

CAVERSFIELD PARISH COUNCIL

Mrs Jane Olds, Parish Clerk

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Sarah Greenall
Planning Officer
Cherwell District Council
Bodicote House
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30 August 2019

Dear Ms Greenall,

Caversfield Parish Council met on 28 August and considered planning application reference 19/01271/F at The Bothy, Brashfield House, Buckingham Road, OX27 8RE for "Sub-division of existing dwelling into 2no. 4 bedroom houses including new ground & first floor extensions. Demolition of existing garden wall. Erection of 2no. double garages with ancillary spaces. Creation of a new vehicular access to serve both houses. New hard and soft landscaping proposals".

The Parish Council objects to the proposals on the following grounds.

The five properties in this group are situated within the designated Conservation Area and were made over to the original owners in the early 1980s by the MoD. The main building in the group is Grade 2 listed.

If any of the five properties wishes to extend or make amendments to their properties, they must seek permission from the Management Company in order that the character of the surrounding area is maintained. It is understood that permission for this development has been declined. This development would also be in breach of the original Deeds and Covenant.

The Council considered that the proposed development for the two large properties is over-development for the context of the area; it would destroy the link between the stables and kennels originally in that area and the Listed house and the walled garden in contravention of Policy ESD 15.

The height of both the main properties at two stories is overbearing and the garages at over 4m high are inappropriate for the area. The design and number of the windows and doors significantly changes the character of the buildings.

It was noted that a full tree survey had not been provided and the applicant has, therefore failed to demonstrate, in accordance with ESD 10, how the trees would be protected, many of which have TPOs and are of historic arboricultural value. In addition to this, it is known that the area accommodates bats and other fauna, but no biodiversity survey has been made.

The applicant mentions that the trees will have a screening effect, but as the trees are, and should be because of the historic setting, mostly deciduous, this would only be when they were in leaf.

Capacity of infrastructure is also of concern. The five houses are served by a bore hole and the purifying equipment has been designed for the existing properties; it currently complies with ESD 8, but it is not known what the effect on an additional property would be, particularly as the water pressure is often quite low. The septic tank was also designed for the existing properties, but it is understood, would not be adequate for additional development, particularly if all the current properties were at full occupation. The nearest other supply is also on a private estate supplying 70+ houses and has had historical issues with provision.

The access driveway is very narrow in parts and it is not possible to widen this at the narrowest part as it would encroach on one of the other properties. While the driveway is acceptable for the single house, it would not be suitable for the additional traffic of a second house.

The access onto the main A4421 road is also difficult. There have been a number of accidents at the Stratton Audley Turn just beyond the exit and with the traffic often travelling at above the 50mph stated limit, it can be hard to both exit and enter the driveway.

The Parish Council is not against development but wishes to see it constructed appropriately and sympathetically to the local environment.

I trust that this is of help to you.

Yours sincerely,

Jane Olds