

<u>Consultee</u>	<u>Date Sent</u>	<u>Expires</u>	<u>Reply</u>
Caversfield Parish Council	11.10.2019	01.11.2019	11.11.2019
Building Control (CDC)	11.10.2019	01.11.2019	21.10.2019
Conservation (CDC)	11.10.2019	01.11.2019	
Planning Policy (CDC)	21.10.2019	11.11.2019	
Environmental Health (CDC)	11.10.2019	01.11.2019	11.10.2019
Arboriculture (CDC)	21.10.2019	11.11.2019	23.10.2019
Local Highways Authority OCC	11.10.2019	01.11.2019	05.11.2019

From: Iain Osenton <iain.osenton@cherwell-dc.gov.uk>
Sent: Wednesday, October 23, 2019 4:34 PM
To: Planning <Planning@Cherwell-DC.gov.uk>
Cc: dcregistration <dcregistration@Cherwell-DC.gov.uk>; George Smith <George.Smith@Cherwell-DC.gov.uk>
Subject: 19/02075/F - CDC Arboriculture comments

Hi George,

Regarding the above referenced application, from desk based assessment.

The site is outside of the conservation area, and holds no trees covered by a Tree Preservation Order.

There are 3 groups which appear to consist of 7 trees designated for removal under the current Arboricultural Implications report. I agree with the report in that these trees offer little amenity outside of the site, and their removal will not be of detriment to the locality. These removals however should be proportionately mitigated with replanting throughout the site, not just limited to within gardens. I would suggest a replanting plan should be submitted before removals are permitted.

I do hold concerns for the proximity of the north most plot, it appears to be extremely close to a coniferous hedge which will no doubt create future management pressures due to shading. Has there been any discussion regarding management of this hedge? Alternatively I would object to a plot being so close.

There also appears to be a lack of screening between existing properties to the east of the site, and the proposed dwellings. There appears to be some proposed planting within the rear gardens of the properties however this isn't guaranteed to be sustainable.

I hold no objections to the proposed Tree protection measures as demonstrated on the Tree protection plan.

If you require any further comments, please let me know.

Kind regards,

Iain Osenton
Arboricultural Officer (South)
Environmental services
Cherwell District Council

Rachel Tibbetts

From: George Smith
Sent: 08 November 2019 16:30
To: DC Support
Subject: FW: 19/02075/F - The Old Vicarage

From: Iain Osenton <iain.osenton@cherwell-dc.gov.uk>
Sent: 05 November 2019 11:27
To: George Smith <George.Smith@Cherwell-DC.gov.uk>
Cc: dcregistration <dcregistration@Cherwell-DC.gov.uk>
Subject: RE: 19/02075/F - The Old Vicarage

Hi George,

Thanks for attaching the amendments.

Regarding the plot adjustment, my initial concern was related to encroachment/shading of the north most plot by existing vegetation, something which I do not believe will change with the slight relocation proposed in the amended plans. Again, I am yet to visit the site (I can aim to visit this week) however I would suggest the north most plot is still too close, and will no doubt experience shading/encroachment issues in the immediate future.

Regarding the proposed planting on the eastern boundary. Overall no major objections however the 3 species are more ornamental, and combined are not particularly inkeeping with the surroundings. Could I recommend these trees be broken up by including native planting on the eastern boundary in addition to the beech hedge?

Furthermore I hold concerns for the southern boundary planting. This appears to be on a highway verge, has Oxfordshire county council been consulted on the proposed planting? The 2 trees immediately south of plot 1s driveway and garage appear too close, likely creating pressure to remove them in the near future, I would not suggest tree planting at this location is appropriate. The remaining 2 Betulas will again in my opinion look out of character for the area and the verge, I would suggest swapping for something more inkeeping with the proposals surroundings. Also there does not appear to be any proposed screening from the road for this plot.

Hope that helps, if you need anything further please let me know.

