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**From:** Alistair Flatman <alistairflatman@gmail.com>  
**Sent:** 24 August 2020 22:35  
**To:** West1  
**Subject:** Re: Planning Inspectorate APP/C3105/W/20/3253999: Banbury Service Station, OX15 4AB

Dear Sir / Madam

Thank you for your letter dated 12 August 2020 enclosing the LPA case.

Please note however the Council's Suggested Conditions were not forwarded on - I would therefore be grateful if these could be sent on so we can review / comment as necessary.

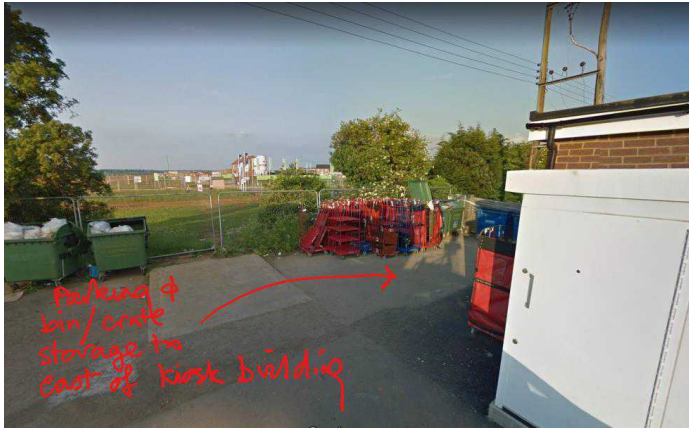
It is noted the Council are relying predominantly on the Officer Report although note comment has been made on points raised in our Appeal Statement of Case. In terms of our case, this is clearly set out in our Appeal Statement and addresses the points raised by the LPA.

However there are a couple of points raised by the LPA that I would like to comment on - these are addressed below with reference to para numbering used in the LPA case.

At para 2.2, the LPA states that, in their view, we (the Appellant) has failed to consider an alternative to the storage container in its current location. As set out in our Appeal Statement, we remain of the view that there are no alternative locations and the treatment of the container (finished in grey) ensures it is not unduly prominent or dominant and is not therefore harmful to the character and appearance of the site and its surrounds. The storage container given its scale relative to the kiosk and its colouration is such that it is not prominent whilst fulfilling its storage function. Arguably, a brick built extension, or even block / render could appear more prominent than the container as it would likely be a larger and more obvious structure.

At para 2.4 the LPA suggests that there are alternative locations that can be used for the container. As shown in the photos below (taken from our Statement of Case) there are no other options - the site to the rear of the Greggs units is used for bins as well as having a telegraph pole in the middle of it whilst the space at the end of the kiosk is used for bin store and staff parking - siting a container here would displace bins and cars elsewhere on the site.

The photos below show the pole / bins behind the greggs unit and the bins to side of kiosk



Further to comments above, the photo below demonstrates the scale and finish of the container, together with its location to the rear of the kiosk, is such that it is not unduly prominent on site or within the streetscene and does not therefore result in significant harm to character and appearance as suggested by the LPA.



I hope the above assists and trust the comments will be fully and properly considered.

In light of the above, and the case set out in the Appellant's Appeal Statement, we respectfully request that the appeal is allowed and planning permission granted

kind regards

Alistair

**Alistair Flatman (MRTPI)**

**Director**

Alistair Flatman Planning

07913 058 468



On Wed, Aug 12, 2020 at 10:59 AM <[noreply@planninginspectorate.gov.uk](mailto:noreply@planninginspectorate.gov.uk)> wrote:

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