

Rachel Tibbetts

From: Planning
Sent: 05 January 2021 17:00
To: DC Support
Subject: FW: 20-03023-F-2 - 10 Reid Close Banbury OX16 0SZ

From: Plant, Tom - Communities <Tom.Plant@Oxfordshire.gov.uk>
Sent: 05 January 2021 16:57
To: Bob Neville <Bob.Neville@cherwell-dc.gov.uk>
Cc: Transport CDC Minor <Transport.CDCMinor@Oxfordshire.gov.uk>; Planning <Planning@Cherwell-DC.gov.uk>;
Councillor Mark Cherry <mark.cherry@oxfordshire.gov.uk>
Subject: 20-03023-F-2 - 10 Reid Close Banbury OX16 0SZ

Dear Bob,

Further to re-consultation received 23rd December 2020 regarding amended plans for this site, please see below.

Recommendation:

Oxfordshire County Council, as the Local Highways Authority, hereby notify the District Planning Authority that they **do not object** to the granting of planning permission, subject to conditions.

Conditions:

Plan of Car Parking Provision – Compliance condition

Prior to the first use/occupation of the development hereby approved, the parking and manoeuvring areas shall be provided in accordance with the plan approved (Drawing No. 1010 FCA XX 00 PL A 0110) and shall be constructed from porous materials or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the site. Thereafter, the parking and manoeuvring areas shall be retained in accordance with this condition and shall be unobstructed except for the parking and manoeuvring of vehicles at all times. Reason - In the interests of highway safety and flood prevention and to comply with Policies ESD7 and ESD15 of the Cherwell Local Plan 2011-2031 Part 1 and Government guidance contained within the National Planning Policy Framework.

Cycle Parking – Compliance condition

The dwelling hereby approved shall not be occupied until space has been laid out within the site in accordance with drawing no.1010 FCA XX 00 PL A 0110 P04 for bicycles to be parked and that space shall thereafter be kept available for the parking of bicycles. Reason: In the interests of promoting sustainable transport modes in accordance with Policy ESD1 of the Cherwell Local Plan 2011-2031 Part 1 and Government guidance contained within the National Planning Policy Framework.

Comments:

The proposals, subject to the amendments received by the LPA 22nd December 2020 are unlikely to have an adverse impact upon the local highway network from a traffic and safety point of view, therefore I offer no objection, subject to conditions.

Please note, a Section 184 of the Highway Act (dropped kerb) will be required to facilitate the proposed crossover between the land and the highway. For further details, please see [here](#).

Please note If works are required to be carried out within the public highway, the applicant shall not commence such work before formal approval has been granted by Oxfordshire County Council by way of legal agreement between the applicant and Oxfordshire County Council.

If you would like to discuss any of the above in more detail, then please do not hesitate to contact me.

With regards,

Tom Plant
Area Liaison Officer
(Oxford, Cherwell and West Oxfordshire)
Oxfordshire County Council
County Hall | New Road | Oxford | OX1 1ND
Email – tom.plant@oxfordshire.gov.uk
www.oxfordshire.gov.uk



From: Plant, Tom - Communities
Sent: 09 December 2020 12:20
To: Bob Neville <Bob.Neville@cherwell-dc.gov.uk>
Cc: Transport CDC Minor <Transport.CDCMinor@Oxfordshire.gov.uk>; DC Support <DC.Support@cherwell-dc.gov.uk>; Cllr Mark Cherry <Mark.Cherry@Oxfordshire.gov.uk>
Subject: 20-03023-F - 10 Reid Close Banbury OX16 0SZ

Dear Bob,

I have looked over the above application and have the following comments to make.

Planning application:	20/03023/F
Location:	10 Reid Close Banbury OX16 0SZ
Description:	Erection of a new 1 bed, two storey dwelling - It forms a side extension to the west of 10 Reid Close
Type:	Full Development
Case Officer:	Bob Neville

Recommendation:

Oxfordshire County Council, as the Local Highways Authority, hereby notify the District Planning Authority that they **object** to the granting of planning permission.

Comments:

The adopted public highway doesn't extend to the frontage of the proposed dwelling (as of 9th December 2020 - public website can be viewed [here](#)), and terminates roughly in line with the former garage frontage of No 6 Reid Close. The redline will have to extend to the point of the

highway, and notice served on the third parties, prior to any application being permitted. Failure to provide adequate access to the public highway, will render any permitted dwelling at this location with no access to the highway, effectively rendering it marooned.

Notwithstanding the above, the proposed parking of one space for a one bedroom dwelling accords with [OCC Residential Road Design Guide \(2003\) - Second Edition \(2015\)](#).

The Design and Access Statement makes reference to the provision of cycle parking on site. However, I have been unable to locate as to where this will be proposed on the submitted 'Proposed Site Layout Plan'. Therefore, a condition has been requested for details to be provided. The County Council recommends the use of Sheffield stands as the means of anchoring a bicycle, due to its universal design and dual function allowing other lawn related equipment to be secured to it.

Due to the close proximity of the proposed parking area to the existing garages, all means of enclosures, (including planting) must remain no greater than 0.6m in height to ensure that approaching pedestrians and vehicles will have adequate sightlines across the proposed sites front garden when egressing the garage area.

Should the applicant address this objection based upon the deficiencies raised regarding the site location plan and extent of the adopted public highway, the LHA would then be in a position to support this application. However, as the application currently stands, the LHA **objects in principal** to this proposal.

Please note If works are required to be carried out within the public highway, the applicant shall not commence such work before formal approval has been granted by Oxfordshire County Council by way of legal agreement between the applicant and Oxfordshire County Council.

If you would like to discuss any of the above in more detail, then please do not hesitate to contact me.

With regards,

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