

<u>Consultee</u>	<u>Date Sent</u>	<u>Expires</u>	<u>Reply</u>
Bodicote Parish Council	29.04.2020	20.05.2020	21.04.2020
Bodicote Neighbourhood Plan	29.04.2020	20.05.2020	
Local Highways Authority OCC	29.04.2020	20.05.2020	26.05.2020
Environment Agency	29.04.2020	20.05.2020	01.05.2020
Landscape Services CDC	29.04.2020	20.05.2020	14.05.2020
Ecology CDC	29.04.2020	20.05.2020	14.05.2020

Comment for planning application 20/00841/F

Application Number	20/00841/F
Location	Barn And Land South West Of Cotefield Farm Church Street Bodicote
Proposal	Erection of garage adjacent to approved dwelling and change of use of agricultural land to residential use
Case Officer	Bob Neville
Organisation Name	Corinne Hill
Address	Gaydon Fields Farm, Gaydon, Warwickshire, CV35 0HF
Type of Comment	Objection
Type	neighbour
Comments	<p>Buildings are not in keeping with the rural landscape and, without substantial screen planting, they will be highly visible from the village and footpaths. The size, siting and design of the 5 garages are considered an unnecessary and excessive development for a residential property even allowing for the storage of grounds maintenance equipment. We believe this development would cause an unjustified visual intrusion into the valued rural landscape and open countryside. We understand this application is contrary to the provisions and aims of saved Policy C28 of the CLP 1996, Policies ESD 10, ESD 13 and ESD 15 of the CLP 2031 and Government guidance within the NPPF in respect of conserving and enhancing the natural environment.</p>
Received Date	21/04/2020 17:00:10
Attachments	

From: Charlotte Watkins
Sent: 14 May 2020 21:49
To: Bob Neville
Subject: RE: Consultation response - 20/00841/F

Bob

I have no objections to the above application. The Ecological Mitigation and Enhancement Scheme is appropriate in scope and depth. Adherence to Section 3 'Ecological Enhancement Measures' and Section 4 'Ecological Enhancements' of the Scheme are suitable to be included as a condition on any permission.

Kind regards

Charlotte

Dr Charlotte Watkins
Ecology Officer

From: Planning_THM
Sent: 01 May 2020 15:51
To: Planning
Subject: RE: Planning notification for application reference: 20/00841/F

Dear Sirs/Madams

This planning application is for development we do not wish to be consulted on. Please see the attached which was issued to your council to screen applications before sending to us. **Please only consult us on planning applications that fall within the categories in the attached list.**

Ensuring your Authority **ONLY** consult us on the development we wish to comment on, saves time for both our organisations which can be better spent on other higher risk developments requiring our input.

For development that falls within a flood risk area:

For certain development types, we have supplied your Authority with Flood Risk Standing Advice (FRSA). Please refer to this in accordance with the table below. Please consult the Environment Agency for development **not** covered by FRSA.

Flood Zone 3	Minor development
	Non-domestic extensions of 250 square metres or less
	Change of use (except a change to more or highly vulnerable or a change from water compatible to less vulnerable) Refer to Table 2 of the Flood risk and coastal change NPPG for vulnerability definitions https://www.gov.uk/guidance/flood-risk-and-coastal-change#Table-1-Flood-Zones
Flood Zone 2	Minor development
	Non-domestic extensions of 250 square metres or less
	Water compatible (including essential accommodation within a water compatible development), more vulnerable (except landfill, a waste facility or a caravan or camping site), less vulnerable (except a waste treatment site, mineral processing site, water treatment plant, or sewage treatment plant) Refer to Table 2 of the Flood risk and coastal change NPPG for vulnerability definitions https://www.gov.uk/guidance/flood-risk-and-coastal-change#Table-1-Flood-Zones

If you require any further assistance understanding the attached list, please do not hesitate to contact me directly.

Kind regards,

Samuel Pocock

Planning Advisor, Thames Sustainable Places Team

Environment Agency | Red Kite House, Wallingford, OX10 8BD

From: [Tim Screen](#)
To: [Bob Neville](#)
Subject: RE: Consultation response - 20/00841/F
Date: 14 May 2020 16:16:07
Attachments: [2000147PREAPP - Land At Water Treatment Works Bodicote.msg](#)
[image001.png](#)
[image002.png](#)

Bob

My response will be much the same as for the PREAPP application – refer enclosed.

Having considered the landscape and visual appraisal my concern is for the localised visual harm to visual receptors using the Church Street/Public byway 136/20, looking over the fieldgate (near Viewpoint 1). The current proposed location of the garage outside the geometric alignment of the barn conversion means that it is quite visually prominent from this location. If the garage could be re-aligned with the east/west orientated part of the building this would enable screening of the garage behind the 2 existing trees. A new hedgerow should be planted give provide both privacy, and landscape mitigation.

