



DISTRICT COUNCIL
NORTH OXFORDSHIRE

Consultees for application 17/02131/F

<u>Consultee</u>	<u>Date Sent</u>	<u>Expires</u>	<u>Reply</u>
Drainage Department (OCC)	10.11.2017	01.12.2017	
Anglian Water Services Ltd	10.11.2017	01.12.2017	
Environment Agency	10.11.2017	01.12.2017	
Adderbury Parish Council	07.11.2017	28.11.2017	28.11.2017
Adderbury Neighbourhood Plan	07.11.2017	28.11.2017	
Highways/ Transport	07.11.2017	21.11.2017	12.12.2017
Thames Water	07.11.2017	28.11.2017	
Archaeology (OCC)	07.11.2017	28.11.2017	13.11.2017
Building Control (CDC)	07.11.2017	21.11.2017	09.11.2017
Conservation (CDC)	07.11.2017	28.11.2017	
Ecology (CDC)	07.11.2017	21.11.2017	22.11.2017
Environmental Protection (CDC)	07.11.2017	21.11.2017	10.11.2017
Housing Standards (CDC)	07.11.2017	21.11.2017	
Landscape Services (CDC)	07.11.2017	21.11.2017	10.11.2017
Waste & Recycling (CDC)	07.11.2017	21.11.2017	

From: Adderbury Parish Council Clerk
Sent: 25 November 2017 08:32
To: Planning
Subject: Re: Planning Application Consultation - 17/02131/F

Please note that Adderbury Parish Council supports this application.

Thanks,
Theresa Goss
Clerk and Responsible Financial Officer to Adderbury Parish Council
T: 01295 710965
E: adderburypc@hotmail.com
W: www.adderburypc.co.uk
Follow Adderbury Parish Council on Facebook or Twitter @adderburypc

From: Adderbury Parish Council Clerk [mailto:adderburypc@hotmail.com]

Sent: 26 November 2017 23:07

To: Planning

Subject: Fw: Planning Application Consultation - 17/02131/F

In addition to the below, could the Parish Council please request that a couple of swift boxes are put on the new building, as there are swifts in the village and this could be a good site for them nesting

Thanks,

Theresa Goss

Clerk and Responsible Financial Officer to Adderbury Parish Council

T: 01295 710965

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Oxfordshire County Council

LOCAL HIGHWAY AUTHORITY CONSULTATION

through Area Liaison Officer

PART I: APPLICATION DETAILS

to be completed by Area Planning Officer

District Planning Authority: Cherwell District Council	Case Officer: Matthew Coyne	Application No: 17/02131/F
Parish(es), Location and brief description: Adderbury St Georges Catholic Church Round Close Road Adderbury Demolition of existing chapel and erection of 1 dwelling		
Date referred to Area Liaison Officer:		14.11.17

PART II: STATUS OF APPLICATION

to be completed by Area Liaison Officer

Is the application in a class delegated to the Area Liaison Officer?	Yes*	No*
If "No", date on which consultation forwarded to County Engineer:		

PART III: ASSESSMENT

for use of Area Liaison Officer

(Note: If consultation referred to County HQ, endorse to that effect in Part IV below and delete printed response)

No objections subject to:

- 1) S.C. D1 occupation... well prepared... geometry as plans submitted.*
- 2) S.C. D15.*

PART IV: RESPONSE TO DISTRICT PLANNING AUTHORITY

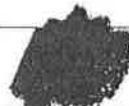
to be completed by Area Liaison Officer

The Oxfordshire County Council as Local Highway Authority:

* HEREBY NOTIFY the District Authority that they do not propose to object to the grant of planning permission.

* HEREBY RECOMMEND the District Planning Authority TO REFUSE ~~planning~~ permission for the reasons set out above in Part III*/overleaf*.

* HEREBY RECOMMEND the District Planning Authority to impose upon any planning permission they may grant the CONDITIONS set out above in Part III*/overleaf*.

Signed: for the County Council		Date returned to District Planning Authority: 12.12.17
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From: David Brown
Sent: 09 November 2017 08:52
To: Matthew Coyne
Subject: 17/02131/F- St Georges Catholic Church

Consultation Reply

No comments to make.

BUILDING CONTROL
CHERWELL DISTRICT COUNCIL

RE: Planning Application Consultation - 17/02131/F

Mon 13/11/2017 13:51

Dear Sir or Madam

The proposals outlined would not appear to have an invasive impact upon any known archaeological sites or features. As such there are no archaeological constraints to this scheme.

