford Bicester OX27 8DP
27. The Old School House Rectory Lane Fringford Bicester OX27 8DT
28. The Old School Rectory Lane Fringford Bicester OX27 8DT

# Comment for planning application 20/01891/F

<b>Application Number</b>	20/01891/F
<b>Location</b>	Land North East Of Fringford Study Centre Adjoining Rectory Lane Fringford OX27 8DD
<b>Proposal</b>	Erection of a 4 bedroom detached dwelling with garage and access
<b>Case Officer</b>	George Smith
<b>Organisation Name</b>	Wendy Moore
<b>Address</b>	1 Church Cottages, Church Lane, Fringford, Bicester, OX27 8DL
<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour
<b>Comments</b>	<p>To Whom it may Concern. I would like to object to the planning application on the land adjacent to Farriers Close and Rectory Lane in Fringford, Oxfordshire. I can confirm I live in the village of Fringford and have lived here for the past 12 years. I enjoy the rural nature of the village, and the many historic buildings contained within it. Rectory Lane forms part of a circular walk around the village. Rectory Lane is a narrow winding lane, containing a number of dwellings close together and limited access or parking. The copse on the corner of Farriers Close, being on a hill and on a bend in the lane is a pleasant and visually pleasing area containing trees. I understand that this is the third such application for building on this area, having reviewed on line previous applications, their appeals, comments and decisions made I am appalled that there is a further application. It was my understanding from the first application for the houses on Farriers Close that this copse would be kept as a visual public amenity which would be maintained by the developers in perpetuity for the pleasure of the people who live in the village. I pass this site on a regular, if not daily basis and can confirm that there has been no such undertaking by the developers to maintain this site, indeed a number of new trees have been cut down and left to rot in a pile of debris. I would consider the application to develop this copse as reneging on the original agreement, and a sad degradation of village amenities. I further understand that there are seven trees on site subject to a Tree Preservation Order and it is planned to remove most of these in order to facilitate this new development. The overdevelopment of this site is not in keeping with the existing rural nature of the village. There is insufficient room on the lane for the driveway, and as such any vehicle manoeuvring would compromise public safety, vehicles and pedestrians. I believe that there has been little change from previous applications to the current application, indeed the current application is for a larger house than the one proposed in 2010 which was declined and declined on appeal. I would respectfully request that this current development proposal is declined, that the developers are required to maintain the copse appropriately as a pleasing village amenity; and to replace the trees which have been cut down unnecessarily. I would also be grateful if there could be some kind of reassurance that this application will not resurface in another few years requesting the same development again. with kind regards Wendy Moore</p>
<b>Received Date</b>	17/08/2020 18:18:02
<b>Attachments</b>	

# Comment for planning application 20/01891/F

<b>Application Number</b>	<input type="text" value="20/01891/F"/>
<b>Location</b>	<input type="text" value="Land North East Of Fringford Study Centre Adjoining Rectory Lane Fringford OX27 8DD"/>
<b>Proposal</b>	<input type="text" value="Erection of a 4 bedroom detached dwelling with garage and access"/>
<b>Case Officer</b>	<input type="text" value="George Smith"/>
<b>Organisation Name</b>	<input type="text" value="Gordon Hewett"/>
<b>Address</b>	<input type="text" value="1 Farriers Close, Fringford, Bicester, OX27 8DD"/>
<b>Type of Comment</b>	<input type="text" value="Objection"/>
<b>Type</b>	<input type="text" value="neighbour"/>
<b>Comments</b>	<input type="text" value="See attached."/>
<b>Received Date</b>	<input type="text" value="16/08/2020 12:24:23"/>
<b>Attachments</b>	The following files have been uploaded: <ul style="list-style-type: none"><li>• Planning permission.pdf</li></ul>

## Planning Application 20/01891/F

In addition to the objections to any award of the planning permission regarding the long-term effects of this application there are a number of short-term objections which will apply to the building process of the new property:-

1. It is difficult to envisage the area not becoming more dangerous in an already congested and narrow area with builders using numerous vehicles including larger operating equipment. What will be done to prevent the parking of these vehicles not only on Rectory Lane but on Farriers Close which is not only a Private Road but has significant Road Safety issues when vehicles are parked on the road.
2. There are a number of inconsistencies in the planning application including horticultural planning and the provision of services such as Foul Sewage and whilst there may be a set of words which suggest the main horticultural and aesthetics of the area will be preserved it is difficult to see how these will be adhered to and more importantly how they could be remedied in the case of a breach. In recent years when two properties were built outside of the planning scope on Main Street, a solution was accepted which required the planning permission to be amended; what will stop this happening again once the character and appearance of the land has been irrevocably changed .
3. As for the provision of services; the application refers to drawing 2550/04 for the provision of these from Farriers Close (under the root systems of the Trees covered by TPO?). There is no obvious reference to these services on said document. Water, Sewage, Electricity, Gas or Oil provision not really covered at all.

Planning applications have been refused in the past due to the Tree Preservation Orders and the archaeological status of the site and there appears to be no real change in the situation here other than the fact that one of the trees under the original TPO 11/97 has already been lost despite the 'maintenance' of the area over the years. The copse has indeed lost some of the smaller additional trees and bushes not covered by the TPO over the years during this 'maintenance'.

Maintenance of the aesthetic nature of the copse area is key for the villagers of Fringford and clearly more so for those in the immediate vicinity and it is again difficult to see if this dwelling was allowed to be built how damage would not occur by the builders and whoever bought the property:-

1. There is no reference to the dry-stone wall at what would be the entrance to the new property which would have to be removed in part or full. In addition to the aesthetic appearance what will the impact be on the Root Protection Area for the largest of the trees at the front of the property which is depicted as a small tree on the drawings
2. Much is made of the ability to retain the 3 metre hedges and the fencing around the property (again on drawings of the front elevation these hedges have been removed), but this would form the 'back-garden' of the new property. Will the new owners be forced to leave these in place or would they be entitled to replace this with a more traditional and secure 6 foot fence, which would *'detract to a significant and harmful degree to the character and appearance of the street scene'* as highlighted by the previous appeal processes
3. What will stop the new owners from removing the trees that border Farriers Close in the future? These trees which the proposal states *'will flourish in the new environment'* will create a dark garden and stop light in an area of the dwelling that is presumably intended as a potential seating area given it will have patio doors leading to the Family Room.

4. Despite not being fully addressed in previous applications refusals the parking and traffic situation has to be addressed in Rectory Lane. The building of another 4 bedroom house with the potential for more than two cars in the household combined with visitors will mean the volume of cars will be increased further. With only two parking spaces this will mean that cars will park either on Rectory Lane or Farriers Close. Farriers Close is a Private Road which is already abused with inconsiderate and dangerous parking obscuring views in a tight turning area. It is not a question of volume of traffic, it is a question of parking that obscures the view required for safe driving.

The copse area, which is on a higher elevation to Rectory Lane provides natural drainage to the area but there has been occasion when significant rain fall has breached Pringle Cottage. Is it really believed that the building of this property with the proposed 'soakaway' will improve the situation.

In summary this application should be refused because:

1. No change has been offered to further understand the archaeological significance
2. Albeit a change of approach has been taken by the builder there still remains the issue of prejudice to the life of the trees
3. The visual appearance of the Copse will be undermined
4. The Road Safety will be further compromised.

# Comment for planning application 20/01891/F

<b>Application Number</b>	20/01891/F
<b>Location</b>	Land North East Of Fringford Study Centre Adjoining Rectory Lane Fringford OX27 8DD
<b>Proposal</b>	Erection of a 4 bedroom detached dwelling with garage and access
<b>Case Officer</b>	George Smith
<b>Organisation</b>	
<b>Name</b>	Diana Jones
<b>Address</b>	1 The Manor, Fringford, Bicester, OX27 8DG
<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour
<b>Comments</b>	<p>I would like to object to the proposed development for a number of reasons. The modern development will alter the character of Rectory Lane. The copse helps to screen Farrier's Close. The development will destroy the habitat of many creatures seen and heard within the copse. It was designated a visual village amenity when the original development of Farrier's Close went ahead and has been enjoyed by villagers and passers-by ever since. This should not be destroyed. Rectory Lane is part of a circular walking route around the village and also leads to footpaths across surrounding fields and to Hethe nearby. I walk along Rectory Lane regularly and believe that more traffic along this busy narrow lane which has no pavement will make walking along it more hazardous. From looking at the plans, it appears that the elevated position of the proposed dwelling will have a significant impact on Pringle Cottage opposite not only from a visual perspective but may well block out light from the old property. I would like to add that the applicant implies in the design and access statement (1.10) that there is easy access by public transport into Bicester. This is not the case. The regular bus service from the village was withdrawn in previous years and there is no bus stop after a short walk to the A4421. The nearest bus stop towards Bicester is Caversfield Turn, a few miles away on the outskirts of Bicester. This does mean that villagers rely on their cars for transport.</p>
<b>Received Date</b>	18/08/2020 16:04:53
<b>Attachments</b>	

