

<u>Consultee</u>	<u>Date Sent</u>	<u>Expires</u>	<u>Reply</u>
Building Control	04.02.2020	25.02.2020	18.02.2020
Environmental Health	04.02.2020	25.02.2020	26.02.2020
Local Highways Authority OCC	04.02.2020	25.02.2020	27.02.2020
Thames Water	04.02.2020	25.02.2020	
Sibford Ferris Parish Council	04.02.2020	25.02.2020	13.03.2020

Consultee Comment for planning application 20/00174/Q56

Application Number	<input type="text" value="20/00174/Q56"/>
Location	<input type="text" value="Barn Folly Farm Grange Lane Sibford Ferris OX15 5EY"/>
Proposal	<input type="text" value="Change of Use and conversion of 1no agricultural building into 1no self-contained dwellinghouse (Use Class C3) including associated operational development under Part 3 Class Q (a) and (b)"/>
Case Officer	<input type="text" value="Nathanael Stock"/>
Organisation	<input type="text" value="Building Control (CDC)"/>
Name	<input type="text" value="Building Control (CDC)"/>
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="Development would require a building regulations application."/>
Received Date	<input type="text" value="18/02/2020 19:12:44"/>
Attachments	

Rachel Tibbetts

From: Amrik Bilkhu
Sent: 26 February 2020 12:05
To: DC Support
Cc: Nathanael Stock
Subject: Re: 20/00174/Q56 application received for Mr K Bishop re Change of Use and conversion of 1no agricultural building into 1no self-contained dwelling house (Use Class C3) including associated operational development under Part 3 Class Q (a) and (b)

This department has the following response to this application as presented: 20/00174/Q56 application received for Mr K Bishop re Change of Use and conversion of 1no agricultural building into 1no self-contained dwelling house (Use Class C3) including associated operational development under Part 3 Class Q (a) and (b)

Noise: No comments

Contaminated Land: I recommend the full contaminated land conditions are applied as the site is potentially contaminative due to its previous use. I would like to see information provided which demonstrates land contamination has been adequately considered and the site is safe (or can be made so through remedial works) and assessments have been undertaken to adequately consider whether this development proposal will be affected land contamination. As such, I recommend applying conditions J12-16 requiring the phased assessment of land contamination in line with current best practise, initially starting with a desk study and site walkover undertaken to assess this risk.

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 an EV charge point for the residential unit to allow for the future uptake of EV's by the 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.

Regards

Amrik Bilkhu
Environmental Protection Officer

Regulatory Services and Community Safety
Cherwell District Council

Cherwell District Council Direct dial: 01295 221625
amrik.bilkhu@cherwell-dc.gov.uk

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Matthew Swinford

From: Plater, Roger - Communities <Roger.Plater@Oxfordshire.gov.uk>
Sent: 27 February 2020 13:57
To: Nathanael Stock
Cc: DC Support; Cllr George Reynolds
Subject: 20-00174-Q56 Barn Folly Farm Sibford Ferris

Hi Nathanael,

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

Planning application: 20/00174/Q56

Location: Barn Folly Farm Grange Lane Sibford Ferris OX15 5EY

Description: Change of Use and conversion of 1no agricultural building into 1no self-contained dwellinghouse (Use Class C3) including associated operational development under Part 3 Class Q (a) and (b)

Type: Agricultural to Residential (C3)

Case Officer: Nathanael Stock

Recommendation:

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

Comments:

The addition of a single, three-bedroom dwelling using the existing access to the highway will have a negligible impact in transport terms. It is recommended that the applicant considers installing a passing bay mid-way along the access track

The proposals are unlikely to have any adverse impact upon the local highway network from a traffic and safety point of view, therefore I offer no objection.

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

Kind regards

Roger

Roger Plater
Transport Planner, Transport Development Control
(Cherwell and West Oxfordshire)
Oxfordshire County Council
Mobile 07789 653049

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Comment for planning application 20/00174/Q56

Application Number	<input type="text" value="20/00174/Q56"/>
Location	<input type="text" value="Barn Folly Farm Grange Lane Sibford Ferris OX15 5EY"/>
Proposal	<input type="text" value="Change of Use and conversion of 1no agricultural building into 1no self-contained dwellinghouse (Use Class C3) including associated operational development under Part 3 Class Q (a) and (b)"/>
Case Officer	<input type="text" value="Nathanael Stock"/>
Organisation Name	<input type="text" value="Sibford Ferris Parish Council"/>
Address	<input type="text" value="Applegrove, Hook Norton Road, Sibford Ferris, Banbury, OX15 5QN"/>
Type of Comment	<input type="text" value="Comment"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="The Parish Council discussed the above proposed planning application at a meeting on 10/03/2020 and make the following comments: 1. Compliance to Class Q rules changing use from agricultural to domestic should be closely checked by Cherwell District Council (CDC). 2. The site is in a prominent position and should be screened to limit unwarranted and unnecessary landscape and light pollution impact arising from the proposed design. 3. Concerns raised by adjacent property - Folly Farm House - should be reviewed by Cherwell District Council as they express concerns related to change of use compliance and initial development activity pre-emptively taken by the land owner."/>
Received Date	<input type="text" value="13/03/2020 19:14:56"/>
Attachments	