

Matthew Swinford

From: Plant, Tom - Communities <Tom.Plant@Oxfordshire.gov.uk>
Sent: 12 May 2020 11:19
To: Bob Neville
Cc: DC Support; Cllr George Reynolds
Subject: 20-00954-F - Top Barn Farm Agriculture Building Unnamed B4035 Single Carriageway 6811256 Sibford Gower

Dear Bob,

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

Planning application: 20/00954/F
Location: Top Barn Farm Agriculture Building Unnamed B4035 Single Carriageway 6811256 Sibford Gower
Description: Creation of single dwellinghouse through conversion and partial re-building of existing barn with parking, amenity space, landscaping and associated works in replacement of dwellinghouse permitted under 18/01094/Q56
Type: Full Development
Case Officer: Bob Neville

COVID-19

Due to the Coronavirus situation, a site visit as part of this assessment has not been possible. Therefore, this application has been assessed on its merits from the information provided for consideration and a desk top analysis.

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:

Turning Area and Car Parking

Prior to the commencement of the development hereby approved, full specification details (including construction, layout, surfacing and drainage) 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.

Vision Splay Dimensions

Prior to the commencement of the development hereby approved, vision splays measuring 215 m x 215m shall be provided to each side of the access. Reason - In the interests of highway safety

to provide safe visibility from the site and to comply with Government guidance contained within the National Planning Policy Framework.

Cycle Parking Provision

Prior to the first use or occupation of the development hereby permitted, covered cycle parking facilities shall be provided on the site in accordance with details which shall be firstly submitted to and approved in writing by the Local Planning Authority. Thereafter, the covered cycle parking facilities shall be permanently retained and maintained for the parking of cycles in connection with the development. Reason - In the interests of sustainability, to ensure a satisfactory form of development and to comply with Government guidance contained within the National Planning Policy Framework.

Comments:

The proposal takes its access from an existing farm access track. Whilst the access is existing, visibility north is obstructed due to the character of road and the bend some 90m's north of the sites access. For that reason, a condition is required that the visibility splay is demonstrated by the applicant and that it remains clear in perpetuity in the interest of highway safety to provide safe visibility from the site.

From the submitted 'site plan showing agricultural holding' (Drawing No 001) it is evident that no third party land will be required for the visibility to the north of the site. Should the applicant conduct a speed survey (subject to normal conditions post COVID19) and the evidence supports it, a reduced visibility Y distance may be considered. However, without sufficient evidence, and in line with DRMB, the Y distance must be a minimum of 215m in both directions.

Subject to the 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 between the applicant and Oxfordshire County Council.

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
Area Liaison Officer
(Oxford, Cherwell and West Oxfordshire)
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For information on COVID- 19 visit www.gov.uk/coronavirus



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