# Comment for planning application 20/01891/F

<b>Application Number</b>	<input type="text" value="20/01891/F"/>
<b>Location</b>	<input type="text" value="Land North East Of Fringford Study Centre Adjoining Rectory Lane Fringford OX27 8DD"/>
<b>Proposal</b>	<input type="text" value="Erection of a 4 bedroom detached dwelling with garage and access"/>
<b>Case Officer</b>	<input type="text" value="George Smith"/>
<b>Organisation Name</b>	<input type="text" value="Peter &amp; Margaret Crooks"/>
<b>Address</b>	<input type="text" value="3 Farriers Close, Fringford, Bicester, OX27 8DD"/>
<b>Type of Comment</b>	<input type="text" value="Objection"/>
<b>Type</b>	<input type="text" value="neighbour"/>
<b>Comments</b>	<input type="text" value="We object to this planning application and would like the following points to be taken into consideration. For more than 20 years this area has become an integral part of the attractiveness of Rectory Lane and a haven for local wildlife including gold finches and woodpeckers. To loose this area to a housing development would be at great detriment to Rectory Lane and Fringford. Due to the elevated position of the plot, any housing development on this site would look incongruous with the appearance of Rectory Lane. If a house were to be constructed here it would cause major problems during construction due to delivery lorries and contractors vehicles visiting and parking in Rectory Land and Farriers Close."/>
<b>Received Date</b>	<input type="text" value="17/08/2020 15:59:06"/>
<b>Attachments</b>	



## Objections to Planning Application – 20/01891/F - 18<sup>th</sup> August 2020

1. The original planning permission for Farriers Close required the copse area, on which this development is proposed, to be left for aesthetic purposes, to assist with drainage and to provide screening of the new houses from Rectory Lane. Two previous planning applications for smaller properties have previously been rejected because they could not support these requirements, nothing has changed.
2. The proposed 4 bedroom property would tower over Rectory Lane and would put the beautiful Pringle Cottage in shadow for most of the day.
3. The proposed property not only overlooks Pringle Cottage at the front, but also The Old School House and 4 Farriers Close at the rear.
4. There are inaccuracies in the planning application regarding the naming and location of the neighbouring properties meaning that the impact upon them cannot be accurately assessed. The stated height of the site in relation to Rectory Lane also appears to be inaccurate and underestimates the height difference.
5. The proposed development requires the felling of a very attractive sycamore tree which is protected by a preservation order so as to provide screening of the houses in Farriers Close. It is a healthy, well developed tree which is in keeping with others around the village.
6. There is insufficient parking provision in relation to the size of the proposed property which would lead to vehicles regularly being parked on Rectory Lane, obstructing access for emergency vehicles, or on Farriers Close causing damage to the verges.
7. The owner of the land has not properly maintained the copse, as they were obliged to in the original planning permission for Farriers Close. It is not appropriate to reward them for this neglect by allowing them to profit from the development of an excessively large property on the site.
8. Fringford does not need any more large four bedroom properties of this type, particularly on such a small and elevated plot.

Keith & Lisa Ruggles

4 Farriers Close

## Rachel Tibbetts

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**From:** Christine Garrett [REDACTED]  
**Sent:** 19 August 2020 15:28  
**To:** Planning  
**Subject:** Objection to planning application 20/01891/F Fringford

Dear Sir/ Madam

We are writing as residents of Fringford to object to the above application. Similar applications have been refused on this site in the past and this application would detract from the amenity of Rectory Lane and Fringford in general. Rectory Lane is used as a regular walk by many people in the village, including us and the copse is much appreciated as a backdrop, softens the buildings and provides habitat for wildlife.

The grounds for previous refusals do not appear to have changed and we strongly request that the current application is refused

Yours faithfully

Simon and Christine Garrett  
6 Manor Rd, Fringford, Bicester OX27 8DH,

# Comment for planning application 20/01891/F

<b>Application Number</b>	<input type="text" value="20/01891/F"/>
<b>Location</b>	<input type="text" value="Land North East Of Fringford Study Centre Adjoining Rectory Lane Fringford OX27 8DD"/>
<b>Proposal</b>	<input type="text" value="Erection of a 4 bedroom detached dwelling with garage and access"/>
<b>Case Officer</b>	<input type="text" value="George Smith"/>
<b>Organisation Name</b>	<input type="text" value="Susan Earle"/>
<b>Address</b>	<input type="text" value="10 Crosslands, Fringford, Bicester, OX27 8DF"/>
<b>Type of Comment</b>	<input type="text" value="Objection"/>
<b>Type</b>	<input type="text" value="neighbour"/>
<b>Comments</b>	<input (which="" (who="" 2-3="" 2.3="" a="" above="" absolute="" absolutely="" acts="" actually="" addition,="" all="" also="" an="" and="" another="" appearing="" application,="" are="" as="" asserted="" at="" attempts."="" away="" be="" bend="" bus="" but="" called="" can="" car="" caversfield="" cottage="" council="" cutting="" despite="" did="" distance.="" down="" feature="" feet="" for="" frequently="" fringford's="" from="" garage="" good="" have="" higher="" hope="" house="" houses="" i="" icy,="" imagination="" in="" is="" just="" lane="" lane,="" loom="" main="" manner).="" miles="" minimum="" months="" nearest="" no="" nowadays?),="" of="" one="" onto="" overbearing="" park="" parking="" place="" planning="" plans="" plus="" point,="" previous="" pringle="" proposed="" protection="" public="" raised"="" rectory="" refuse="" refuting="" requirement="" road)="" sharp="" significant="" size.="" slightly="" so="" space="" spaces="" specifically="" statement.="" stone="" stop="" street.="" streets,="" stretch="" suggest="" than="" that="" the="" there="" these="" they="" this="" thought="" three="" through="" to="" transport="" two="" type="text" under="" uses="" value="I wish to register my objection to this speculative planning application. As other objectors have stated, planning permission for the four large houses in Farriers Close was only passed subject to this piece of land being retained as a copse and maintained thereafter as a woodland area. This has been tested at two separate planning applications and two appeals, both of which were dismissed on multiple grounds. The access to the proposed house would be a steep drive (not as described as " village,="" walking="" wall="" walls="" was="" what="" where="" which="" will="" winter="" within="" would=""/>
<b>Received Date</b>	<input type="text" value="26/08/2020 10:10:33"/>
<b>Attachments</b>	

# Comment for planning application 20/01891/F

<b>Application Number</b>	<input type="text" value="20/01891/F"/>
<b>Location</b>	<input type="text" value="Land North East Of Fringford Study Centre Adjoining Rectory Lane Fringford OX27 8DD"/>
<b>Proposal</b>	<input type="text" value="Erection of a 4 bedroom detached dwelling with garage and access"/>
<b>Case Officer</b>	<input type="text" value="George Smith"/>
<b>Organisation Name</b>	<input type="text" value="Simon Knight"/>
<b>Address</b>	<input type="text" value="12 Church Close, Fringford, Bicester, OX27 8DR"/>
<b>Type of Comment</b>	<input type="text" value="Objection"/>
<b>Type</b>	<input type="text" value="neighbour"/>
<b>Comments</b>	<input type="text" value="Our objections are as follows:- 1. The copse was left as an amenity for the village as part of the agreement to develop Farriers Close and that fact has never changed, therefore the copse should never be developed. 2. The fact that planning consent has already been rejected or a three bedroom property on the plot. 3. The copse is part of the fabric of Rectory Lane and the village, it is not an extension of Farriers Close. 4. The entrance to the plot is on a tight bend in a very narrow lane which already suffers from traffic issues, the construction of property will lead to heavy construction vehicles causing damage and obstruction causing danger to residents and people who regularly use the lane for exercise."/>
<b>Received Date</b>	<input type="text" value="17/08/2020 10:14:07"/>
<b>Attachments</b>	

From: dc.support@cherwell-dc.gov.uk <dc.support@cherwell-dc.gov.uk>

Sent: 24 August 2020 20:21

To: DC Support <DC.Support@cherwell-dc.gov.uk>

Subject: New comments for application 20/01891/F

New comments have been received for application 20/01891/F at site address: Land North East Of Fringford Study Centre Adjoining Rectory Lane Fringford OX27 8DD

from Simon Knight

Address:

12 Church Close, Fringford, Bicester, OX27 8DR

Comment type:

Objection

Comments:

I would like to object to the decision by the Oxfordshire County Council as the Local Highways Authority not objecting to the application on the grounds of using the Inspectors comments of the previous 2010 appeal stating, "lightly trafficked lane" as a valid argument for approval.

In 2010 there was little internet shopping and almost no home delivery from the supermarkets. In the last few years there has been a huge increase in van traffic in rural areas, 70% plus according to some data sources. Just last week Tesco announced their online sales would rise from 3.3 billion last year to 5.5 billion this year, a 60% increase in 1 year!

Additionally, Rectory Lane is a dead-end lane meaning that each home delivery drop effectively increases the traffic twofold.

