

FARRIERS CLOSE/RECTORY LANE APPLICATION – 20/01891/F

I strongly object to this above Planning Application for the following reasons:-

PAST PLANNING APPLICATIONS AND DISMISSALS UNDER APPEAL

On 18 December 1997, Brandon Gate Homes Ltd was granted permission to erect 4 dwellings with garages on the land now called Farriers Close subject to very specific conditions laid down by Cherwell District Council (CDC), 2 of which were that, firstly, the Copse part of the land should be fenced off before any works could commence and that the land be replanted as a woodland area and at all times thereafter maintained and fenced as a woodland area for use as a village amenity. For your information, the Copse has not been maintained by the Developer and there has been constant degradation of the amenity and cutting down of trees with rubbish left in piles. Furthermore, the hedge planted by the Developers has been left to grow out of control, spreading upwards and outwards across our driveway verge resulting in us having to pay Contractors regularly over many years to maintain it!

Secondly, that no other buildings, means of enclosure or structures of any kind would be erected or placed on the land without the prior consent of the Local Planning Authority. CDC's reason for these conditions was in the interests of the visual amenities of the area and to ensure the creation of a pleasant environment for the development.

Despite the conditions being stipulated on the Copse, Brandon Gate Homes made another Application No. 98/01784/F dated 5 October 1998 – this time to build a detached 3 bedroomed house with garage on the Copse. This Application received several objections from the local residents objecting to the proposal on the grounds that:-

- o the Copse was stipulated to be a village amenity feature in Rectory Lane in return for granting planning permission for the 4 dwellings now called Farriers Close and this development would result in the loss of the Copse
- o the trees were subject to a Tree Preservation Order
- o the Copse helps the recent housing development to blend in with the surroundings
- o the development of the Copse would take away one of the few remaining open spaces in the village
- o at the previous inquiry, the plans showed the site to be retained and the appellants were offering it as a public amenity space as part of their proposals
- o loss of light and a detrimental impact on adjoining residential property

This Application was dismissed and Appealed and on 8 June 1999, Stephanie Chivers from the Planning Inspectorate dismissed the Appeal for 18 reasons, one being No. 6 which states 'the Appeal site forms part of the Rectory Paddock development, now known as Farriers Close, a group of 4 dwellings, which was granted planning permission on Appeal, provided the Copse was retained and made available to the village as a public open space'.

On 26 July 2010, Brandon Gate Homes Ltd submitted yet another Application No. 10/01220/F for a 3 bedroomed dwelling with garage on the Copse. Again, several villagers sent letters of objection to CDC with the main objection being that the Developer was not sticking to the deal made with CDC by the the Copse was made a village visual amenity in return for allowing the Farriers Close development to go ahead.

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On 23 September 2010, CDC refused the Application and a further Appeal followed, resulting in another dismissal by Louise Crosby on 14 February 2011 for 10 reasons, largely concerning the retention of the Copse.

CURRENT PLANNING APPLICATION REFERENCED IN THE TITLE ABOVE

The latest and current Planning Application is now for a 4 bedroomed dwelling with garage and instead of access/exit into Farriers Close, the plan now shows access/exit into the narrow winding lane ie Rectory Lane, on a blind bend and as such, effective vision splays would be difficult to achieve.

In addition to the above issues concerning the Copse as a village amenity, all still relevant today, the following issues are also of concern:-

- o Entry/exit onto Rectory Lane will impinge/impact/encroach on the driveway grass verge up to The Old School House and our house, The Old School, as we own the driveway and verge. It is concerning what damage will be done to our entrance driveway?
- o Access to the dwelling will result in an ancient stone wall running alongside our driveway being removed. This stone wall has stopped water/mud run off from the Copse, which is on a higher level, into Rectory Lane. This higher level dwelling/site will very likely result in flooding into Rectory Lane and Pringle Cottage causing danger/inconvenience for pedestrians and drivers alike.
- o There is an antiquated and insufficient drainage and sewer system supporting Rectory Lane and with the increased population within the area, Anglian Water are being called out at least twice a year, every year, by ourselves to clear the blocked main sewer that is within close proximity to the proposed development, so another household will only worsen this problem.
- o The height of the land/dwelling will affect the privacy and light currently enjoyed by neighbouring properties.
- o Exit from the proposed site onto a narrow lane on a bend with no pavements/street lighting will compromise the safety of many pedestrians, vehicles, cyclists, walking groups, both local and visitors, as the lane is part of the Historic Fringford Trail and leads to several ancient public footpaths. This is exacerbated by the increased amount of traffic using Rectory Lane with many of the homes having at least 2 cars, together with the increased number of food home delivery and internet delivery vans using the lane. On numerous occasions, large delivery vans are seen entering Rectory Lane and then having to back out as they are unfamiliar with the dead-end lane systems. Also, speeding in the lane has been a regular problem reported to the Parish Council, particularly by delivery vans on a delivery time deadline!
- o If the development were to go ahead, there would be considerable disruption/mess and potential danger to those living in the lane by building contractors/delivery trucks etc for some considerable time, as they go in and out of the plot.
- o A 4 bedroomed dwelling will most likely result in at least 2 vehicles being parked at the property and as there will be no more space available for visiting vehicles, consideration must be given to where these visiting vehicles will park as no alternative safe parking is available in Farriers Close or Rectory Lane. There is already a problem with visitors parking in Rectory Lane causing obstruction/danger to all who live in the lane and the bin collection/delivery/building workers.

- o TPO orders are placed on trees in the Copse, some of which have been removed over the past. It is very likely that the development will require the removal of some if not all the remaining trees, fundamentally affecting the rural setting and street scene and abusing TPO orders.
- o The bio diversity and the natural environment within the Copse would be adversely affected as it is home to many plant, animal, fungi and micro organisms which boosts eco system productivity.
- o The site is known to hold significant archaeological remains which have been comprehensively documented and development of the site will destroy these.
- o There will be a detrimental affect on the value of the surrounding historic buildings.
- o The village has lost its regular bus service making it a less sustainable location than it was and has resulted in increased traffic. There are no other bus stops nearby.

SUMMARY

I find it exasperating that the Applicant continues to ignore the conditions on which the original Planning Permission to build the 4 dwellings was granted by CDC nor can I see how CDC could support the village amenity being taken away from the village, having enforced this condition in the first place.

I implore Cherwell District Council Planning Department to dismiss this further Planning Permission in line with past dismissals, as nothing significant has changed, in order that the village retains the Copse as part of the original Planning Agreement granted by CDC to the Developers and that we may retain the nature and appearance of a quintessentially historic English village which should be preserved in its natural beauty with a balanced mix of housing and trees.

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