

The Bourtons Parish Council
Great & Little Bourton, Banbury, Oxfordshire

Mr George Smith
Planning Officer
Cherwell District Council
Bodicote House
Bodicote, Banbury

Sent electronically via CDC Planning Portal : August 22nd 2020

Response to planning consultation 20/01902/Q56

This Council supported the earlier application to develop this site, ultimately to deliver 3 dwellings. We also supported application 20/01730/LB to convert the “front barn”. Councillors are concerned that this application to determine whether prior approval for change of use from current agricultural buildings to a dwelling is required might effectively remove the future opportunity to scrutinise the detailed plans of what is proposed.

This Council considers that the location of this site adjacent to a listed building, that has considerable importance within the village, should attract a final building that delivers excellence in design and presentation and in the materials chosen to not only preserve the character of the surrounding area to Crockwell farmhouse but enhance the immediate environment. Without full public scrutiny of the detailed plans it is impossible for interested residents to understand the design, extent and materials of what is being proposed.

The current dilapidated barns would not seem to be easily capable of conversion to an outstanding dwelling and have many features, such as roof structure that would seriously restrict such a conversion.

Indeed the structural engineer in his report states : *“we wouldn’t recommend traditional roofing materials such as slate or plain tiles as the pitch of the roof is not suitable, plus these are heavy. However lighter sheeting type material can be supported on the steel frame and purlins adequately as these are lighter than the big six sheeting currently on the building.”* This Council does not consider this type of roofing commensurate with a building of excellence such as should be desired on this important site.

It is this Council’s belief that this utilitarian modern agricultural building should be demolished, the site be fully cleared and a new build be constructed in keeping with the historic vernacular and enhancing the area, supporting the farmhouse and farm building 1 conversion of which is also under consideration and which we support.

This site deserves an excellent building, not a pastiche of an old and poor quality construction but a design that shows respect for its setting.

Please reply to
The Clerk, The Bourtons Parish Council,
The Bourtons Community Hall, Main Street, Great Bourton, OX17 1QU
email : clerk@bourtons-cherwell-pc.gov.uk

This Council therefore feels it has no alternative but to OBJECT to this change of use application but, subject to detailed consideration of plans, could support a full application that delivers as described above.

Clerk to the Council
for and on behalf of
The Bourtons Parish Council

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