

# Comment for planning application 22/00499/DISC

Application Number	22/00499/DISC
Location	The Stables Main Street Great Bourton Cropredy OX17 1QU
Proposal	Discharge of condition 5 (Site Development Scheme) of 20/02060/F (Appeal ref APP/C3105/C/21/3268454)
Case Officer	Wayne Campbell
Organisation	
Name	Clerk to the Council
Address	Bourtons Community Hall, Main Street, Great Bourton, Banbury, OX17 1QU
Type of Comment	Comment
Type	neighbour
Comments	See attached
Received Date	17/03/2022 14:26:32
Attachments	The following files have been uploaded: <ul style="list-style-type: none"><li>22.00499.DISC response.docx.pdf</li></ul>

# The Bourtons Parish Council

## Great & Little Bourton, Banbury, Oxfordshire

Planning Team  
Planning Department  
Cherwell District Council  
Bodicote House,  
Bodicote, Banbury

Sent electronically on March 17<sup>th</sup> 2022

Dear Sirs  
Response to Application Consultation  
Discharge of condition 5 (Site Development Scheme) of 20/02060/F (Appeal ref  
APP/C3105/C/21/3268454 : The Stables, Main Street, Great Bourton

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This Council wishes to make the following comments to this application for discharge of condition 5, submission of a site layout plan.

1. The site at the time of the application already had an area of hardstanding on the northern boundary on which was sited an occupied touring caravan. The appellant confirmed at the hearing "that this hardstanding area was intended to be the siting position of the caravans". We therefore question why there is a need for a large extension to the hardstanding, which has already been constructed using rubble imported from another location.

This reference to utilising the existing hardstanding area was made by the Inspector under para 15 – Flood Risk. The Inspectors report goes on to say that CDC did "fairly agree that its concern with regard to flood risk from surface water would be overcome if the caravans were restricted to being located on the existing hardstanding area".

The Inspector goes on to comment that such a restriction could be so imposed by CDC. We would suggest that this is essential if future flooding of the site is to be avoided. The area is drained by ditches which run into the roadside ditch alongside Main Street which flows under the railway bridge and then past the school. It is this area which frequently floods, and at times of heavy rainfall has caused flooding problems at the school which CDC should be fully aware of, and if not can be substantiated by the School Headmaster and the Education Department of OCC.

We would suggest that the very significant quantity of rubble that has been added to extend the existing hardstanding will create a serious flood risk, and indeed surface water flooding of the adjacent field next to the railway line has already been observed. Although the area is identified as being located in Flood Risk area 1, the Environment Agency, OCC Education Department and CDC are all fully aware of the regular flood problems this area experiences.

We therefore request that such a condition as suggested by the Inspector be imposed and that action be taken to either remove the additional hardstanding, or further measures to minimise the increased flood risk. This is essential if flooding and all of its associated inconvenience

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*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**

including flooding to residential properties along Station Road, Cropredy, closure of the road under the railway bridge, and flooding of the school, all of which have previously occurred, and the associated costs are to be avoided.

2. The Inspector makes particular reference to the issue of external lighting in para 12 and states that “external lighting is likely to be minimal, but illumination can also be controlled through the imposition of a planning condition.

In view of the problems experienced at the adjacent Paddocks site, also owned by the appellant, where significant external lighting was installed despite a condition preventing this, we would ask that CDC imposes the same condition on this site to prevent further light pollution of the area.

3. The Inspector also specifies that screening tree planting should be undertaken and the appellant’s agent in his covering letter states that the species to be planted will be hawthorn, blackthorn and holly. However, just after the site was purchased the appellant installed new boundary fencing and planted leylandii and laurel trees along the new fence on both this site the adjacent Paddocks site. The laurel and Leylandii should be removed and the required planting schedule implemented as soon as possible. We would also point out that laurel trees are poisonous to horses and that horses are grazed in the field at the rear of The Stables site, also owned by the appellant and in land adjoining The Paddocks. This can cause serious health and welfare issues to horses so the laurel trees should be removed to protect the animals.

The Planning Inspector has included a Schedule of Conditions required as part of the decision to allow the appeal. Some of these refer to the above matters, but this Council would want to see that all are imposed and enforced. Subject to this and our above comments being addressed then this Council has no objections to the discharge of Condition 5 referred to in the title of this application.

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