The hedgerow along Church Street/Public byway 136/20 must be retained at 3 m above ground level in order to provide the required screening for the benefit of the visual receptors.

The minimal difference in footprint being that the garage will be 4 m further away from the gable end but remain on the same east/west alignment. As I say if the garage is actually aligned with the garble end that would be visually more acceptable.

I look forward to the receipt of the hard and soft landscape proposals and tree pit details. All important information for the attractive landscape receptor.

Best regards

(sorry for the delayed response)

Tim

Tim Screen CMLI
Landscape Architect
Environmental Services
Cherwell District Council



Direct Dial 01295 221862 Mobile 07854 219751

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cid:image003.png@01D5CAEA.09D35320



From: Bob Neville <Bob.Neville@cherwell-dc.gov.uk>

Sent: 14 May 2020 14:38

Subject: Consultation response - 20/00841/F

Ref.: 20/00841/F

Address: Barn And Land South West Of Cotefield Farm Church Street Bodicote

Proposal: Erection of garage adjacent to approved dwelling and change of use of agricultural land to residential use

Good Afternoon

The consultation period for this application has now expired; and the application is now due a decision. Please can you let me know if you wish to comment on the application by return.

Regards

Bob Neville MSc

Senior Planning Officer

General Developments Planning Team

Cherwell District Council

Direct Dial 01295 221875 Ext. 1875

www.cherwell.gov.uk

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Bob Neville MSc

Senior Planning Officer

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Coronavirus (COVID-19): In response to the latest Government guidance and until further notice, the Planning Service has been set up to work remotely, from home. Customers are asked not to come to Bodicote House but instead to phone or email the Planning Service on 01295 227006: planning@cherwell-dc.gov.uk. For the latest information about how the Planning Service is impacted by COVID-19, please check the website: www.cherwell-dc.gov.uk.

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From: [Tim Screen](#)
To: [Bob Neville](#)
Subject: 20/00147/PREAPP - Land At Water Treatment Works Bodicote
Date: 26 February 2020 17:14:00
Attachments: [image001.png](#)
[image002.png](#)

Bob

Have considered the landscape and visual appraisal my concern is for the localised visual harm to visual receptors using the Church Street/Public byway 136/20, looking over the field gate (near Viewpoint 1). The current proposed location of the garage outside the geometric alignment of the barn conversion means that it is quite visually prominent from this location. If the garage could be re-aligned with the east/west orientated part of the building this would enable screening of the garage behind the 2 existing trees. A new hedgerow should be planted give provide both privacy, and landscape mitigation.

The hedgerow along Church Street/Public byway 136/20 must be retained at 3 m above ground level in order to provide the required screening for the benefit of the visual receptors.

Regards

Tim

Tim Screen CMLI
Landscape Architect

Cherwell District Council



01295 221862



01295 221878

<mailto:tim.screen@cherwell-dc.gov.uk>

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Rachel Tibbetts

From: Bob Neville
Sent: 26 May 2020 10:32
To: DC Support
Subject: FW: 20/00841/F - Barn And Land South West Of Cotefield Farm Church Street Bodicote

From: Madgwick, Will - Communities <Will.Madgwick@Oxfordshire.gov.uk>
Sent: 26 May 2020 10:29
To: Bob Neville <Bob.Neville@cherwell-dc.gov.uk>
Subject: 20/00841/F - Barn And Land South West Of Cotefield Farm Church Street Bodicote

Hi Bob

Apologies for the delay, please find below comments relating to the above planning application.

Kind regards

Will

Planning application:	20/00841/F
Location:	Barn And Land South West Of Cotefield Farm Church Street Bodicote
Description:	Erection of garage adjacent to approved dwelling and change of use of agricultural land to residential use
Type:	Full Development
Case Officer:	Bob Neville

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, subject to conditions.

Conditions:

Plan of Car Parking Provision

Prior to the first use/occupation of the development hereby approved, the parking and manoeuvring areas shall be provided in accordance with the plan approved (Drawing No. 4728/21H) and shall be constructed from porous materials or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the site. Thereafter, the parking and manoeuvring areas shall be retained in accordance with this condition and shall be unobstructed except for the parking and manoeuvring of vehicles at all times. Reason - In the interests of highway safety and flood prevention and to comply with Policies ESD7 and ESD15 of the Cherwell Local Plan 2011-2031 Part 1 and Government guidance contained within the National Planning Policy Framework.

Specific use

This permission shall ensure for the specific use applied for only and for no other purposes whatsoever. Reason - In the interests of highway safety and to comply with Government guidance contained within the National Planning Policy Framework.

Comments:

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, subject to a conditions. First to restrict the use of the garage for the purpose only as a garage and a further condition ensuring. And second the parking and manoeuvring areas and shall be constructed from porous materials or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the site.

Please note If 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.

Will Madgwick
Transport Planner
Oxfordshire County Council
T: 07760297307

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