

Comment for planning application 22/02017/F

Application Number	22/02017/F
Location	OS Parcel 0080 West Of Berryhill Road Adjoining And South Of Milton Road Adderbury
Proposal	Change of use of land from agriculture to agriculture/retail and the construction of a new barn and polytunnels
Case Officer	Wayne Campbell
Organisation Name	Alan Plumb
Address	Lower Orchard,Chapel Lane,Milton,Banbury,OX15 4HH
Type of Comment	Objection
Type	neighbour
Comments	<p>Issues that the village has, as passed onto me, are</p> <ul style="list-style-type: none">- Urbanisation. What Perry Tree Farm represents is not agriculture but a retail outlet supported (at least at present) by industrial horticulture. In due course no doubt goods will be offered for sale which are bought in (and this is already the case, not all the young plants are likely to have been grown on the premises but imported and grown on). It is not difficult to foresee a temporary caravan being placed on site to accommodate a worker or for security purposes, which may become permanent and eventually lead to an application for a house. Nursery businesses are very hard to make commercially successful and the amount of expenditure made at Perry Tree to date is very unlikely to show any sensible return on a business basis - it is highly likely therefore that it has been made with another reason in mind. Had we been looking at an inexpensive polytunnel growing plants for wholesale then perhaps that could fit within the agricultural sphere but that is not what is happening there - when an application arrives (or a retro application) for a caf, additional car park, wider retail offer etc where will Cherwell stand then?- Traffic. Villagers are increasingly concerned about traffic noise and speeding. A retail outlet will significantly increase traffic along the Milton Road which is the last thing villagers want to see. What was a quiet equestrian polo unit with limited traffic is already advertising for visitors to buy products - growth is clearly what the owner has in mind - in due course this ambition could lead to a small garden centre with caf, a larger car park, overnight lighting and so on, drawing more traffic to the road. The Bloxham nursery has shown that what was a small planning permission can grow into fully fledged retail business on what was a field until a few months ago.- Localisation. Villagers have had no say whatever in what is happening at Perry Tree. Suitable businesses in the countryside they know are not unreasonable but here they feel that the owner is simply trying a back door way of urbanising a couple of what used to be fields and their views have not been sought to be taken into account at all. A retrospective application is a well tried route for those who wish to get round the normal planning process. Does Cherwell have any idea what has been built, whether it is suited to a small horticultural business or for something grander in the long term, what infrastructure has been put in and whether it is matched to the concern they are told is planned or something in the longer term and much larger? Given the recent history of lack of planning application, isn't it very likely that giving a consent for a small retail unit will simply mean continual visits to remonstrate over other developments beyond the boundary of the consent given leading to further retrospective applications and the gradual disappearance of the small horticultural unit into something else?- Green issues - this site represents a loss of habitat already, it can only be reached by car (although walkable from Adderbury it is a dangerous road with speeding traffic and no one goes to a plant centre and walks home with plants), Milton village certainly doesn't want to see further urbanisation through the installation of a footpath or cycleway, and energy use is likely to massively increase - there is also the possibility of lighting either in the polytunnels to extend their growing season, or outside for ease of use and security - and noise from deliveries and additional traffic. Already the amount of building works are environmentally unfriendly and have detracted from the environment of the area and if traffic increases and further building works are undertaken there is the prospect of a new vehicular entrance being need meaning more building works, more water runoff and the cycle of environmental damage grows. <p>So these are issues that villagers have passed on to me - I hope that they are properly taken into account</p>

Regards

Alan
Alan Plumb FRICS
Chairman
Milton Parish Meeting

Received Date

22/07/2022 13:01:35

Attachments