Kind regards,

Iain Osenton
Arboricultural Officer (South)
Environmental services
Cherwell District Council

 Direct Dial 01295 221708

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From: George Smith <George.Smith@Cherwell-DC.gov.uk>
Sent: 04 November 2019 11:11
To: Iain Osenton <iain.osenton@cherwell-dc.gov.uk>
Subject: FW: 19/02075/F - The Old Vicarage

Hi Iain

I have received amendments for the above application, following concerns you raised relating to the northernmost plot and its proximity to the boundary. Does this slight adjustment in position address your concern? Please note additional planting to the east also.

Thanks a lot,
George

George Smith BSc (Hons)
Planning Officer
Development Management
Place and Growth Directorate
Cherwell District Council
Direct Line: 01295 221 899 | Ext: 1899
Email: George.Smith@Cherwell-DC.gov.uk

Website: www.cherwell.gov.uk
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From: Zoe Wilkinson <zoe@atlasplanninggroup.co.uk>
Sent: 31 October 2019 13:04
To: George Smith <George.Smith@Cherwell-DC.gov.uk>
Cc: Dan Roycroft <dan@atlasplanninggroup.co.uk>
Subject: RE: 19/02075/F - The Old Vicarage

Hi George,

I note from the consultation responses shown online that the Tree Officer raises a number of queries.

To positively address these comments, the Architect has updated the proposed site plan and DAS to bring the most northern plot away from the hedgerow. Additional landscaping is also shown to assist with screening.

The Arboricultural Report has been updated accordingly showing tree protection measures and the replacement trees.

I would be grateful if you could confirm safe receipt of this email and attachments.

Please do let me know if you have any queries or concerns in relation to the proposals.

Kind Regards,

Zoe

From: Zoe Wilkinson <zoe@atlasplanninggroup.co.uk>
Sent: 11 October 2019 15:55
To: 'George Smith <george.smith@cherwell-dc.gov.uk>
Cc: Dan Roycroft <dan@atlasplanninggroup.co.uk>
Subject: RE: 19/02075/F - The Old Vicarage

Hi George,

Thanks for your email.

The submitted proposal has been amended since the pre-application stage in order to positively address the Council's comments.

If you would like to discuss any aspect of the proposals, please do let me know.

Have a good weekend.

Kind Regards,

Zoe

From: George Smith <George.Smith@Cherwell-DC.gov.uk>
Sent: 11 October 2019 15:16
To: Zoe Wilkinson <zoe@atlasplanninggroup.co.uk>
Subject: RE: 19/02075/F - The Old Vicarage

Dear Zoe

Thank you for your email and introduction.

I note that Section 23 of the application form states no pre-application advice has been sought in relation to this application. I would just like to make you aware that pre-application advice was sought by your clients and I would advise that you liaise with them to see a copy of the Council's response in this case, as it is relevant to the submitted proposal.

Kind Regards,
George

George Smith BSc (Hons)
Planning Officer
Development Management
Place and Growth Directorate
Cherwell District Council
Direct Line: 01295 221 899 | Ext: 1899
Email: George.Smith@Cherwell-DC.gov.uk

Website: www.cherwell.gov.uk
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From: Zoe Wilkinson <zoe@atlasplanninggroup.co.uk>
Sent: 11 October 2019 11:15
To: George Smith <George.Smith@Cherwell-DC.gov.uk>
Subject: 19/02075/F - The Old Vicarage

Hi George,

By way of introduction I am the Agent for the above application.

If you have any initial queries or concerns please do let me know.

Thanks,

Zoe



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Rachel Tibbetts

From: George Smith
Sent: 21 November 2019 15:12
To: DC Support
Subject: FW: 19/02075/F - The Old Vicarage

From: Iain Osenton <iain.osenton@cherwell-dc.gov.uk>
Sent: 21 November 2019 15:06
To: George Smith <George.Smith@Cherwell-DC.gov.uk>
Subject: RE: 19/02075/F - The Old Vicarage

Hi George,

Thanks for attaching the photos.

Regarding the hedge, I'm still concerned the amount of shade offered by the hedge to the north most property will be a cause of dispute between the property/hedge owner once occupied.

Regarding the planting, I'm happy for this to be conditioned as discussed.