Using the Corona-virus as a reason not to make a site visit as part of the assessment means that the decision was made with wildly outdated data, this surely makes the decision invalid. At the very least the decision should be reviewed using widely available data factoring traffic increase since 2010, and at the very best reversed. If all decisions were made with 10-year-old data there would be chaos.

Case Officer:

George Smith

# Comment for planning application 20/01891/F

<b>Application Number</b>	20/01891/F
<b>Location</b>	Land North East Of Fringford Study Centre Adjoining Rectory Lane Fringford OX27 8DD
<b>Proposal</b>	Erection of a 4 bedroom detached dwelling with garage and access
<b>Case Officer</b>	George Smith
<b>Organisation Name</b>	John Galuszka
<b>Address</b>	Ashford House, Little Paddock, Fringford, Bicester, OX27 8EJ
<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour
<b>Comments</b>	<p>Dear Sir / Madam <a href="https://planningregister.cherwell.gov.uk/Planning/Display/20/01891/F">https://planningregister.cherwell.gov.uk/Planning/Display/20/01891/F</a> I am writing to object to the application for a four bedroom house and garage on the area of land between Rectory Lane and Farriers Close. An application was submitted for the same site on 5th May 2010 and rejected after appeal. There remain compelling grounds for rejecting this new application. 1. Unnecessary removal of a sound tree under a TPO 2. Overlooking nearby properties 3. Loss of amenity value 4. Vehicular hazard The original application was rejected on appeal because of an archeological requirement and the extensive loss of trees allowing access to the site from Farriers Close. Whilst the new access is proposed from Rectory Lane this poses a further set of problems. 1. The application requires the removal of a mature and sound sycamore tree - identified in the arboricultural report of Mr Welby as T1. He grades it in his report as being of low quality but contradicts himself by reporting it as: "T1 Fair overall physiological condition but reduced structural condition due to tight main stem union. Ivy on stem - suggested duration 20 years" This places the tree at least in the moderate category and hence should not be removed. In fact it is an attractive tree which stands well on the plot and is a feature along that part of the lane. It should not be removed and hence the proposed building should not be built as the plans require its removal. 2. The proposed property is on a site raised by 2/3 metre above Rectory Lane and hence overlooks Pringle Cottage on the other side of Rectory Lane. Referring to the property as a cottage or a one and a half storey building doesn't alter the fact that the first floor window height will overlook that and other nearby lower properties. 3. In the Planning Statement (by an unidentified author) the following is written: 4.22 Development proposals in villages should also respect the historic settlement pattern of the village and this is covered in Policy C27. 4.23 Policy C33 will seek to retain any undeveloped gap of land which is important in preserving the character of a loose-knit settlement structure or in maintaining the proper setting for a listed building or in preserving a view or feature of recognised amenity or historical value. The destruction of an attractive stone wall, removal of a mature hedgerow to the rear and potential loss of a mature sycamore does not constitute retaining character of that part of the lane. The planning inspector in rejecting the appeal in 2010 noted "The combination of the loss of the trees, which form an attractive copse and the introduction of a dwelling on this elevated site, would alter its character and appearance and that of the street scene to a significantly harmful degree, particularly when viewed from Rectory Lane." Whilst the trees bordering Farriers Close are not to be removed the general comments remain completely accurate. 4. It has been acknowledged by the architect (and others) that the access along Rectory Lane is modest: "Rectory Lane is a narrow single-track dead-end lane constructed of tarmac." The lane provides access to approximately 24 dwellings beyond the proposed building and also requires access for the large (and rising) number of delivery vehicles to and from those houses. As has been noted in other letters of objection the access from the proposed dwelling directly next to the exit of Farriers Close also provides an unwelcome and unnecessary risk. Whilst the architect may believe a bus into Bicester is an option the fact that the service closed over a year ago means the dwelling will realistically require two cars and present a hazard to others along the lane. The required slope "ramp" is such that this presents an increased hazard in poor weather and snow. Negotiating Rectory Lane in winter which has a much shallower incline is already a particular hazard. Whilst I strongly support the building of new homes, I believe this site is inappropriate and I hope you will reject this application. Yours faithfully Dr John A Galuszka</p>
<b>Received Date</b>	19/08/2020 10:32:19
<b>Attachments</b>	

# Comment for planning application 20/01891/F

<b>Application Number</b>	20/01891/F
<b>Location</b>	Land North East Of Fringford Study Centre Adjoining Rectory Lane Fringford OX27 8DD
<b>Proposal</b>	Erection of a 4 bedroom detached dwelling with garage and access
<b>Case Officer</b>	George Smith
<b>Organisation Name</b>	Ginny Hope
<b>Address</b>	Bakery Cottage, Main Street, Fringford, Bicester, OX27 8DP
<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour
<b>Comments</b>	<p>20/01891/F We wish to object to the proposed development of a 4 bedroom property on the site of the Copse on the corner of Rectory Lane and Farriers Close in Fringford. We urge the Planning Officer delegated to make a decision on the application to closely examine the planning history and background to this site. Previous applications have been refused by Cherwell District Council together with the Planning Inspectorates' dismissal of two appeals; both with clear and sound justification and all of which remain relevant when considering this application because nothing significant has changed. The site known locally as The Copse was gifted in perpetuity to the village as a community asset. This was a condition placed upon the developer as part of the original planning approval granted for the 4 dwellings in Farriers Close. The reason for this was that the Copse represented an important locally- valued feature of the area and a significant role in maintaining the rural character of Rectory Lane. Indeed, the current Cherwell District Council Local Plan emphasises the fact that any new development should not be detrimental to the original rural character of existing village street scenes. The site of the proposed 4 bedroom house is an elevated plot, very close to Rectory Lane which is a single track lane, with no footpaths or street lighting. Consequently this proposal would be overbearing and harmful in relation to neighbouring properties, such as Pringle Cottage opposite, causing a detrimental impact both on the rural street scene and in terms of the occupant's quiet enjoyment of their property. Previous applications for a 3 bedroom property were refused; this application is for a 4 bedroom property with an even tighter footprint. The proposed access position onto Rectory Lane appears to be very tight and it is questionable in terms of whether or not the required visual splays could be achieved. Nothing else relating to the site has changed; there are trees that are subject to tree preservation orders which the developer fails to address satisfactorily. Planning Inspector Louise Crosby determined on 14 February 2011 (paragraph 5) that "the appeal site creates a break in development here and is an important and integral part of its established character and appearance. The combination of the loss of trees, which form an attractive copse and the introduction of a dwelling on this elevated site, would alter its character and appearance and that of the streetscene to a significantly harmful degree, particularly when viewed from Rectory Lane. While I realise that tree planting would take place as part of the development it would take some considerable time for the new trees to provide a similar level of amenity to the ones that would be lost." Through their repeated application attempts, it appears that the developer has no regard for the local value of the Copse as a community asset and its enhancement of the rural street scene. With regards to the importance of the archaeology of the site; Planning Inspector Louise Crosby concluded "that is it highly likely that further aspects of the late Iron Age and Roman sites and a medieval settlement will survive within the application site.". It begs the questions as to whether or not this latest application addresses the national planning policy requirements with regards to a satisfactory impact assessment on archaeology. We respectfully request that this application is refused. Ginny Hope and Adrian Measday.</p>
<b>Received Date</b>	17/08/2020 14:05:57
<b>Attachments</b>	

# Comment for planning application 20/01891/F

<b>Application Number</b>	<input type="text" value="20/01891/F"/>
<b>Location</b>	<input type="text" value="Land North East Of Fringford Study Centre Adjoining Rectory Lane Fringford OX27 8DD"/>
<b>Proposal</b>	<input type="text" value="Erection of a 4 bedroom detached dwelling with garage and access"/>
<b>Case Officer</b>	<input type="text" value="George Smith"/>
<b>Organisation Name</b>	<input type="text" value="Helen Fargin"/>
<b>Address</b>	<input type="text" value="Bancroft, Rectory Lane, Fringford, Bicester, OX27 8DX"/>
<b>Type of Comment</b>	<input type="text" value="Objection"/>
<b>Type</b>	<input type="text" value="neighbour"/>
<b>Comments</b>	<input type="text" value="I would like to object to this application on the following grounds: The site has been allocated as public amenity space and provides a significant enhancement to the street scene of Rectory Lane. It should not be lost to the village. The copse helps screen the traditional scenery of Rectory Lane from the modern style development of Farriers Close. The proposal would result in the loss or damage to protected trees. The copse provides space for a wide variety of wildlife and should not be lost. The proposed access onto Rectory Lane is on a dangerous blind bend and could well lead to accidents as not all drivers take sufficient care. Another property would add to the current challenges of limited parking and obstruction of the lane by vehicles. Fringford has adequate supplies of four-bedroom detached houses, smaller, more affordable houses are what is needed."/>
<b>Received Date</b>	<input type="text" value="15/08/2020 09:04:50"/>
<b>Attachments</b>	



