

Comment for planning application 24/00817/F

Application Number	24/00817/F
Location	The Stables College Farm Main Street Wendlebury Bicester OX25 2PR
Proposal	The change of use and conversion of equestrian stables and storage barn to a create a single residential dwelling.
Case Officer	Rebekah Morgan
Organisation Name	Sarah Kearney
Address	22 Exeter Road, Kidlington, OX5 2DY
Type of Comment	Objection
Type	neighbour
Comments	<p>Wendlebury Parish Council - Objection to this Planning Application</p> <p>Wendlebury Parish Council Objected to this Planning Application when it was under 21/02231/F. The Parish Council have read through the new planning application and can't find any real changes to this application.</p> <p>These are the following comments as before:</p> <p>The Stables, College Farm, Main Street, Wendlebury Bicester OX25 2PR Proposed conversion of existing barn and stable block, to form new family house. Comment on behalf of Wendlebury Parish Council. At meeting of the Parish Council held on 15/7/21 the application was discussed and decision taken to Object to the application on the following grounds: Wendlebury is categorised within the Cherwell Local Plan Category C village in its Policies for Villages which states that development is restricted to infilling or conversions only within the built limits of the village. In addition to the village being in the lowest level for its ability to absorb development the village suffers from poor levels of infrastructure, in particular with regard to drainage and flooding. The current drainage system is unable to cope with additional flow levels and in periods of heavy rain the combined sewers cannot contain the flow and overflow on to the road and then into properties and the brook. Flooding in the village is on the increase and there have been numerous floods in the last few years where properties have been flooded and the road through the village made inaccessible. The section of the Wendlebury Road which the proposed development uses for access has seen the deepest levels of flood water making these properties inaccessible during times of flooding. The policy of only infill or conversion has been applied to a number of previous applications within the village which sought permission to build beyond the current built line of Wendlebury and were all refused. Application's 16/01645/F, 15/00252/F, 95/00819/OUT, 14/02143/F. The proposed development should not be granted consent as it falls outside the currently accepted building line of the village as represented by the residential buildings. The existing stables were only consented to in June 2014 and are currently in use therefore the clear purpose of the application is to circumvent the usual planning process to try to obtain a residential use beyond the built line of the village in a field setting, to capitalise on the increased value created.</p>

The development is on agricultural land although the current use is equestrian and not appropriate for residential use. The proposed houses are very close to and overlook existing residential properties and destroy the character and setting of these properties by creating Backland development which is not a feature of this village. They will introduce lighting and disturbance to a landscape setting where it does not currently exist

Even with the new Planning Application, these are the comments:
Although the PC understand each planning application has to be judged on its own merits. The parish council believes this application if successful would open up the possibility of another planning application in the Paddock immediately behind the Applicants property and encourage other dubious applications which had previously been rejected. We believe this application should without question be rejected as there are no significant changes to previous planning applications.

Received Date

17/05/2024 14:52:06

Attachments