Kind Regards,

Iain Osenton
Arboricultural Officer (South)
Environmental services
Cherwell District Council

 Direct Dial 01295 221708

www.cherwell.gov.uk

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Consultee Comment for planning application 19/02075/F

Application Number	<input type="text" value="19/02075/F"/>
Location	<input type="text" value="The Old Vicarage Fringford Road Caversfield OX27 8TH"/>
Proposal	<input type="text" value="Erection of 4 No dwelling houses with associated garages, access and landscaping"/>
Case Officer	<input type="text" value="George Smith"/>
Organisation	<input type="text" value="Building Control (CDC)"/>
Name	<input type="text"/>
Address	<input type="text" value="Building Control Surveyors"/>
Type of Comment	<input type="text" value="Comment"/>
Type	<input type="text"/>
Comments	<input type="text" value="No adverse comment"/>
Received Date	<input type="text" value="21/10/2019 08:54:50"/>
Attachments	

Consultee Comment for planning application 19/02075/F

Application Number	<input type="text" value="19/02075/F"/>
Location	<input type="text" value="The Old Vicarage Fringford Road Caversfield OX27 8TH"/>
Proposal	<input type="text" value="Erection of 4 No dwelling houses with associated garages, access and landscaping"/>
Case Officer	<input type="text" value="George Smith"/>
Organisation	<input type="text" value="Clerk to Caversfield PC"/>
Name	<input type="text" value="Mrs Jane Olds"/>
Address	<input type="text" value="13 Oak Close Bicester Oxon OX26 3XD"/>
Type of Comment	<input type="text" value="Comment"/>
Type	<input type="text"/>
Comments	<input type="text" value="See attached"/>
Received Date	<input type="text" value="11/11/2019 08:55:42"/>
Attachments	The following files have been uploaded: Old Vicarage Response November 19.pdf

CAVERSFIELD PARISH COUNCIL

Mrs Jane Olds, Parish Clerk

13 Oak Close, BICESTER, Oxfordshire OX26 3XD

clerk@caversfieldpc.org.uk www.caversfieldpc.org.uk

George Smith
Planning officer
Cherwell District Council
Bodicote House
Bodicote
OX15 4AA

7 November 2019

Dear George,

Caversfield Parish Council met on 6 November to consider planning application reference 19/02075/F at The Old Vicarage, Fringford Road, Caversfield, OX27 8TH with the proposal "Erection of 4 No dwelling houses with associated garages, access and landscaping".

The Parish Council strongly **OBJECTS** to the application.

Caversfield was allocated Village Category C status in the 2011 – 2031 Local Plan. Category C allows for infilling and conversions. Infilling – as stated at C.264 of the Local Plan – refers to the development of a small gap in an otherwise continuous built-up frontage.

This application, in no way, constitutes infilling under the CDC definition.

Also, by its location, the application positions the houses outside the built-up limits of the village and would extend the village envelope.

Only very minor development has been allowed in the area over a number of years. The applicant cites a TPO and a minor single storey side extension and conservatory. No other major development has been permitted within the village. For clarification, the Elmsbrook Eco Town is not part of Caversfield and nor is Home Farm.

The only other larger development has been the sympathetic re-development of the former MoD DLO brown-field site which made use of original buildings within the curtilage of the built area of the village.

All applications for development of additional houses on the applicant's site have been refused. The only application permitted has been for "2 garages and a car port" which now appears to be three garages.

The Council noted with concern that the applicant's architect was not fully conversant with the location of the property as they state in their Design and Access Statement that the site is located at Fringford Road, Oxford. The site is accessed via Aunt Em's Lane, not Fringford Road and it is certainly not in Oxford.

The Applicant's Planning Statement has tried to state that Caversfield is a small suburb of Bicester. However, Caversfield may be only separated from Bicester by the ring road and some fields, but it has a very different nature from the neighbouring town. The Local Plan Section C 44 – re Strategic Development: Bicester 1 – North West Bicester Eco-Town states that planners for this development have to consider the impact on the surrounding area including the villages of Bucknell (also a Category C village and not mentioned by the applicant's agent) and Caversfield - this should apply to this developer too.

Considering the street scene, the four houses will appear incongruous and out of place in the context of what was probably the paddock for the Vicarage (which was formally connected with the Grade II* Listed 10th / 12th Century Church). The stone and white render and blue clay roof tiles may complement the Vicarage, but no other houses in the vicinity have this appearance.