# Comment for planning application 20/01891/F

<b>Application Number</b>	20/01891/F
<b>Location</b>	Land North East Of Fringford Study Centre Adjoining Rectory Lane Fringford OX27 8DD
<b>Proposal</b>	Erection of a 4 bedroom detached dwelling with garage and access
<b>Case Officer</b>	George Smith
<b>Organisation Name</b>	John Fargin
<b>Address</b>	Bancroft, Rectory Lane, Fringford, Bicester, OX27 8DX
<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour
<b>Comments</b>	<p>I would like to object to this latest attempt to build on this land that has been defined as public open space. The original planning permission for Farriers Close included a condition relating to the retention of the copse. This copse was to be "replanted, fenced off and at all times thereafter maintained as a woodland area in the interests of the visual amenity of the area and to ensure the creation of a pleasant environment for the development. Two earlier applications have been made to build on the copse. Both were refused and both had appeals dismissed. Both appeal dismissal findings primarily focused on the harmful effect that the proposed development would have on the character and appearance of the area. The proposed development also requires the destruction of trees that have a Tree Protection Order on them, normally such destruction would warrant a 10,000 fine! How can it be remotely possible for this legal order to be ignored? Other protected trees in the copse are also very likely to be damaged during the construction process. The trees form an important visual barrier between the old traditional houses of Rectory Lane and the modern development of Farriers Close. This I understand was a key reason for the copse to be set aside as part of the permission to build the new houses. Much wildlife would also be lost. The proposed site is elevated from Rectory Lane and any dwelling built upon it would create an overbearing impact on the area and would be seriously detrimental to the street scene of Rectory Lane. It would seriously overlook Pringle Cottage on the opposite side of this narrow lane. The elevated site would require a steep ramp, entrance/exit on to the apex of a blind bend of a narrow lane which would inevitably lead to accidents as resident or their visitors reverse into the lane. The lane is much used by walkers in spite of the lack of a footway and street lighting. The village of Fringford has limited facilities and recently its regular bus services was withdrawn, making the location even less sustainable than it was. Every single new house in Fringford will add to the challenge of climate change as residents travel by car to access essential services in Bicester or Buckingham. I understand that it is Cherwell's Local Plan policy to focus new house building primarily on Bicester and Banbury the larger more sustainable villages to protect the rural nature of the smaller villages. In summary, nothing has changed since the earlier refusals and appeal dismissals apart from the relocation of the entrance from Farriers Close onto the far more dangerous Rectory Lane, designed simply to attempt to get around the Tree Protection Orders. Regards John Fargin</p>
<b>Received Date</b>	24/08/2020 08:57:06
<b>Attachments</b>	

**From:** Sandra Meaney  
**Sent:** 13 August 2020 15:48  
**To:** Planning <[Planning@Cherwell-DC.gov.uk](mailto:Planning@Cherwell-DC.gov.uk)>  
**Subject:** Proposed dwelling on Rectory Lane Fringford

As a Fringford resident I wish to oppose this application. On two previous occasions planning has been refused as this plot was designated to remain as a corpse.

This small lane is already too narrow to support the monstrosities that have been allowed to be erected and totally not in keeping with village development.

Access is poor and many villagers and visitors walk, jog in this area already dodging vehicles. I feel that it would be beneficial to the village and wildlife to reject this application.

Sandra Meaney  
Beech House  
Church Lane  
FRINGFORD  
Bicester  
Ox27 8dj

# Comment for planning application 20/01891/F

<b>Application Number</b>	<input type="text" value="20/01891/F"/>
<b>Location</b>	<input type="text" value="Land North East Of Fringford Study Centre Adjoining Rectory Lane Fringford OX27 8DD"/>
<b>Proposal</b>	<input type="text" value="Erection of a 4 bedroom detached dwelling with garage and access"/>
<b>Case Officer</b>	<input type="text" value="George Smith"/>
<b>Organisation Name</b>	<input type="text" value="Mrs Carole Thomson"/>
<b>Address</b>	<input type="text" value="Candleford Cottage, Rectory Lane, Fringford, Bicester, OX27 8DX"/>
<b>Type of Comment</b>	<input type="text" value="Objection"/>
<b>Type</b>	<input type="text" value="neighbour"/>
<b>Comments</b>	<input type="text" value="I find it reprehensible that this application has been submitted yet again when it has been refused previously , including through an appeal. This land was designated as a wildlife area, though the landowner has cleared it and not maintained it in the way the planning authority intended. I believe the landowner should be required too reinstate it to bring it back into use for its intended purpose and not further impact on the open nature of the village by having a modern property that will detract from the Old School, Old School House and Pringle Cottage which make a very attractive corner of our historic villlage."/>
<b>Received Date</b>	<input type="text" value="25/08/2020 18:23:09"/>
<b>Attachments</b>	

# Comment for planning application 20/01891/F

<b>Application Number</b>	<input type="text" value="20/01891/F"/>
<b>Location</b>	<input type="text" value="Land North East Of Fringford Study Centre Adjoining Rectory Lane Fringford OX27 8DD"/>
<b>Proposal</b>	<input type="text" value="Erection of a 4 bedroom detached dwelling with garage and access"/>
<b>Case Officer</b>	<input type="text" value="George Smith"/>
<b>Organisation Name</b>	<input type="text" value="h ryder"/>
<b>Address</b>	<input type="text" value="Church Farm,Church Lane,Fringford,Bicester,OX27 8DJ"/>
<b>Type of Comment</b>	<input type="text" value="Objection"/>
<b>Type</b>	<input type="text" value="neighbour"/>
<b>Comments</b>	<input type="text" value="I would like to object to this application for the following reasons: I was under the impression that this site was a public amenity space. It also provides a good habitat for wildlife. The trees and bushes hide the modern style development of Farriers Close so that the street view remains traditional. The proposal would likely damage trees which have protection orders on them."/>
<b>Received Date</b>	<input type="text" value="24/08/2020 12:36:32"/>
<b>Attachments</b>	

# Comment for planning application 20/01891/F

<b>Application Number</b>	<input type="text" value="20/01891/F"/>
<b>Location</b>	<input type="text" value="Land North East Of Fringford Study Centre Adjoining Rectory Lane Fringford OX27 8DD"/>
<b>Proposal</b>	<input type="text" value="Erection of a 4 bedroom detached dwelling with garage and access"/>
<b>Case Officer</b>	<input type="text" value="George Smith"/>
<b>Organisation</b>	<input type="text" value=""/>
<b>Name</b>	<input type="text" value="Damian Hannon"/>
<b>Address</b>	<input type="text" value="Feddans, Main Street, Fringford, Bicester, OX27 8DP"/>
<b>Type of Comment</b>	<input type="text" value="Objection"/>
<b>Type</b>	<input type="text" value="neighbour"/>
<b>Comments</b>	<input "kite="" &amp;="" an="" and="" appearance="" attempt="" be="" build="" character="" clearly="" damian="" development="" development,="" even="" farriers"="" flying".="" hannon"="" in="" inappropriate="" is="" janette="" lane.="" larger="" nature="" of="" order="" preserve="" property="" purely="" rectory="" resisted.="" should="" stretch="" that="" the="" this="" to="" type="text" value="We would like to register our objection to this application. There have been two previous planning applications rejected for this site and the reasons for those refusals remain valid. The retention of this site as a green amenity was a condition of the " village="" within=""/>
<b>Received Date</b>	<input type="text" value="18/08/2020 09:25:37"/>
<b>Attachments</b>	

# Comment for planning application 20/01891/F

<b>Application Number</b>	<input type="text" value="20/01891/F"/>
<b>Location</b>	<input type="text" value="Land North East Of Fringford Study Centre Adjoining Rectory Lane Fringford OX27 8DD"/>
<b>Proposal</b>	<input type="text" value="Erection of a 4 bedroom detached dwelling with garage and access"/>
<b>Case Officer</b>	<input type="text" value="George Smith"/>
<b>Organisation Name</b>	<input type="text" value="Carolyn White"/>
<b>Address</b>	<input type="text" value="Forgemill House,Church Lane,Fringford,Bicester,OX27 8DJ"/>
<b>Type of Comment</b>	<input type="text" value="Objection"/>
<b>Type</b>	<input type="text" value="neighbour"/>
<b>Comments</b>	<input type="text" value="I am opposed to any development of this land for the following reasons: 1) There was a condition in the original planning application for Farriers Close that this land was not to be developed and was to remain a visual amenity. This condition must be honoured as it was integral to the granting of planning permission. 2) The copse is important part of the rural character of the village. 3) There is a history of planning permission refusals. As there has been no material change, there is a precedent for refusing any further planning applications. 4) Rectory Lane is narrow and access is difficult. 5) There is already a high density of building in Rectory Lane with very little open space. 6) Fringford has a history of flooding and drainage problems, further building should be out of the question. The developer has already tried to undermine the visual amenity of this land by cutting down trees which were reinstated after complaints. The planning process exists to preserve and enhance the local environment and prevent individuals from profiting from its destruction."/>
<b>Received Date</b>	<input type="text" value="17/08/2020 14:35:14"/>
<b>Attachments</b>	

