

<u>Consultee</u>	<u>Date Sent</u>	<u>Expires</u>	<u>Reply</u>
Bourton Parish Council	24.07.2020	14.08.2020	24.08.2020
Building Control (CDC)	24.07.2020	14.08.2020	16.08.2020
Environmental Health (CDC)	24.07.2020	14.08.2020	11.08.2020
Local Highways Authority OCC	24.07.2020	14.08.2020	13.08.2020
Thames Water	24.07.2020	14.08.2020	

Consultee Comment for planning application 20/01902/Q56

Application Number	<input type="text" value="20/01902/Q56"/>
Location	<input type="text" value="Barns Crockwell House Farm Manor Road Great Bourton"/>
Proposal	<input type="text" value="Change of use of existing farm buildings into a single residential dwelling (use class C3)"/>
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 Cherwell District Council Bodicote House White Post Road Bodicote Banbury OX15 4AA"/>
Type of Comment	<input type="text" value="Comment"/>
Type	<input type="text"/>
Comments	<input type="text" value="No comments based on information provided."/>
Received Date	<input type="text" value="16/08/2020 15:56:32"/>
Attachments	

From: Jim Guest
Sent: 11 August 2020 17:25
To: George Smith
Cc: DC Support
Subject: 20/01902/Q56

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

Noise: There is a potential for noise nuisance from farming activities in close proximity to the proposed development. Therefore, prior to the development commencing a report should be provided and approved in writing by the local planning authority that shows that all habitable rooms within the dwelling will achieve the noise levels specified in BS8233:2014 (Guidance on sound insulation and noise reduction for buildings) for indoor and external noise levels (if required then the methods for rating the noise in BS4142:2014 should be used, such as for noise from industrial sources). Thereafter, and prior to the first occupation of the dwellings affected by this condition, the dwellings shall be insulated and maintained in accordance with the approved details.

Contaminated Land: Due to the previous use 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. We would like to see EV charge points to allow for the future uptake of EV's by 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

Rachel Tibbetts

From: Batchelor, Kevin - Communities <Kevin.Batchelor@Oxfordshire.gov.uk>
Sent: 13 August 2020 13:43
To: George Smith
Cc: Speakman, Glenn - Communities; Cllr George Reynolds; DC Support
Subject: 20/01902/Q56 Crockwell Fm Gt BOURTON

George

Due to the Coronavirus situation, a site visit as part of this assessment has not been possible. Therefore this application has been assessed on its merits from the information provided for consideration and a desk top analysis

The proposal, if permitted, will not have a significant detrimental impact (in terms of highway safety and convenience) on the adjacent highway network

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

Kevin

Kevin Batchelor
Area Liaison Officer
Oxfordshire County Council
0345 310 1111



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Comment for planning application 20/01902/Q56

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Case Officer	<input type="text" value="George Smith"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Stephen Bowen, Clerk to The Bourtons Parish Council"/>
Address	<input type="text" value="Bourtons Community Hall, Main Street, Great Bourton, Banbury, OX17 1QU"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Please see attached letter"/>
Received Date	<input type="text" value="22/08/2020 07:49:55"/>
Attachments	The following files have been uploaded:

- Response to 20.01902.Q56 Final.pdf

The Bourtons Parish Council
Great & Little Bourton, Banbury, Oxfordshire

Mr George Smith
Planning Officer
Cherwell District Council
Bodicote House
Bodicote, Banbury

Sent electronically via CDC Planning Portal : August 22nd 2020

Response to planning consultation 20/01902/Q56

This Council supported the earlier application to develop this site, ultimately to deliver 3 dwellings. We also supported application 20/01730/LB to convert the “front barn”. Councillors are concerned that this application to determine whether prior approval for change of use from current agricultural buildings to a dwelling is required might effectively remove the future opportunity to scrutinise the detailed plans of what is proposed.

This Council considers that the location of this site adjacent to a listed building, that has considerable importance within the village, should attract a final building that delivers excellence in design and presentation and in the materials chosen to not only preserve the character of the surrounding area to Crockwell farmhouse but enhance the immediate environment. Without full public scrutiny of the detailed plans it is impossible for interested residents to understand the design, extent and materials of what is being proposed.

The current dilapidated barns would not seem to be easily capable of conversion to an outstanding dwelling and have many features, such as roof structure that would seriously restrict such a conversion.

Indeed the structural engineer in his report states : *“we wouldn’t recommend traditional roofing materials such as slate or plain tiles as the pitch of the roof is not suitable, plus these are heavy. However lighter sheeting type material can be supported on the steel frame and purlins adequately as these are lighter than the big six sheeting currently on the building.”* This Council does not consider this type of roofing commensurate with a building of excellence such as should be desired on this important site.

It is this Council’s belief that this utilitarian modern agricultural building should be demolished, the site be fully cleared and a new build be constructed in keeping with the historic vernacular and enhancing the area, supporting the farmhouse and farm building 1 conversion of which is also under consideration and which we support.

This site deserves and excellent building, not a pastiche of an old and poor quality construction but a design that shows respect for its setting.

Please reply to
The Clerk, The Bourtons Parish Council,
The Bourtons Community Hall, Main Street, Great Bourton, OX17 1QU
email : clerk@bourtons-cherwell-pc.gov.uk

This Council therefore feels it has no alternative but to OBJECT to this change of use application but, subject to detailed consideration of plans, could support a full application that delivers as described above.

Clerk to the Council
for and on behalf of
The Bourtons Parish Council

Please reply to
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The Bourtons Community Hall, Main Street, Great Bourton, OX17 1QU
email : clerk@bourtons-cherwell-pc.gov.uk