The Council believes that the houses will have an impact on the privacy of the neighbouring properties and would have an overbearing impact on the adjacent gardens.

While the area does not lie in an Environment Agency Flood Risk Zone, the area proposed for development has flooded in previous years as has been evidenced by local knowledge and comments made by other responders to this application. No mitigation to ensure that the ditch surrounding the site is cleared on a regular basis has been provided.

Following the environmental concerns, the council noted with concern that Thames Water had not been consulted on the application. The site does not currently benefit from mains sewerage and there is nothing mentioned about disposal. It is understood that the septic tank which currently serves The Old Vicarage is within the area of the planned development, but there are no plans in place for either its replacement, how the additional houses will dispose of sewerage or how they intend to connect to the main sewer a great distance away.

The Council was also concerned about the loss of trees and the proposed alternatives together with the light pollution which would undoubtedly come from four substantial houses with security lighting.

For information, Aunt Em's Lane is regularly referred to in the documentation as the B4100, but this is not correct.

The E1 bus route is funded by the Eco-town developers and it is not certain whether it will continue to come through Caversfield once more of the Exemplar has been completed. No reliance on this route should be considered.

The proposal is for four 'market houses' and no effort has been made to make any of the houses 'affordable' which is what the village would need.

Concern was raised about the access from Aunt Em's Lane which is a National Speed Limit road of just a car and a half's width. Big vehicles such as the dustbin lorry or delivery vehicles would cause great disruption if they were permitted to stop on the road, so provision must be made to accommodate large vehicles on site.

The Parish Council **strongly objects** to this proposal. However, if you were minded to approve the application, the Council requests that the following conditions be included:

- No parking shall be allowed on Aunt Em's Lane
- The garages shall not be converted to living accommodation and the garages shall be large enough to accommodate SUV style cars
- Construction traffic shall be limited to between 10am and 2pm and must be taken off the road to make deliveries.

The Parish Council has requested that this application be taken to the Planning Committee at the earliest opportunity.

I trust that this is of help to you.

Yours sincerely,



Jane Olds

Matthew Swinford

From: George Smith
Sent: 18 November 2019 12:44
To: DC Support
Subject: FW: 19/02075/F - The Old Vicarage, Caversfield

From: Charlotte Watkins <Charlotte.Watkins@Cherwell-DC.gov.uk>
Sent: 18 November 2019 12:07
To: George Smith <George.Smith@Cherwell-DC.gov.uk>
Subject: RE: 19/02075/F - The Old Vicarage, Caversfield

George

The Ecological report submitted is fine in itself. There are a range of measures which need to be taken to protect biodiversity during construction and to mitigate for loss of opportunities on site. There are some suggestions for enhancements also and the applicant should be aware that we seek a clear net gain to biodiversity from all development. The potential to create net gain here will depend on future management of the hedgerows and retained vegetation to prevent further loss.

It is proposed to retain much of the hedgerow to the North and West however I have some concerns as to whether this will prove feasible in the long term where they form part of the plots. Particularly the plot in the Northern corner which will be tightly surrounded by the current retained vegetation. How will their management and retention be guaranteed? If there is some potential for them to be lost then additional planting will need to be carried out on site as well as bat activity surveys, dormice surveys and likely mitigatory work. A Landscape and Ecological Management Statement/plan may be needed therefore to ensure this is thought about pre-commencement. The suggested beech hedge at the bottom of the gardens within the arboricultural report is strangely gappy and appears to be interspersed by fencing. It would have more value if it was continuous. Close board fencing should be avoided or if this is chosen (or walls are built) then they must include measures to ensure the permeability of boundaries to hedgehogs and other wildlife through the use of regular 'hedgehog highways' along each boundary.