# Comment for planning application 20/01891/F

<b>Application Number</b>	20/01891/F
<b>Location</b>	Land North East Of Fringford Study Centre Adjoining Rectory Lane Fringford OX27 8DD
<b>Proposal</b>	Erection of a 4 bedroom detached dwelling with garage and access
<b>Case Officer</b>	George Smith
<b>Organisation Name</b>	John Reader
<b>Address</b>	Fringford House,Rectory Lane,Fringford,Bicester,OX27 8DX
<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour
<b>Comments</b>	<p>As a resident of Rectory Lane I would like to object to this application on the following grounds; The site has been allocated as public amenity space and provides a significant enhancement to the street scene of Rectory Lane. It should not be lost to the village. The copse helps screen the traditional scenery of Rectory Lane from the modern style development of Farriers Close. The proposed access on to Rectory lane is on a dangerous blind bend and could well lead to accidents as not all drivers take sufficient care. Another property would add to the current challenges of limited parking and obstruction of the lane by vehicles. Fringford has adequate supplies of four-bedroom detached houses, smaller, more affordable houses are what is needed I hope that you wii take this into account when deciding this application. Regards, John Reader.</p>
<b>Received Date</b>	24/08/2020 11:03:47
<b>Attachments</b>	

# Comment for planning application 20/01891/F

<b>Application Number</b>	<input type="text" value="20/01891/F"/>
<b>Location</b>	<input type="text" value="Land North East Of Fringford Study Centre Adjoining Rectory Lane Fringford OX27 8DD"/>
<b>Proposal</b>	<input type="text" value="Erection of a 4 bedroom detached dwelling with garage and access"/>
<b>Case Officer</b>	<input type="text" value="George Smith"/>
<b>Organisation Name</b>	<input type="text" value="David McCullagh"/>
<b>Address</b>	<input type="text" value="Henrys House, 5 Crosslands, Fringford, Bicester, OX27 8DF"/>
<b>Type of Comment</b>	<input type="text" value="Objection"/>
<b>Type</b>	<input type="text" value="neighbour"/>
<b>Comments</b>	<input type="text" value="The two previous rejections cited the need for an amenity area, which presumably has not changed? The proposed access is now to be directly from Rectory Lane. This a very narrow road which already has a traffic issue which will be further exacerbated with cars reversing out of the dwelling as well as the potential extra car parking space needed when the two planned facilities are occupied. It will also have a major impact on the street scene by virtue of the fact that it will eliminate the current natural barrier between the proposed new development and existing buildings."/>
<b>Received Date</b>	<input type="text" value="23/08/2020 16:20:51"/>
<b>Attachments</b>	



# Comment for planning application 20/01891/F

<b>Application Number</b>	<input type="text" value="20/01891/F"/>
<b>Location</b>	<input type="text" value="Land North East Of Fringford Study Centre Adjoining Rectory Lane Fringford OX27 8DD"/>
<b>Proposal</b>	<input type="text" value="Erection of a 4 bedroom detached dwelling with garage and access"/>
<b>Case Officer</b>	<input type="text" value="George Smith"/>
<b>Organisation Name</b>	<input type="text" value="Charlotte Talmage"/>
<b>Address</b>	<input type="text" value="Lime Tree Cottage,Manor Road,Fringsford,Bicester,OX27 8DG"/>
<b>Type of Comment</b>	<input type="text" value="Objection"/>
<b>Type</b>	<input type="text" value="neighbour"/>
<b>Comments</b>	<input type="text" value="The site has been allocated as public amenity space and provides a significant enhancement to the street scene of Rectory Lane. It should not be lost to the village."/>
<b>Received Date</b>	<input type="text" value="17/08/2020 09:15:29"/>
<b>Attachments</b>	

# Comment for planning application 20/01891/F

<b>Application Number</b>	20/01891/F
<b>Location</b>	Land North East Of Fringford Study Centre Adjoining Rectory Lane Fringford OX27 8DD
<b>Proposal</b>	Erection of a 4 bedroom detached dwelling with garage and access
<b>Case Officer</b>	George Smith
<b>Organisation Name</b>	Ian Mansley
<b>Address</b>	Pringle Cottage, Rectory Lane, Fringford, Bicester, OX27 8DX
<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour
<b>Comments</b>	<p>We are writing to share our concerns and lodge our objection to the Planning Application for the erection of 4 Bedroom Detached Dwelling with Garage in Rectory Lane, Fringford. Our primary objection is based on the elevated position of the property. This will have a detrimental impact on our privacy with sight lines from bedrooms '2' and '3' of the proposed new build directly into the bedrooms in our home (Pringle Cottage) opposite. We are further concerned about the damaging impact on the residential amenity since the proposed dwelling will overshadow our 200-year-old cottage and block light into ground floor rooms where light is already impaired by the traditional windows. Please refer to photographs attached. We would welcome the highway authority's view on the impact of the development on highway safety with access to the site being at a point on the single-track lane where we already witness frequent near misses. Exiting the proposed driveway will prove hazardous due to the angle of the road and poor visibility of oncoming traffic from the blind bend. Finally, we would also like to understand the basis on which tree preservation orders are assigned and why an imposing, healthy sycamore that makes a significant contribution of the character of the area is to be felled with another similar tree retained? Our understanding is that the original intention of retaining the copse was to provide a natural screen between the traditional stone cottages in Rectory Lane and the newer Farriers Close development. The copse is also home to an abundance of wildlife including Muntjac deer and many species of birds which generate an impressive dawn chorus - clearly, the building work and resultant property will decimate both flora and fauna. Thank you for your careful consideration of the above points. We love our home &amp; the 'sylvan' surroundings and would hate to see the attractive setting compromised. Please let us know if you would like to discuss our concerns further. Ian Mansley &amp; Maxine Slater, Pringle Cottage, Rectory Lane, Fringford</p>
<b>Received Date</b>	14/08/2020 12:20:21

**Attachments**

The following files have been uploaded:

- Rectory Lane & Sycamore to be felled(2).pdf
- Pringle Cottage Bed3.pdf
- Pringle Cottage Ground Floor.pdf
- Pringle Cottage Bed2.pdf
- Pringle Cottage Bed1.pdf















# Comment for planning application 20/01891/F

<b>Application Number</b>	<input type="text" value="20/01891/F"/>
<b>Location</b>	<input type="text" value="Land North East Of Fringford Study Centre Adjoining Rectory Lane Fringford OX27 8DD"/>
<b>Proposal</b>	<input type="text" value="Erection of a 4 bedroom detached dwelling with garage and access"/>
<b>Case Officer</b>	<input type="text" value="George Smith"/>
<b>Organisation Name</b>	<input type="text" value="Samantha Rose"/>
<b>Address</b>	<input type="text" value="Pump Cottage,Rectory Lane,Fringford,Bicester,OX27 8DX"/>
<b>Type of Comment</b>	<input type="text" value="Objection"/>
<b>Type</b>	<input type="text" value="neighbour"/>
<b>Comments</b>	<input type="text" value="We live on Rectory Lane, very close to the proposed development. We consider that the copse to the side of the Lane is of the utmost importance to the character of Rectory Lane. We moved to the Lane last year and the rural feel of the village and Rectory Lane was central to our decision. We have significant concerns that the development of a brand new, four bedroom home in that location will change the character of the street. Further, it is of note that the Lane is a narrow, no through road and the additional works traffic and heavy vehicles would cause significant detriment to all residents."/>
<b>Received Date</b>	<input type="text" value="13/08/2020 18:17:18"/>
<b>Attachments</b>	



# Comment for planning application 20/01891/F

<b>Application Number</b>	<input type="text" value="20/01891/F"/>
<b>Location</b>	<input type="text" value="Land North East Of Fringford Study Centre Adjoining Rectory Lane Fringford OX27 8DD"/>
<b>Proposal</b>	<input type="text" value="Erection of a 4 bedroom detached dwelling with garage and access"/>
<b>Case Officer</b>	<input type="text" value="George Smith"/>
<b>Organisation Name</b>	<input type="text" value="Jonathan Eckley"/>
<b>Address</b>	<input type="text" value="Richmond House,Rectory Lane,Fringford,Bicester,OX27 8DX"/>
<b>Type of Comment</b>	<input type="text" value="Objection"/>
<b>Type</b>	<input type="text" value="neighbour"/>
<b>Comments</b>	<input type="text" value="As Rectory Lane residents living within close proximity to the proposed development, we object to the planning application on the following grounds. An elevated development in the planned location will have a negative effect on the rural character of Fringford and particularly the environmental impact on Rectory Lane. The proposed driveway is dangerously sited on a blind bend on to the already busy single-tracked Rectory Lane. On-road parking is an existing issue on our stretch of Rectory Lane regularly restricting access to our property. During any construction and, more importantly, in the longer term, the proposed 4-bed property, with limited parking spaces, would only exacerbate the current situation further obstructing crucial access to many Rectory Lane properties. Jonathan and Lucy Eckley"/>
<b>Received Date</b>	<input type="text" value="03/09/2020 09:22:27"/>
<b>Attachments</b>	

## Rachel Tibbetts

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**From:** Helen Robins [REDACTED]  
**Sent:** 18 August 2020 20:26  
**To:** Planning  
**Subject:** Planning Application No. 20/01891/F

David Peckford  
Assistant Director  
Planning and Development  
Cherwell District Council

Dear Mr Peckford,

I am writing to oppose the planning application to build a 4 bedroom house on Rectory Lane in Fringford (20/01891/F).

