

# Comment for planning application 20/01554/Q56

Application Number	<input type="text" value="20/01554/Q56"/>
Location	<input type="text" value="Barn Folly Farm Grange Lane Sibford Ferris OX15 5EY"/>
Proposal	<input type="text" value="Change of use and conversion of 1no agricultural building into 1no self contained dwellinghouse (use class C3) including associated operational development under Part 3 Class Q (a) and (b)"/>
Case Officer	<input type="text" value="George Smith"/>
Organisation	<input type="text"/>
Name	<input type="text" value="John McArthur"/>
Address	<input type="text" value="Folly Farm,Grange Lane,Sibford Ferris,Banbury,OX15 5EY"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="See attached..."/>
Received Date	<input type="text" value="21/07/2020 14:08:58"/>
Attachments	<div>The following files have been uploaded:<ul style="list-style-type: none"><li>• Green Barn - objection.pdf</li></ul></div>

PLANNING APPLICATION – GREEN BARN - 20/01554/Q56  
**Folly Farm, OX15 5EY**

I live at Folly Farm, Grange Lane, Swalcliffe, OX15 5EY. This is the nearest dwelling to the proposed development ("The GREEN Barn"). All traffic to the barn will pass our property via the dirt track owned by the Applicant. We have a legal Right of Access over the dirt track to our property. The "Folly Farm" dwelling was developed by Ken Bishop, the Applicant's father, and the Bishop family around 1985 and was then sold to us with 5 acres in 1998.

There are anomalies on the Applicants Cover Letter.

- Site location: Although the site is within the Sibford Ferris Parish boundary, it would actually have a Swalcliffe postcode. It would be approached from 'Grange Lane', which is in Swalcliffe Parish, so it is not "SIBFORD FERRIS, OX15 5EY"; it is "SWALCLIFFE, OX15 5EY". This was quite an issue for us regarding the Postal Service when we moved to Folly Farm.
- The property called "Folly Farm", (*Which the Applicant refers to as "Folly Farmhouse"*), does NOT form part of the Applicants farm complex. Folly Farm is OUR property and it has been known as "Folly Farm" since our ownership in 1998.
- There is a property called "Folly Farmhouse" in Main Street, Sibford Ferris. This was also once owned by the Bishop family but is no longer related or owned by the Bishops, or the Applicant.
- The covering letter fails to mention that our property boundary is only **16m** away from the proposed site.

There are anomalies on the Applicants Structural Appraisal.

- A full structural survey was not performed as the roof was not completely assessed, which is quite important as the roof, as stated on the application, is to remain.
- Our farmhouse is about 45m away, but our property boundary is only **16m** away from the proposed building
- There is NO power to the building or in the near vicinity. There was a supply that fed off our supply at Folly Farm to the GREEN barn. The Applicant historically made an annual payment for any units used over the year. **This facility has been removed.**

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**Folly Farm, OX15 5EY**

**Applicants 'other' planning application 20/00174/Q56**

There is another Planning Application submitted by the Applicant to convert a fairly identical barn 40m away from this barn. (The 'BLUE' barn application is **20/00174/Q56**). This was refused permission by Cherwell Council. The Applicant has decided to Appeal the decision.

***(If the Applicant still 'farms his land' why is he getting rid of both barns and 3 silos? This is ALL his out-buildings. Is he intending to build more barns?)***

If the Appeal for the planning application **20/00174/Q56** (BLUE barn) is approved in the Applicants favour, then this will set a precedent and therefore the application **20/01554/Q56** (GREEN barn) would also have to be approved. This means that residential related vehicles accessing the dirt track would **TRIPLE**, as the two new dwellings would be added to the current residential traffic to Folly Farm. The Applicant has contracted out his current 'farming' needs to a local farmer so farming vehicles also access the dirt track. The track is also a footpath and has become extremely popular since the Covid-19 Lock Down situation. As people from the surrounding villages have discovered this footpath, the number of walkers has increased significantly. Increased traffic from the proposed 2 new dwellings (from family, friends & deliveries etc), added to the traffic from Folly Farm, plus farming vehicles, mixed with increased pedestrians, would significantly increase the risk of incidents & accidents. This is especially so on the blind bend at the bottom of the dirt track approaching Grange Lane, where a Bridleway also exists. Riders often use the dirt track to access Sibford Ferris as its safer than using the main road into the village. Over the 22 years we have lived here, we ourselves have had several close calls on the track from pedestrians & riders when we have been in our vehicles. Increased traffic on a public footpath was one of the main concerns Cherwell District Council had regarding the planning application **20/00174/Q56**. Doubling or tripling residential traffic only increases the possibility of incidents & problems that may arise on a public footpath.

