

Lynne Baldwin

From: Plater, Roger - Oxfordshire County Council <Roger.Plater@Oxfordshire.gov.uk>
Sent: 04 May 2022 13:03
To: Emma Whitley
Cc: DC Support; Transport CDC Minor; Cllr Ian Corkin
Subject: 22-00998-F Rectory Lane Fringford

Hi Emma,

Planning application: 22/00998/F
Location: Land North East Of Fringford Study Centre Adjoining, Rectory Lane, Fringford
Description: Erection of a 4 bedroom detached dwelling with garage and access
Type: Full Development
Case Officer: Emma Whitley

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:

Conditions:

Parking and Manoeuvring Areas

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. 2550 05) 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.

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

Comments:

I am aware of the previous applications and appeal decisions at the site. The impact on the public highway has not been a reason for objection or refusal before and there is no reason for a highways objection this time around.

INFORMATIVE

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. This is separate from any planning permission that may be granted.

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 / Environment and Place / Growth and Place
Mobile 07789 653049

Did you know that a new Oxfordshire Street Design Guide has been launched? You can view it [here](#).

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