I have lived in Fringford for over 25 years, and have seen many changes around the village and in Rectory Lane in that time. Most successful applications have been sympathetic to the village structure and rural setting, and the Planning Department and Council have ensured that the essential rural nature of development has been honoured.

In 1999, when the application to develop a 3 bedroom house on the copse at the front of Farriers Close in Rectory Lane was dismissed on appeal, the reasons given were that the copse formed an important visual amenity. The substance of the amenity value was:

- 1) to form a softening landscape barrier between the urban look of Farriers Close with the loose rural settlement along Rectory Lane
- 2) to preserve the old drovers lane, now Rectory Lane, in its rural character
- 3) to protect the neighbouring School House and Study Centre (now the Old School House dwelling) from being overlooked and overshadowed, thereby preserving the character of that corner of the village green

The 1999 dismissal on appeal stated that the Copse 'represents an important and locally-valued feature of the area.' It went on to say that the building of a dwelling on the Copse would 'remove a significant element of mature landscaping and screening which at present softens the edges of the Farriers Close development and which was **an integral part of that scheme**' (my bold) and that 'the condition on the reserved matters already **requires further planting to be carried out to reinforce the copse.**' (my bold).

A second application for a 3 bedroom house was lodged in 2010. This application was dismissed on appeal on the grounds:

- 1) that Rectory Lane is a loose-knit rural settlement in direct contrast to the appearance of Farriers Close as a modern planned cul-de-sac. The removal of the Copse would exacerbate this difference to the detriment of Rectory Lane and the visual amenity the Copse provides
- 2) the proposal would mean the chopping down of several trees with Tree Preservation Orders protecting them
- 3) 'the loss of the trees and the combination of a dwelling on this elevated site would alter its character and appearance and that of the street scene to a significantly harmful degree'
- 4) the absence of an adequate assessment of the archaeological potential.

This third application to develop the site is now for a 4 bedroom house. None of the reasons given for refusal above have changed, and I cannot see why an even bigger house would be acceptable on any basis. It would tower over Rectory Lane and provide direct sight into the neighbouring houses, destroying the quiet enjoyment of their properties.

As someone who walks along Rectory Lane almost daily for exercise (and even more so in COVID-19 lockdown) I would find the loss of the Copse to an elevated 4 bedroom house a huge loss to the environment and the pleasure of walking around the village. We have no municipal parks of course, but those of us who cannot walk easily on uneven and rough countryside rely on the enjoyment that the village landscaping provides for us. The Council has no need of extra houses in this village, which has no transport links and no shop or other services - you would be encouraging further commuting by car for no good reason.

Please uphold the sensible and valuable decisions of your predecessors by rejecting this further application to erode our village.

Best wishes

Helen Robins  
Rosecroft  
Main Street  
Fringford  
OX27 8DP



## Rachel Tibbetts

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**From:** Martin Greenwood [REDACTED]  
**Sent:** 13 August 2020 09:42  
**To:** Planning  
**Subject:** Ref: 20/01891/F

Good Morning,

I have already sent in an objection to this proposed building. However, my attention has been drawn to my previous objection on 23 August 2010 addressed to Ms Laura Bailey. I would like to draw your attention to it as it was a more comprehensive objection and referred to a clear and thorough judgement by Stephanie Chivers. This seemed to settle the matter conclusively and I would be grateful if you would have another look at it.

Sincerely

Martin Greenwood

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Virus-free. [www.avast.com](http://www.avast.com)

**From:** Martin Greenwood

**Sent:** 10 August 2020 12:04

**To:** DC Support

**Subject:** Ref?20/01891/F Erection of 4 bedroom house, Fringford

Good Morning,

I would like to make an objection to the proposed erection of a 4 bedroom house on Rectory Lane, near the old Fringford Study Centre.

Rectory Lane, a narrow street, is already over-crowded with a great number of cars and visiting vans etc. Access also would not be easy on that corner, so close to Farriers Close and with a large house directly opposite. The village, as Flora Thompson's Candleford Green, gets a large number of visiting groups and individuals, and this new house would make their visits less comfortable and enjoyable.

I hope that you will seriously consider this objection.

Sincerely

Martin Greenwood.

Sarnen, Main Street, Fringford, Bicester, Oxon OX27 8DP.

# Comment for planning application 20/01891/F

<b>Application Number</b>	20/01891/F
<b>Location</b>	Land North East Of Fringford Study Centre Adjoining Rectory Lane Fringford OX27 8DD
<b>Proposal</b>	Erection of a 4 bedroom detached dwelling with garage and access
<b>Case Officer</b>	George Smith
<b>Organisation Name</b>	Barbara Hazell
<b>Address</b>	The Forge,Main Street,Fringford,Bicester,OX27 8DP
<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour
<b>Comments</b>	<p>I wish to object to the above planning application for the following reasons: * There is a history of planning permission refusals on this site and the reasons for refusal remain valid. * Rectory Lane is a narrow, winding single track country lane. It Is a no through Lane with a number of dwellings with limited access or no parking facilities. There are no footpaths or lighting and the Lane already suffers from traffic issues regarding the many delivery/contract vehicles and parking. Another property would only exacerbate this situation and totally compromise road safety. * Many villagers and tourists enjoy the circular walk through the village via Rectory Lane on a daily basis and the Copse is a highly valued feature of the landscape. The removal of the Copse would be totally detrimental to the street scene. * The elevated position of the proposed building would have a significant impact on the surrounding cottages and would look totally out of character. *. The applicant states there is easy access into Bicester via a bus service. This is not the case as most villagers rely on their cars. Barbara and Doug Hazell</p>
<b>Received Date</b>	21/08/2020 15:15:14
<b>Attachments</b>	

# Comment for planning application 20/01891/F

<b>Application Number</b>	<input type="text" value="20/01891/F"/>
<b>Location</b>	<input type="text" value="Land North East Of Fringford Study Centre Adjoining Rectory Lane Fringford OX27 8DD"/>
<b>Proposal</b>	<input type="text" value="Erection of a 4 bedroom detached dwelling with garage and access"/>
<b>Case Officer</b>	<input type="text" value="George Smith"/>
<b>Organisation Name</b>	<input type="text" value="Alan Stephens"/>
<b>Address</b>	<input type="text" value="The Old School,Rectory Lane,Fringford,Bicester,OX27 8DT"/>
<b>Type of Comment</b>	<input type="text" value="Objection"/>
<b>Type</b>	<input type="text" value="neighbour"/>
<b>Comments</b>	<input type="text" value="In addition to my previous objection to the above Planning Application, I would also like to object to the decision by Oxfordshire County Council as the local Highways Authority not to object to the Application on the grounds of using the Inspector's comments of the previous 2010 Appeal stating 'lightly trafficked lane' and 'modest building' as a valid argument for approval. There has been a massive increase in internet shopping and supermarket deliveries since 2010 added to which the pandemic has now significantly increased the traffic flow up and down Rectory Lane as well as the rest of Fringford . The convenience of home deliveries are likely to exacerbate the current situation. Effectively, Covid 19 has changed the way we live and it is likely that we will not go back to pre-pandemic life in terms of food and other deliveries. Rectory Lane is a dead-end lane which increases the traffic two-fold as it has to come up and down a narrow lane often blocked by visiting vehicles. Consequently, OCC should ensure it is making its decisions based on accurate and current information in order to protect the environment and the safety of those living in the village. We cannot understand why Covid 19 is being used as a reason for not making a site visit resulting in their decision to support the Application being made on wildly inaccurate information and therefore, their decision should be re-considered."/>
<b>Received Date</b>	<input type="text" value="24/08/2020 16:56:59"/>
<b>Attachments</b>	

## Planning Application 20/01891/F

I strongly object to this planning application on several important grounds as follows : -

( a ) The Site specified in the Application is an important Village Visual Amenity known as The Copse in Rectory Lane and has never ever been approved as a building site by CDC and hopefully never will at any point in the future . It is a very special village asset .

(b) I am a fellow of the RSPB and during the 15 years I have had the pleasure of living alongside the Copse it has been an absolute haven of bio-diversity for birds and wildlife in general . Apart from nesting sites for Song Thrushes, Blackbirds, Goldfinches and Chaffinches, there have been less common species such as Goldcrests and Blackcaps and even the occasional Bullfinch and Hawfinch . As the old village pond is just across the road from the Copse we have seen an abundance of dragonflies including the Emperor with its large wingspan hunting in the Copse. The undergrowth therein is a home to hedgehogs and Muntjacs and all sorts of insects .