Conditions should include adherence to sections 5.4.3, 5.4.7, 5.4.8, 5.6.2, 5.6.3, 5.6.5. of the Ecological Appraisal report. A biodiversity enhancement scheme to include all planting and habitat provisions such as bat and bird boxes (at least some of which should be integrated into the fabric of the new dwellings) with reference to sections 5.6.4-5.6.6 of the Ecological Appraisal report. Management of vegetation could be included in here also if stipulated or in a separate Landscape and Ecological Management Statement. The scheme should also include the location of hedgehog provisions and any other proposed features for biodiversity (log piles, insect houses). A lighting strategy should also be submitted due to the likely value of the retained vegetation to bats.

Please get back to me with any queries

Kind regards

Charlotte

Dr Charlotte Watkins

Ecology Officer

Tel: 01295 227912

Email: Charlotte.Watkins@Cherwell-DC.gov.uk

www.cherwell.gov.uk

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Matthew Swinford

From: Jim Guest
Sent: 11 October 2019 15:02
To: George Smith
Cc: DC Support
Subject: 19/02075/F

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

Noise: No comments

Contaminated Land: Given the previous uses of the land and the sensitive nature of the development (residential), the full contaminated land conditions (J12 – J16) will need to be applied to any approved permission

Air Quality: Measures should be in place to encourage the uptake of low emission transport including the provision of Electric Vehicle (EV) charging infrastructure. Ideally we would like to see ducting in place to allow for the future uptake of EV's by all residents to maximise opportunities for sustainable transport in accordance with Government guidance contained within the National Planning Policy Framework.

Odour: No comments

Light: No comments

If you wish to deviate from the suggested conditions then this should be discussed with the officer making these comments to ensure the meaning of the condition remains and that the condition is enforceable and reasonable.

Jim Guest
Environmental Protection Officer

Regulatory Services & Community Safety

Cherwell District Council

Direct dial: 01295 221799

jim.guest@cherwell-dc.gov.uk

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Matthew Swinford

From: Peart, Timothy - Communities <Timothy.Peart@Oxfordshire.gov.uk>
Sent: 05 November 2019 15:35
To: George Smith
Cc: Councillor Lawrie Stratford; DC Support
Subject: 19/02075/F - The Old Vicarage Fringford Road Caversfield OX27 8TH

Hi George,

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

Planning application:	19/02075/F
Location:	The Old Vicarage Fringford Road Caversfield OX27 8TH
Description:	Erection of 4 No dwelling houses with associated garages, access and landscaping
Type:	Full Development
Case Officer:	George Smith

Recommendation:

Oxfordshire County Council, as the Local Highways Authority, hereby notify the District Planning Authority that they **object** to the granting of planning permission.

Comments:

Access is proposed to be taken from Aunt Ems Lane, just inside the 40mph speed restriction zone. It is likely that vehicles approaching from the west would exceed 40mph in the location of the proposed access as they enter the 40mph stretch.

The site layout plan does not show the full extent of the visibility splay to the west of the site access, nor does it indicate the dimensions of the visibility splay. The length of splay required to the west must be based on a speed survey at the location of the proposed site access and the visibility splay cannot extend over third party land. It may be possible to achieve the required visibility splay within the highway boundary however the current application has not demonstrated this. On this basis the county council must object to the application as it currently stands.

Notwithstanding the above, a Section 278 Agreement would be required in order to undertake the required alterations to the highway, including the site access junction, connecting footway, relocation of existing road signs and clearance of vegetation for improved visibility. Should permission be granted a condition is requested to secure these works.

The layout within the site and provision of parking and cycle storage is acceptable.

Condition:

Should the Local Planning Authority be minded to grant planning permission the following condition is required.

Access: Full Details

Prior to the commencement of the development hereby approved, full details of the means of access between the land and the highway, including, position, layout, construction, drainage, vision splays (to be informed by speed surveys at the location of the site access) and footways connecting with the existing provision on Aunt Ems Lane shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the means of access shall be constructed and retained in accordance with the approved details.

Reason: In the interest of highway safety

Please note: works are required to be carried out within the public highway, the applicant shall not commence such work before formal approval has been granted by Oxfordshire County Council by way of legal agreement between the applicant and Oxfordshire County Council.

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

Tim Peart

Senior Transport Planner – Cherwell & West Oxfordshire
Communities
County Hall
New Road
Oxford
OX1 1ND
Email: timothy.peart@oxfordshire.gov.uk

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