

Rachel Tibbetts

From: Plant, Tom - Communities <Tom.Plant@Oxfordshire.gov.uk>
Sent: 02 March 2021 08:44
To: Planning
Cc: John Cosgrove
Subject: 20/00009/R56 - Farm buildings at Manor Farm, Main Street, Wendlebury, Bicester

Morning Planning,

Please could the below comments from February 2020 be uploaded to 20/00009/R56 – Mikes Officer report makes reference to the comments, but the comments have not been logged on DEF and published.

Highway Impacts

8.9. The site is large, and it is considered able to accommodate sufficient parking within the curtilage of the site as indicated on the submitted drawings. The Local Highway Authority has raised no objections to the proposal subject to two conditions, relating to the access to the site, and turning and parking area, which are considered reasonable to impose given the nature of the proposed development and the concerns raised by Wendlebury Parish Council.

John – I am currently looking at 21/00151/F at the same site, hence this search for the below email.

Thanks,

With regards,

Tom Plant
Area Liaison Officer
(Oxford, Cherwell and West Oxfordshire)
Oxfordshire County Council
County Hall | New Road | Oxford | OX1 1ND
Email – tom.plant@oxfordshire.gov.uk
www.oxfordshire.gov.uk



From: Bbosa, Rashid - Communities
Sent: 07 February 2020 11:34
To: Michael Sackey <Michael.Sackey@Cherwell-DC.gov.uk>
Cc: Cllr Ian Corkin <Ian.Corkin@Oxfordshire.gov.uk>
Subject: Re: 20/00009/R56 - Farm buildings at Manor Farm, Main Street, Wendlebury, Bicester

Hi Michael,

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

Planning application: 20/00009/R56

Location: Farm buildings at Manor Farm, Main Street, Wendlebury, Bicester, OX25 2PS
Description: Change of Use of three Agricultural Buildings to a mixture of B1 uses
Type: R56
Case Officer: Michael Sackey

Recommendation:

Oxfordshire County Council, as the Local Highways Authority, hereby notify the District Planning Authority that they **do not object subject to planning conditions** to the grant of planning permission hereby sought.

Comments:

The principle of development is not objected by Oxfordshire County Council. I am however concerned by the lack of detailed information with respect to site layout, including parking and turning areas. Whilst I am confident the current site is capable of accommodating larger vehicles such as is the case now, I would like to see parking arrangements associated with the proposed development.

The change of use from agricultural to B1 land uses shall likely generate increased vehicular activities along the access road. Although this section is not long enough to require passing places along its length, my concern is from a safety perspective at the access mouth where it is not clear whether two abreast vehicles can be accommodated at the same time. This provision would eliminate the need for inconvenient reversing either back onto the highway or into site. The applicant is hereby required to submit detailed access arrangements of a bellmouth type, about 5.5m wide for the first 15m.

OCC hereby wish to inform the District Planning Authority should planning permission be granted, the following conditions need to be imposed;

Conditions

1. Access Details

Prior to the commencement of development hereby approved, the first 15m of the means of access between the land and the highway shall be widened to 5.5m formed, laid out and constructed strictly in accordance with Oxfordshire County Council's specification and guidance.

Reason: In the interests of highway safety and to comply with Government guidance contained within the National Planning Policy Framework.

2. Turning Area and Car Parking

Prior to the commencement of the development hereby approved, full specification details of the turning area and parking spaces within the curtilage of the site, arranged so that motor vehicles may enter, turn round and leave in a forward direction and vehicles may park off the highway, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. Thereafter, and prior to the first occupation of the development, the turning area and car parking spaces shall be constructed in accordance with the approved details and shall be retained for the parking and manoeuvring of vehicles at all times thereafter.

Reason: In the interests of highway safety, to ensure the provision of off-street car parking and to comply with Government guidance contained within the National Planning Policy Framework.

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

Kind regards,

Rashid

Rashid Bbosa

Senior Transport Planner – Transport Development Control

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