Regards

Richard

Richard Oram
Planning Archaeologist

Archaeology
Planning Regulation
County Hall
New Road
Oxford
OX1 1ND

From: Louise Sherwell
Sent: 21 November 2017 10:22
To: Planning
Cc: Matthew Coyne
Subject: 17/02131/F - St Georges Catholic Church Round Close Road Adderbury

Hi Matthew,

Regarding the above application, I would recommend that our previous comments remain largely the same as previous application 17/00485/F. The bat survey submitted was undertaken in October 2015 so it is now borderline out of date. However given that the roosting potential of the building was considered to be very low and the building was generally well sealed, it is considered that bats are unlikely to be impacted by the proposals. It would be advisable however for all contractors to be briefed regarding the protection given to bats and what to do if they discover one during works. Ideally the wooden roof shingles and soffits should be first removed by hand. An updated bat survey would be advisable in future if works are put back.

As there is a record of nesting swift recorded in 2010, swifts may be using the building to nest and as such demolition work should be timed to avoid the nesting bird season (approx March to August inclusive). If this is not possible, a check for nesting birds should be undertaken by a qualified ecologist prior to works commencing. In addition to the previously recommended standard condition K17 and note PN25, I would also recommend a standard condition for demolition works to be timed to avoid the nesting bird season be attached should any approval granted, please find this below:

K12 Nesting Birds: No Works Between March and August Unless Agreed

No removal of hedgerows, trees or shrubs nor works to, or demolition of buildings or structures that may be used by breeding birds, shall take place between the 1st March and 31st August inclusive, unless the Local Planning Authority has confirmed in writing that such works can proceed, based on health and safety reasons in the case of a dangerous tree, or the submission of a recent survey (no older than one month) that has been undertaken by a competent ecologist to assess the nesting bird activity on site, together with details of measures to protect the nesting bird interest on the site.

Reason KR1

K17 Biodiversity Enhancement

Prior to the commencement of the development hereby approved, including any demolition, and any works of site clearance, a method statement for enhancing biodiversity and ensuring no net loss of opportunities for biodiversity shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the biodiversity enhancement measures shall be carried out and retained in accordance with the approved details.

Reason KR3

PN25 Bats

Bats are a highly mobile species which move between a number of roosts throughout the year. All works must proceed with caution, all contractors should be briefed on the possibility of encountering bats and should any bats be found during the course of works all activity in that area must cease until a bat consultant has been contacted for advice on how to proceed. Removal of wooden roof shingles and soffits by hand would further reduce the chance of inadvertent injury to bats and is recommended. Under the Wildlife & Countryside Act 1981 (as amended) and the Habitat and Species Regulations 2010 it is illegal to intentionally or recklessly disturb, harm or kill bats or destroy their resting places.

If you need any further information, please don't hesitate to contact me..

Kind regards,

Louise

Louise Sherwell MSc ACIEEM
Assistant Ecologist
Ecological Services
Community Services
PO Box 43, Shire Hall
Warwick
CV34 4SX

From: Neil Whitton
Sent: 10 November 2017 13:56
To: Matthew Coyne
Cc: DC Support
Subject: 17/02131/F - St Georges Catholic Church Round Close Road Adder

This department has the following response to this application as presented:

Noise: No comments

Contaminated Land: No comments

Air Quality: No comments

Odour: No comments

Light: No comments

Kind Regards

Neil Whitton
Environmental Protection Officer
Cherwell District Council and South Northamptonshire Council
Tel - 01295 221623
Email - Neil.Whitton@cherwellandsouthnorthants.gov.uk

<http://www.cherwell.gov.uk/> and www.southnorthants.gov.uk
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From: Tim Screen
Sent: 09 November 2017 15:55
To: Matthew Coyne
Subject: 17/02131/F - St Georges Catholic Church Round Close Road Adderbury

Matthew

No objections to the development proposal, however the new building should be 'in-keeping' with the vernacular architecture of the area. The characterful existing stone wall on the frontage should be retained, driver's vis-splay permitting. The wall should be replicated on the other side of the drive.

Permeable paving to the drive will reduce runoff onto the street during a downpour.

For visual amenity two small ornamental trees are required in the rear garden. The character of the stonewalls to be enhanced by native honeysuckle. Hard and soft landscape proposals are required. Plant species, planting densities and supplied sizes are required. A commitment to landscape maintenance in respect if Royal Horticultural Society guidance would be appreciated.


Regards

Tim

Tim Screen CMLJ
Landscape Architect

Cherwell District & South Northants Councils

 01295 221862

 01295 221878

<mailto:tim.screen@cherwellandsouthnorthants.gov.uk>

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www.southnorthants.gov.uk

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