

# Comment for planning application 20/01891/F

<b>Application Number</b>	20/01891/F
<b>Location</b>	Land North East Of Fringford Study Centre Adjoining Rectory Lane Fringford OX27 8DD
<b>Proposal</b>	Erection of a 4 bedroom detached dwelling with garage and access
<b>Case Officer</b>	George Smith
<b>Organisation Name</b>	Ginny Hope
<b>Address</b>	Bakery Cottage, Main Street, Fringford, Bicester, OX27 8DP
<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour
<b>Comments</b>	<p>20/01891/F We wish to object to the proposed development of a 4 bedroom property on the site of the Copse on the corner of Rectory Lane and Farriers Close in Fringford. We urge the Planning Officer delegated to make a decision on the application to closely examine the planning history and background to this site. Previous applications have been refused by Cherwell District Council together with the Planning Inspectorates' dismissal of two appeals; both with clear and sound justification and all of which remain relevant when considering this application because nothing significant has changed. The site known locally as The Copse was gifted in perpetuity to the village as a community asset. This was a condition placed upon the developer as part of the original planning approval granted for the 4 dwellings in Farriers Close. The reason for this was that the Copse represented an important locally- valued feature of the area and a significant role in maintaining the rural character of Rectory Lane. Indeed, the current Cherwell District Council Local Plan emphasises the fact that any new development should not be detrimental to the original rural character of existing village street scenes. The site of the proposed 4 bedroom house is an elevated plot, very close to Rectory Lane which is a single track lane, with no footpaths or street lighting. Consequently this proposal would be overbearing and harmful in relation to neighbouring properties, such as Pringle Cottage opposite, causing a detrimental impact both on the rural street scene and in terms of the occupant's quiet enjoyment of their property. Previous applications for a 3 bedroom property were refused; this application is for a 4 bedroom property with an even tighter footprint. The proposed access position onto Rectory Lane appears to be very tight and it is questionable in terms of whether or not the required visual splays could be achieved. Nothing else relating to the site has changed; there are trees that are subject to tree preservation orders which the developer fails to address satisfactorily. Planning Inspector Louise Crosby determined on 14 February 2011 (paragraph 5) that "the appeal site creates a break in development here and is an important and integral part of its established character and appearance. The combination of the loss of trees, which form an attractive copse and the introduction of a dwelling on this elevated site, would alter its character and appearance and that of the streetscene to a significantly harmful degree, particularly when viewed from Rectory Lane. While I realise that tree planting would take place as part of the development it would take some considerable time for the new trees to provide a similar level of amenity to the ones that would be lost." Through their repeated application attempts, it appears that the developer has no regard for the local value of the Copse as a community asset and its enhancement of the rural street scene. With regards to the importance of the archaeology of the site; Planning Inspector Louise Crosby concluded "that is it highly likely that further aspects of the late Iron Age and Roman sites and a medieval settlement will survive within the application site.". It begs the questions as to whether or not this latest application addresses the national planning policy requirements with regards to a satisfactory impact assessment on archaeology. We respectfully request that this application is refused. Ginny Hope and Adrian Measday.</p>
<b>Received Date</b>	17/08/2020 14:05:57
<b>Attachments</b>	