

**Matthew Swinford**

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**From:** Plant, Tom - Communities <Tom.Plant@Oxfordshire.gov.uk>  
**Sent:** 21 January 2020 18:23  
**To:** Bob Neville  
**Cc:** DC Support; Cllr George Reynolds  
**Subject:** 19-02700-F - Mawles Farm Main Street Sibford Gower OX15 5RW

Hi Bob,

I have looked over the above application and have the following comments to make.

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**Planning application:** 19/02700/F  
**Location:** Mawles Farm Main Street Sibford Gower OX15 5RW  
**Description:** Conversion of existing stone/brick barns to 1 no. dwelling and conversion of existing steel pole barn to 1 no. dwelling. Associated works including landscaping and new access  
**Type:** Full Development  
**Case Officer:** Bob Neville

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**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:**

**Vision Splay Protection**

The vision splays shall not be obstructed by any object, structure, planting or other material of a height exceeding 0.6m measured from the carriageway level. Reason - In the interests of highway safety and to comply with Government guidance contained within the National Planning Policy Framework.

**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. 1901 PA-0002 Rev 00) 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.

**Comments:**

The application propose two accesses, one to serve each dwelling, in addition to cycle and refuse stores for each dwelling contained wholly within the application sites. The Sibfords are also located on the interurban Stratford-Upon-Avon to Banbury 3A bus route, providing bus services to the two towns and intermediate villages in Warwickshire and Oxfordshire.

### **Access one - Pound Lane**

It is proposed to utilise the existing agricultural access for the redundant barns. It is proposed that the existing vegetation is cut back and the bank reprofiled to achieve satisfactory visibility when egressing via this access, therefore subject to condition, I have no objection to this access.

### **Access two - Main Street**

It is proposed to remove approximately 8m's of wall between the gable end of the barn and opposite the dwelling's cable end (dwelling currently marketed for sale). Whilst 8m's of wall is proposed to be removed, the actual access proposed is approximately half the width. The remaining gaps therefore provide vehicles egressing inter-visibility for pedestrians who may be on the footway. This inter-visibility is required as egressing vehicle will need to push the nose of the vehicle out onto the footway in order to safely egress the site. Paras 3.1 - 3.6 of the Access Appraisal cover this in detail and take into account the school warning sign which will need to be relocated in order for this access to be viable. I, as result, see no reason to disagree with this appraisal for a new access out onto Main Street based upon the level of development that is proposed, therefore I have no objection to this access.

As detailed above, 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 conditions.

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 or licence between the applicant and Oxfordshire County Council. Further details can be found on the Councils website via the following links;

- Earth works for access onto Pound Lane, and removal of wall for access onto Main Street, - <https://www.oxfordshire.gov.uk/business/licences-and-permits>.
- Section 184 agreement for access onto Main Street - <https://www.oxfordshire.gov.uk/business/licences-and-permits/dropped-kerbs>.

If you would like to discuss any of the above in more detail, then please do not hesitate to contact me.

With regards,

Tom Plant  
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(Oxford, Cherwell and West Oxfordshire)  
Oxfordshire County Council  
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