(c) The Copse also preserves the rustic beauty of the winding nature of Rectory Lane screening off from old homes like The Old School built in 1866 the modern development of Farriers Close . Its existing TPO's must not be allowed to decrease .

(d) The TV period drama " From Lark Rise to Candleford " and the historic nature and scenic beauty of the village forms a delightful diversion for visitors ,artists, ramblers, and historians on guided tours, and Rectory Lane with its many ancient pathways should be preserved along with the Copse for the benefit of all to come.

(e )To allow a further home on this Copse would not only be an overdevelopment of a small greenfield site but would lose a unique part of the village as while the cricket field and village green are delightful in their own way they are open spaces not nature havens like the Copse . Creatures like their



existence and biological procreation to be near a water source and the Copse is the only wilderness space close to the old village pond.

(f) The Copse is an area of archaeological interest and no building should be allowed to be developed within its boundary without knowing what historic treasures might lie undiscovered and any such excavation should only be allowed if the Copse can be preserved in the process .

(g) The proposed 4 bedroom house plus garage would not only cause the loss of the Copse but cause further havoc on Rectory Lane which has no spare parking facility and is overloaded with pedestrian and motorised traffic as it is, as a lot of older villagers have their groceries delivered and although this has been exacerbated by the Covid-19 pandemic it is a change of way in living that is likely to stay with us in the foreseeable future.

(h) The ancient sewers in Rectory Lane are constantly blocking as they are overloaded . We need this to be rectified/modernised not exacerbated by allowing an increase on top of a problem . The Village magazine has been drawing this to existing villagers attention with an effort to try and decrease the overload particularly in Rectory Lane.

(i)The proposed exit onto Rectory Lane would be dangerous to peoples' lives as it is coming down from higher ground onto a very narrow lane . The ancient retaining drystone wall is in its way and would have to be removed to quite a wide extent to allow an exiting driver to see clearly in both directions . Delivery lorries to the proposed site/new home would clearly be a continuous problem for Rectory Lane existing villagers safeway .

(j)The new home would be towering above surrounding old properties , particularly Pringle Cottage but also to The Old School House and The Old School

( k) There is evidence to support the Copse has been already accepted by the Developer of Farriers Close as a permanent Public Amenity or Village Visual Amenity and as such not to be built on for all the reasons given by CDC's accepted condition 11 to the December 1997 approval .

Although there is a different name on this Application there is no doubt that the ultimate original Beneficial Title Ownership of The Copse in Rectory Lane has stayed within the ultimate control of Mr Michael Shanly who personally owns a substantial Group of Companies through his 100% ownership of both Shanly Homes Ltd ( "SH" ) and Sorbon Investments Ltd.( "SI" ). So for the purposes of this objection letter I will refer to Shanley Homes as ( "SH" )

This brings me to reveal that an email enquiry from me about maintenance of the Copse lead to a return phone call on June 3<sup>rd</sup> 2015 from SH ( 01494 671331) specifically stating that their solicitor had been consulted and that the Deeds of the Farrier Close Estate show that each of the 4 homeowners therein have to contribute 25% of the maintenance costs performed by Sorbon Estates Ltd ( a subsidiary of SI ) and that the Copse had now been acquired by SH from Brandon Gate Homes Ltd by a transfer within Mr Shanly's group of companies. Indeed the Title to the Copse in the Land Registry currently shows that the transfer to SH took place on 5<sup>th</sup> February 2014.

So the foregoing information appears to : -

( a ) support the position that the Copse remains a Village Visual Amenity in perpetuity as covenants on each individual homeowners title deeds and

( b ) that from the outset SH solicitors accepted the original 18<sup>th</sup> December 1987 Farriers Close deal that CDC granted permission of the development providing that Condition 11 of that approval – vis – that the Copse would not be built on and be an ongoing requirement - and therefore SH solicitors covered the ongoing ( hedgecutting etc.,) maintenance costs in favour of SH on a permanent basis in the deeds .

It is important to remember that the original negotiations with CDC came to fruition only when the applicant offered the Copse as a Public Amenity Space and accepted CDC's Condition 11 that the Copse was to be kept permanently as such for all of the reasons given in the original consent of 18<sup>th</sup> December 1997 to build the 4 homes on the Paddock now known as Farriers Close .

Although CDC's Condition 11 of their consent required the Copse to be fenced off and replanted as a woodland area it can be seen from villagers past letters of objection that from day one of the Farriers Close development SH used The Copse as a base for their operating equipment during 1998 . So the pre-1997 Copse , a delightful spinney with its wild flowers and wildlife habitat, was considerably degraded by the constant movement of machinery and materials not to mention the damage caused by putting site huts in the Copse .

However the Copse was eventually fenced off and young saplings were planted by SH but notwithstanding the deal made with CDC for the Farrier Close Development in the Paddock , on the 5th October 1998, ignoring the Condition 11 reasons they got that deal, SH put in a second application to build a 5<sup>th</sup> house , this time on a previously agreed Village Visual Amenity (the Copse itself ).

In my opinion this quite rightly was met by a CDC refusal as, most importantly, it would result in the loss of the agreed deal for it to remain as a village visual amenity . Nevertheless SH Appealed .

Ref : The Dismissal of the Appeal was dated 8 June 1999 and given by Inspector Stephanie Chivers who comprehensively outlined the reasons why. All of these reasons still apply to this date .

The reason for my objection is that nothing has changed since the the Stephanie Chivers dismissal of SH appeal and her letter should be referred to in detail by CDC as continuing reasons for a Refusal to the Application now under consideration .

11 years passed from her dismissal of the SH Appeal when Sorbon Estates Ltd appeared on site and cut down the Copse saplings and some larger trees forming a huge pile of debris which they then set fire to . For the second time this was a further degradation of our Village Copse , and only shortly preceded a 2<sup>nd</sup> Application dated 26<sup>th</sup> July 2010 to build a home on the Copse.

Unsurprisingly it received a second refusal from CDC which was Appealed by SH and a second Dismissal of the Appeal . There was a strong feeling in the village at that time that the developer was not sticking to the deal made by which the

COPSE was made a Village Visual Amenity in return for allowing the Farriers Close development to go ahead

Another 10 years have passed and we now have had a repeat of the pattern with a further “ maintenance” visit by SH causing a more complete degradation of the Copse preceding this 3<sup>rd</sup> Application , this time for a larger house plus garage on the Copse submitted under Application No : 20/01891/F.

So it seems that for Mr A Bradbury’s ownership reference on section 25 of the application form we can read SH as far as this current application to build a 4 bedroomed house and garage on the Copse is concerned .

As Mr Shanly is in charge of such a large empire I have no doubt that he is completely unaware of the details of such a relatively minor matter as the Fringford Copse and I am left wondering what he would do if it came to his attention in some way or another .

Optimistically he would restore the Copse back to its original state by planting more saplings as, if then left to develop naturally, it would only take a few years for it to become once again a haven for the bio-diversity to come back as we have already witnessed on each occasion between the first two applications being turned down .

Even better he may even leave the Copse in Trust for Fringford villagers to enjoy as what they already regard it , a Village Visual Amenity in perpetuity .

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**MIKE BARRETT**

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THE OLD SCHOOL HOUSE  
RECTORY LANE  
FRINGFORD  
BICESTER  
OXFORDSHIRE, OX27 8DT

Planning Department  
Cherwell District Council  
Bodicote House  
Bodicote  
Banbury  
Oxon  
OX15 4AA

10 August 2020

Dear Sir

**Planning Application 20/01891/F**

I wish to lodge an objection to the above planning application.

In June 1999 The Secretary of State for the Environment appointed Stephanie Chivers of The Planning Inspectorate to hear an appeal against the rejection of an application (98/01784/F) to build a house on the plot which is the subject of the current application.

The appeal was dismissed.. A further application was made in 2010 and that was also refused. There has been no building in this area of Fringford since, with the exception of a couple of extensions, so the findings of the hearings are as relevant today as they were in 1999 and 2010. The only difference is that there is more traffic using Rectory Lane now than there was then. It is, therefore, on the findings of those hearings that I object to the current application.

The Application refers to 'Land to the north east of Fringford Study Centre'. The building shown on the plan was never the Study Centre and is The Old School House, as it was when I purchased it in 1983. The building previously known as the Fringford Study Centre was partially demolished with the remaining portion converted to, what is now known as, The Old School.

Yours faithfully



M. A. Barrett



**JULIE BARRETT**

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THE OLD SCHOOL HOUSE  
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BICESTER  
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Planning Department  
Cherwell District Council  
Bodicote House  
Bodicote  
Banbury  
Oxon  
OX15 4AA

10 August 2020

Dear Sir

**Planning Application 20/01891/F**

Dear CDC Planning,

I have been notified by Fringford Parish Council that there is an application for planning of a Four Bedroom House, on the Orchard, at the junction between Rectory Lane, and Farriers Close. Please note the term "junction".

