

Lynne Baldwin

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From: Plater, Roger - Communities <Roger.Plater@Oxfordshire.gov.uk>  
Sent: 08 February 2021 15:49  
To: Bob Neville  
Cc: DC Support; Cllr Arash Ali Fatemian  
Subject: 21-00026-F 13 Blackwood Place Bodicote

Hi Bob,

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**Planning application:** 21/00026/F  
**Location:** 13 Blackwood Place Bodicote Banbury OX15 4BD  
**Description:** Erection of dwelling house, garage and associated vehicular access off Oxford Road A4260 - re-submission of 20/02152/F.  
**Type:** Full Development  
**Case Officer:** Bob Neville

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

**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 the following conditions:

**Access: Full Details**

Prior to the commencement of the development hereby approved, full details of the means of access between the land and the highway, including, position, layout, construction, drainage and vision splays shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the means of access shall be constructed and retained in accordance with the approved details.

Reason - In the interests of highway safety and to comply with Government guidance contained within the National Planning Policy Framework

**Turning Area and Car Parking**

Prior to the commencement of the development hereby approved, full specification details (including construction, layout, surfacing and drainage) of the turning area and parking spaces within the curtilage of the site, arranged so that motor vehicles may enter, turn round and leave in a forward direction and vehicles may park off the highway, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. Thereafter, and prior to the first occupation of the development, the turning area and car parking spaces shall be constructed in accordance with the approved details and shall be retained for the parking and manoeuvring of vehicles at all times thereafter.

Reason - In the interests of highway safety, to ensure the provision of off-street car parking and to comply with Government guidance contained within the National Planning Policy Framework

**Comments:**

This application is a re-submission of 20/02152/F, to which I made a recommendation of no objection. The main difference with the new application, from a highways perspective, is that the access is to be sited approximately 16m to the north. This will take it further from the

Bannatynes/Rugby Club junction so is slightly beneficial. As the layby will not require modification, a S184 agreement (rather than a S278) will be applicable for the new verge crossover. Please see [Dropped kerbs | Oxfordshire County Council](#) for further details.

The proposals are unlikely to have any adverse impact upon the local highway network from a traffic and safety point of view, therefore I offer no objection.

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

Kind regards

**Roger**

Roger Plater  
Transport Planner, Transport Development Control  
(Cherwell and West Oxfordshire)  
Oxfordshire County Council  
Mobile 07789 653049

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