

NOTICE OF DECISION
TOWN AND COUNTRY PLANNING (GENERAL
PERMITTED DEVELOPMENT) (ENGLAND)
ORDER 2015

Name and Address of Agent/Applicant:

Howkins & Harrison
98a Watling Street
Towcester
NN12 6BT

Agricultural to Flexible Uses “Prior Approval” Determination

Date Registered: 1st August 2019

Proposal: Change of use of agricultural buildings to flexible use (B1)

Location: Farm buildings at Manor Farm, Main Street, Wendlebury, Bicester,
OX25 2PS

Parish(es): Wendlebury

REFUSAL OF PRIOR APPROVAL

The Cherwell District Council as Local Planning Authority hereby **REFUSES** to grant prior approval for the development described in the above-mentioned application, the accompanying plans and drawings and any clarifying or amending information. **THE REASONS FOR REFUSAL ARE SET OUT IN THE ATTACHED SCHEDULE.**

Cherwell District Council
Bodicote House
Bodicote
BANBURY
OX15 4AA



David Peckford
Assistant Director – Planning and
Development

Date of Decision: 26th September 2019

Checked by: Nathanael Stock

REASONS FOR REFUSAL

1. Insufficient information has been provided to demonstrate that the site is solely in agricultural use. The proposed development is therefore not permitted under Class R of the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended).

STATEMENT OF ENGAGEMENT

In accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) and paragraph 38 of the National Planning Policy Framework, Cherwell Council has given consideration to whether amendments or additional information would overcome its concerns with the application, but unfortunately it has concluded that it would not be possible to resolve those concerns within the scope and timescales of this application. Cherwell Council has resolved that the application proposals do not amount to sustainable development and consent must accordingly be refused.

The case officer's report and recommendation in respect of this application provides a detailed assessment of the merits of the application when considered against current planning policy and guidance, including consideration of the issues raised by the comments received from consultees and members of the public. This report is available to view online at: <http://www.cherwell.gov.uk/viewplanningapp>.