I would like to object to this plan, for several reasons:

The entrance to this proposal would be

- 1) on a sharp bend in a tiny lane,
- 2) immediately before the turning into Farriers Close,
- 3) opposite a traditional, typical village cottage fronting onto Rectory Lane, therefore far too close.

The Height of the land in the Orchard is much higher than the cottage opposite the proposed site entrance, and if it was ever built on, the building would tower over the original cottage. The splay of the drive onto the site to avoid the building opposite, and to account for the height of it, would have to be enormous.

Looking at the plans, and reading your proposal, you title it "Land North East of Fringford Study Centre", you don't even have Fringford Study Centre on your plan, but misname the Old School House as such, which denotes a lack of local knowledge.

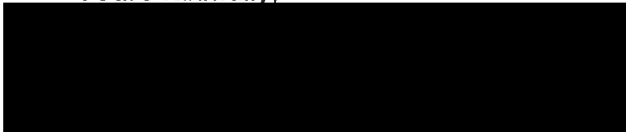
When the original Estate of Farriers Close was proposed, there was a fruitful archeological survey conducted, at this time a hole was dug in the Orchard revealing a tiled floor some feet down, this was promptly filled, as it was not to be included in this Estate, therefor it would be imperative to survey this site were it to be built upon.

It was understood at the time when the previous proposals were denied at appeal by the Secretary of State, that this land should be set aside as an amenity space for residents, to counteract the amount of homes built in a village setting. This was not encouraged by the developers however, as a wooden fence, and dense hedge were installed, there were also several trees planted, as demanded in the conditions, but which were felled, when contractors arrived to do their annual tidying.

On a personal note, I have lived in The Old School House for many years, and valued it as a quite, rural space adjoining several paddocks, sadly these have all been built upon, and should the Orchard meet the same fate, my property would be completely surrounded by new large houses, and have no frontage,

I therefore urge you to dismiss this new application.

Yours faithfully,

A large black rectangular redaction box covering the signature area.

Julie Barrett

## **FARRIERS CLOSE/RECTORY LANE APPLICATION – 20/01891/F**

I strongly object to this above Planning Application for the following reasons:-

### **PAST PLANNING APPLICATIONS AND DISMISSALS UNDER APPEAL**

On 18 December 1997, Brandon Gate Homes Ltd was granted permission to erect 4 dwellings with garages on the land now called Farriers Close subject to very specific conditions laid down by Cherwell District Council (CDC), 2 of which were that, firstly, the Copse part of the land should be fenced off before any works could commence and that the land be replanted as a woodland area and at all times thereafter maintained and fenced as a woodland area for use as a village amenity. For your information, the Copse has not been maintained by the Developer and there has been constant degradation of the amenity and cutting down of trees with rubbish left in piles. Furthermore, the hedge planted by the Developers has been left to grow out of control, spreading upwards and outwards across our driveway verge resulting in us having to pay Contractors regularly over many years to maintain it!

Secondly, that no other buildings, means of enclosure or structures of any kind would be erected or placed on the land without the prior consent of the Local Planning Authority. CDC's reason for these conditions was in the interests of the visual amenities of the area and to ensure the creation of a pleasant environment for the development.

Despite the conditions being stipulated on the Copse, Brandon Gate Homes made another Application No. 98/01784/F dated 5 October 1998 – this time to build a detached 3 bedroomed house with garage on the Copse. This Application received several objections from the local residents objecting to the proposal on the grounds that:-

- o the Copse was stipulated to be a village amenity feature in Rectory Lane in return for granting planning permission for the 4 dwellings now called Farriers Close and this development would result in the loss of the Copse
- o the trees were subject to a Tree Preservation Order
- o the Copse helps the recent housing development to blend in with the surroundings
- o the development of the Copse would take away one of the few remaining open spaces in the village
- o at the previous inquiry, the plans showed the site to be retained and the appellants were offering it as a public amenity space as part of their proposals
- o loss of light and a detrimental impact on adjoining residential property

This Application was dismissed and Appealed and on 8 June 1999, Stephanie Chivers from the Planning Inspectorate dismissed the Appeal for 18 reasons, one being No. 6 which states 'the Appeal site forms part of the Rectory Paddock development, now known as Farriers Close, a group of 4 dwellings, which was granted planning permission on Appeal, provided the Copse was retained and made available to the village as a public open space'.

On 26 July 2010, Brandon Gate Homes Ltd submitted yet another Application No. 10/01220/F for a 3 bedroomed dwelling with garage on the Copse. Again, several villagers sent letters of objection to CDC with the main objection being that the Developer was not sticking to the deal made with CDC by the the Copse was made a village visual amenity in return for allowing the Farriers Close development to go ahead.

Contd/.....



On 23 September 2010, CDC refused the Application and a further Appeal followed, resulting in another dismissal by Louise Crosby on 14 February 2011 for 10 reasons, largely concerning the retention of the Copse.

### **CURRENT PLANNING APPLICATION REFERENCED IN THE TITLE ABOVE**

The latest and current Planning Application is now for a 4 bedrooed dwelling with garage and instead of access/exit into Farriers Close, the plan now shows access/exit into the narrow winding lane ie Rectory Lane, on a blind bend and as such, effective vision splays would be difficult to achieve.

In addition to the above issues concerning the Copse as a village amenity, all still relevant today, the following issues are also of concern:-

- o Entry/exit onto Rectory Lane will impinge/impact/encroach on the driveway grass verge up to The Old School House and our house, The Old School, as we own the driveway and verge. It is concerning what damage will be done to our entrance driveway?
- o Access to the dwelling will result in an ancient stone wall running alongside our driveway being removed. This stone wall has stopped water/mud run off from the Copse, which is on a higher level, into Rectory Lane. This higher level dwelling/site will very likely result in flooding into Rectory Lane and Pringle Cottage causing danger/inconvenience for pedestrians and drivers alike.
- o There is an antiquated and insufficient drainage and sewer system supporting Rectory Lane and with the increased population within the area, Anglian Water are being called out at least twice a year, every year, by ourselves to clear the blocked main sewer that is within close proximity to the proposed development, so another household will only worsen this problem.
- o The height of the land/dwelling will affect the privacy and light currently enjoyed by neighbouring properties.
- o Exit from the proposed site onto a narrow lane on a bend with no pavements/street lighting will compromise the safety of many pedestrians, vehicles, cyclists, walking groups, both local and visitors, as the lane is part of the Historic Fringford Trail and leads to several ancient public footpaths. This is exacerbated by the increased amount of traffic using Rectory Lane with many of the homes having at least 2 cars, together with the increased number of food home delivery and internet delivery vans using the lane. On numerous occasions, large delivery vans are seen entering Rectory Lane and then having to back out as they are unfamiliar with the dead-end lane systems. Also, speeding in the lane has been a regular problem reported to the Parish Council, particularly by delivery vans on a delivery time deadline!
- o If the development were to go ahead, there would be considerable disruption/mess and potential danger to those living in the lane by building contractors/delivery trucks etc for some considerable time, as they go in and out of the plot.
- o A 4 bedrooed dwelling will most likely result in at least 2 vehicles being parked at the property and as there will be no more space available for visiting vehicles, consideration must be given to where these visiting vehicles will park as no alternative safe parking is available in Farriers Close or Rectory Lane. There is already a problem with visitors parking in Rectory Lane causing obstruction/danger to all who live in the lane and the bin collection/delivery/building workers.

- o TPO orders are placed on trees in the Copse, some of which have been removed over the past. It is very likely that the development will require the removal of some if not all the remaining trees, fundamentally affecting the rural setting and street scene and abusing TPO orders.
- o The bio diversity and the natural environment within the Copse would be adversely affected as it is home to many plant, animal, fungi and micro organisms which boosts eco system productivity.
- o The site is known to hold significant archaeological remains which have been comprehensively documented and development of the site will destroy these.
- o There will be a detrimental affect on the value of the surrounding historic buildings.
- o The village has lost its regular bus service making it a less sustainable location than it was and has resulted in increased traffic. There are no other bus stops nearby.

### **SUMMARY**

I find it exasperating that the Applicant continues to ignore the conditions on which the original Planning Permission to build the 4 dwellings was granted by CDC nor can I see how CDC could support the village amenity being taken away from the village, having enforced this condition in the first place.

I implore Cherwell District Council Planning Department to dismiss this further Planning Permission in line with past dismissals, as nothing significant has changed, in order that the village retains the Copse as part of the original Planning Agreement granted by CDC to the Developers and that we may retain the nature and appearance of a quintessentially historic English village which should be preserved in its natural beauty with a balanced mix of housing and trees.

**SUSAN ANN TOPHAM, THE OLD SCHOOL, RECTORY LANE, FRINFORD, OXON OX27 8DT**