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**Folly Farm, OX15 5EY**

**The Bishop family developments**

The Bishop family have owned and/or developed quite a few properties around this area. They include:

- Folly Farm, Swalcliffe
- Folly Farmhouse, Sibford Ferris
- Folly Cottage, Sibford Ferris (*Previously known as 'Folly Farm'*)
- Folly Court, Sibford Ferris (*This development has 5 properties*)
- The 'BLUE' barn, Swalcliffe (*Access via Grange Lane, Swalcliffe*)

The Applicants latest development has just been approved on the West side of Sibford Ferris for 25 new homes. **(18/01894/OUT)**. This development was refused by Cherwell Council, but the appeal was approved by the Planning Inspectorate. This was originally a development for 8 homes, but the Applicant managed to increase this to 25. I am led to believe that the current homes in Sibford Ferris is around 150, the Bishop family developments alone now amount to over 20% of all homes.

The Applicant also put forward his 50+ acres to be considered for the recent Oxford Housing Initiative Plan, for up to 100 homes to be built on his land around Folly Farm. His land & location was not considered suitable for such housing.

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Folly Farm, OX15 5EY

**Does the 'BLUE' Barn meet the criteria of Q status?**

*"...building operations **reasonably necessary** to convert the building..."*

- The barn has no windows. It is mainly made up of old corrugated fibre cement sheets, including the roof, which also contains asbestos. There is no way '**reasonably necessary**' building operations could make it into a dwelling. This is a complete rebuild. All 4 walls would have to be removed and it is hard to believe how anyone would be willing to live in a brand-new home with the current old roof in situ, especially that it contains asbestos as indicated in the planning application.
- The site has NO water, NO drainage, NO electricity, NO gas, or other services and there are none in close proximity either.
  - The Applicant implied that a mains water supply would be sought from a spur off his metered supply in Sibford Ferris via his other building where he lets out land & stables. This supply is over 300m away and would need to be pumped up a steep hill all the way to his proposed new dwelling at The GREEN barn. Sibford Ferris residents already have water pressure issues and this will be exaggerated with the building of 25 new homes on the West side.
  - The GREEN barn did have an electricity supply from a 'feed' off our supply at Folly Farm, but this facility has been removed.
- The barn needs more than 'remedial' work to make it a liveable dwelling. It needs 4 new walls, new windows, new doors, and a new roof...basically to be constructed from scratch.

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**Folly Farm, OX15 5EY**

**New barn dwelling impact**

The barn dwelling construction would impact the location visually. The barn is in full sight from the North, South & West. With the site being at one of the highest points in the area, at night, any lights would be highly visible, especially with the North facing elevation of the proposed building being a wall of glass. This would be a prominent, dominating, and distracting sight for people driving along the Sibford Road, into and out of the village.

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Cherwell District Council already set a precedent by refusing the planning application for the 'BLUE' barn (**20/00174/Q56**), therefore the 'GREEN' barn **20/01554/Q56** too should be refused as both barns are of similar construction, and only 40m apart, so have the same issues.

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I believe that the 'Class Q building' directive was implemented to address the housing shortages in certain areas. The Applicant is about to build 25 houses on the West side of Sibford Ferris. This means Sibford Ferris will have had over a 15% increase in houses alone from this one development. Surely this is sufficient to provide any shortage of properties in Sibford Ferris? Also, bear in mind that the type of property proposed to replace the GREEN barn will not fall under the 'Affordable housing' category, as the finished dwelling(s) would command a remarkably high price.

This area has had various property developments now, including Banbury, Hook Norton, Bloxham & Shipston to name a few. The Property Search websites have multiple pages of properties still to be sold in this area, so the demand has well & truly been met in this particular area regarding the 'National Planning Policy Framework'.

I hope this information is of interest to you and assists you in your investigation.

John McArthur  
Folly Farm  
Grange Lane  
Swalcliffe  
OXON  
OX15 5EY