

Lynne Baldwin

From: Plant, Tom - Communities <Tom.Plant@Oxfordshire.gov.uk>
Sent: 24 June 2021 13:09
To: Bob Neville
Cc: Transport CDC Minor; Planning; Cllr George Reynolds
Subject: 21/01504/F - Swalcliffe Park Equestrian Park Lane Swalcliffe OX15 5EX

Dear Bob,

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

Planning application:	21/01504/F
Location:	Swalcliffe Park Equestrian Park Lane Swalcliffe OX15 5EX
Description:	Change of use from vets building to storage building with small office
Type:	Full Development
Case Officer:	Bob Neville

Recommendation:

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

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. 2215-P2 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

Prior to the first use or occupation of the development hereby permitted, covered cycle parking facilities shall be provided on the site in accordance with details which shall have first been submitted to and approved in writing by the Local Planning Authority. The covered cycle parking facilities so provided shall thereafter be permanently retained and maintained for the parking of cycles in connection with the development.

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.

Specific use

This permission shall enure for the specific use applied for only and for no other purposes whatsoever. Reason - In the interests of highway safety and to comply with Government guidance contained within the National Planning Policy Framework.

Comments:

The proposal is for the change of use of the as built, but unoccupied vets building erected as part of planning permission 19/00171/F, into a storage building with ancillary office accommodation. This current proposal will result in a significant net reduction in the expected vehicle trips that were expected as part of the previous planning use for this site. The proposals are therefore unlikely to result in any additional adverse impact upon the local highway network from a traffic and safety point of view, subject to condition.

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 - 0345 310 1111.

Transport Development Control – Cherwell, Oxford, and West Oxfordshire. Growth and Place. Environment and Place Directorate.

Oxfordshire County Council – County Hall, New Road, Oxford, OX1 1ND.



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