

# Comment for planning application 20/01127/F

<b>Application Number</b>	20/01127/F
<b>Location</b>	Hatch End Old Poultry Farm Steeple Aston Road Middle Aston Bicester OX25 5QL
<b>Proposal</b>	Demolition of existing buildings. Erection of replacement business units, ancillary hub and associated external works.
<b>Case Officer</b>	James Kirkham
<b>Organisation Name</b>	Robert and Eleanor Fry
<b>Address</b>	Millbrook House, Steeple Aston Road, Middle Aston, Bicester, OX25 5PS
<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour
<b>Comments</b>	<p>We own and live in Millbrook House which is directly adjacent to the site. Our view of the new development is shown in document 10949 PL106 - proposed North Elevation. This drawing shows 4 large windows that directly overlook our family room, garden and patio area; this would greatly undermine our privacy and enjoyment of our home and could affect the future value of the property. The existing North Elevation has never contained windows and this is therefore unacceptable on the new scheme. The new industrial units are also approximately 50 percent higher than the existing ones, many with mezzanine floor space. The new units are also being constructed further into the site which has a natural slope and so given this factor along with the increased height of the units we believe it will appear overbearing when viewed from our property. The proposed units on this elevation are also mainly finished with metal cladding and small sections of timber cladding which will be completely incongruous with the surrounding natural and built environment. At the present time the end of one of the buildings is clad in cedar timber cladding and the other building has wooden panelling. We feel it is important that any new buildings retain a rural character and appearance, given the site's proximity to the Steeple Aston Conservation Area. We understand that it would be possible to renovate the existing buildings to bring them up to current environmental standards and meet the new commercial EPC requirements which came into force in April 2018. To sum up: we object to the increased height of the units, the introduction of windows to the North Elevation and the proposed finish of the North Elevation. For the last 30 years the uses of the site have been mainly light industrial and storage. At most there have been no more than 25 employees on the site spread over a few large units. Some lorry movements occur but these are minimal. The site had been owned by the same company for around 40 years and was recently sold with the result that the new owners have commissioned this proposal, which was initially described to the villages as being a plan 'to tidy up and modernise the site'. We agree the site does need modernising but fear that these proposals will increase the size of it and will lead to many more employees operating on the site as it appears to be aimed towards office based businesses that generally have higher staffing levels than light industrial units. The allocated 97 parking spaces underestimate the area that in reality will be required to allow for staff and visitor parking and access for delivery vehicles, and could lead to parking on the roadside. We believe the additional traffic generated will be severely detrimental to the wellbeing of residents of both Steeple Aston and Middle Aston and will make drop off and collection at the School and access to other village amenities problematic and more hazardous, as has been highlighted by several other respondents. There is also the environmental impact of this traffic to consider with regards to the health of the residents and the School pupils, especially as the School has its playground and playing field very close to the site. There is the possibility that some local people may find employment at the site. However we live in an area of low unemployment and in reality most vacancies are likely to be filled by employees travelling by car to their workplace as the site is not well served by public transport. In conclusion: if any development is to go ahead our preferred option would be a renovation of the site within the existing footprint and now would be an ideal opportunity as many of the units are empty or about to be vacated. Robert and Eleanor Fry</p>
<b>Received Date</b>	29/05/2020 17:42:25
<b>Attachments</b>	