

Consultee Comment for planning application 20/01603/AGN

Application Number	20/01603/AGN
Location	Parsons Barn Farm Shutford Road Sibford Ferris OX15 5AD
Proposal	Erection of a farm workshop and secure storage for equipment plus wood store for the Farmhouse
Case Officer	Gemma Magnuson
Organisation	Clerk to Sibford Gower PC
Name	Kirsty Buttle
Address	74 Beaulieu Close Banbury Oxfordshire OX16 4FQ
Type of Comment	Object
Type	
Comments	<p>Sibford Gower Parish Council wish to OBJECT to this application. The property is located in a relatively isolated rural position with one adjacent neighbour whose property was formerly part of the previous farm/hay and straw/shavings business operating from this site. Currently, the site is occupied by three separate business activities ? small farming operation comprising c 25 cows and calves / Gentlevan Removals ? removals and associated storage facilities/ Cotswold Eggs Ltd ? egg storage, packing and distribution plant. This represents a considerable degree of diversification on this modest farmyard site. The proposed new building will have a surface area of 336m² (the existing building is 180m²) which is an increase of 156m². It will be for the Planning Officer to review this 86.7% increase in surface area within the context of the relevant planning law, together with the potential overdevelopment of the site. The design and external appearance of the proposed new building would appear to be broadly in accord with the existing secure storage buildings. However, we are concerned that, due to the siting of this much enlarged new building, it will materially dominate the adjacent property (Five Corners) delivering an adverse impact on quality of life for the resident. There are concerns regarding the proposed wood store, namely: ? the applicant states that it will be located on an existing footprint, although fails to provide supporting evidence ? the indicated dimensions (4.8m x 7.8m) present as excessive for known farmhouse requirements, with identified access only gained via the one shuttered door identified on the Front View ? consideration should be given to incorporating the domestic wood store within the proposed workshop and secure storage area. The previous planning history for the site is identified as a material consideration: 16/01834/Q56 ? change of use of existing cart shed to 2 dwellings ? refused 03/11/16 18/00759/F ? retrospective ? commercial change of use of former agricultural building to B8 storage and associated commercial vehicle parking (Gentlevan Removals) ? approved 26/08/18 19/02967/F ? retrospective ? change of use of former agricultural building to form an egg storage, packing and distribution plant (Cotswold Eggs Ltd) ? approved 28/02/20 There are a number of concerns identified: ? the proposed new building could become occupied by another separate business venture, thereby creating a significant light industrial complex in this rural location ? a subsequent ?change of use? application could be submitted for residential accommodation Should the application be approved, we would request that due consideration be given to the provision of specific conditions with regard to: ? clearly identified working hours during demolition/construction ? the impact of potentially excessive noise in regard to the close proximity of the adjacent property (Five Corners) to the site ? restricted use for the new building specifically in connection with the existing farm operation, associated machinery and wood store for the farmhouse, and for no other purpose whatsoever.</p>
Received Date	09/07/2020 13:04:29
Attachments	