

## Comments

If approval of planning application 20/00174/Q56 is being considered, you may wish to know some of the history & information about the proposed site;

1. The original planning permission for the agricultural barn, approx 15 years ago, was refused by Cherwell Council. One of the main reasons for the refusal was due to its prominent position, on one of the highest hills, within an area of high landscape value.
2. An appeal was presented to the Planning Inspectorate and planning permission was granted. One of the conditions was on the proviso that the building had to be screened off with trees due to its prominent position. This screening has been removed by the applicant towards the end of 2019 so the barn is now fully exposed. *(This was to be investigated by Jane Law - 19/00428/ENF - 18th November 2019 but I have not received any communication from her since)* - With the new relaxed planning rules and regulations, has the applicant already assumed that planning will be granted and has proceeded to develop the site?
3. "Folly Farm" *(a property not owned by the applicant & the only dwelling on the land within the vicinity of the proposed new dwelling)* submitted a planning application previously for a new driveway from Grange Lane to the Folly Farm dwelling. The driveway would have encroached about 50 yards from the barn in question. Even after appeal, Cherwell & the Planning Inspectorate refused planning due to 2 reasons; (1) the occasional vehicles been visible from Sibford Road and (2) that it was an area of high landscape value. *(nb; There were no objections from Highways or Sibford Ferris Parish Council, it was a visual impact issue only)*. The applicant is proposing an 'open plan' dwelling with large glass windows facing North towards Sibford Road. A dwelling of this size and configuration would create a lot of light at night and would be highly visible all around, but especially from Sibford Road.
4. Class Q status for barn conversion stipulates that partial demolition can be undertaken if 'reasonably necessary'. This barn structure is made up of old corrugated iron & asbestos sheets. The steel supports have been exposed since the barn was constructed as it has always been a 3-sided 'open' barn & additional exposure has occurred partially due to its original poor construction. All 3 barn walls would need to be replaced and an additional 4th side would need to be created. The roof too would need to be completely replaced. The steel supports for the current structure may have rusted and these too may need replacing. There are no foundations so new footings would be needed for the whole building. So the whole structure would basically need to be razed in order to build a safe dwelling. This doesn't fall under a class Q status.

## **Comments**

It will be interesting to see if the Planning Department approves the application and to see the reasoning on how a large, tall, unscreened, domestic dwelling with lights, on one of the most highest points in the area, visible in all directions, would NOT be intrusive to the area of high landscape value, yet a driveway only visible from the air, would be more intrusive.

## **High Landscape Value Status**

Could you let me know if the 'High Landscape Value' status is being removed or under threat due to all the recent developments in the area?

All of these recent developments listed below are probably within a 1/2 mile radius of each other and within the high landscape value area...

- Anaerobic Digester
- Horse Hospital
- Solar Farm
- Sibford School Swimming Pool & other buildings
- Wood Pellet Business
- 25 new homes on the west of Sibford Ferris (*This Development is owned by the 'barn conversion' applicant*)
- The new housing development alone is probably an increased volume of around 25% of the houses in Sibford Ferris