

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/C3105/W/23/3321715

DETAILS OF THE CASE

Appeal Reference APP/C3105/W/23/3321715

Appeal By MR GEOFFREY RICHARD NOQUET

Site Address
Bishops End
Burdrop
BANBURY
OX15 5RQ

SENDER DETAILS

Name

[REDACTED]

Address

Yew Tree House
Sibford Gower
BANBURY
OX15 5RT

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- Appellant
- Agent
- Interested Party / Person
- Land Owner
- Rule 6 (6)

What kind of representation are you making?

- Final Comments
- Proof of Evidence
- Statement
- Statement of Common Ground
- Interested Party/Person Correspondence
- Other

YOUR COMMENTS ON THE CASE

This Appeal would appear to identify two distinct issues associated with Planning Application 23/00662/F:

1. Validation process and procedure
2. Specific detail of the planning application

Validation process and procedure:

While some elements of 23/00662/F were displayed on the Cherwell District Council (CDC) Planning website in late March/early April 2023, all reference was removed from the site prior to the Parish Council Meeting held on 5th April. As a direct consequence, all opportunity for public comment and discussion was no longer possible.

Subsequently, CDC have identified the application as "Application did not pass validation" (CDC Planning Committee Appeal Progress Report, 5th October 2023). Given that this Appeal is brought citing Non-Determination, the ability to make any determination on an application which would appear not to exist presents a confusing and difficult challenge, requiring detailed and specific clarification prior to, and separate from, any future planning application.

Specific detail of the planning application:

As previously stated, the CDC Planning website posted some elements of the planning application. It is noted that further documentation provided by the Appellant has now been posted in association with this Appeal, although without any form of the original Design and Access Statement. However, the Revised Appeal Statement indicates various Exhibits (identified in 4.0, 5.4 and 6.0). These appear to refer to another document which has not been made available. The detail of these Exhibits is not provided which is both confusing and potentially misleading.

Recognising the extensive planning history associated with this sensitive conservation area location, the incomplete nature of the evidence provided, together with the lack of transparency associated with the initial validation process, it would seem appropriate for the original planning application to be formally resubmitted, with all relevant documentation.