

From: Adderbury Parish Council Clerk
Sent: 02 August 2022 11:09
To: Planning
Subject: Re: Planning notification for application reference: 22/02017/F

Please see below, Adderbury Parish Council's objection to the above application, on the following grounds:

1. full planning permission would change the status of this land from agriculture/equestrian to what is in effect a commercial enterprise, not an agricultural use;
2. the land is only approximately 10 acres and is therefore below the threshold for agricultural use/development which is 12 acres;
3. the site is too small to support a viable business, even with all of the produce which is sold being grown on site as the applicant claims. It is inevitable that most of the produce will be bought onto the site and therefore this business will be more retail/commercial than agriculture;
4. the land has current permission under equestrian policies, not agriculture as a result of previous planning permissions. Therefore it should be returned to agriculture before consideration of change of use for retail. There is no 'link' between equestrian use and other possible uses, unlike agricultural use;
5. this application would have an urbanising effect because it will be commercial use not agriculture. It will need lighting and signage which will all add to urbanisation. These features are not included in the application, but they should be to enable proper consideration of the proposed development;
6. there is no detail of how vehicles will safely enter/exit from Milton Road. The applicant suggests anecdotal evidence of vehicle numbers/times/turning/parking etc, but no actual evidence is provided. For this application to be considered the Parish Council believes this information is necessary;
7. the entrances may need to be modified to allow for the public to enter/exit safely. This should be provided as part of the application for full consideration as it will have an urbanising effect requiring visibility displays etc;
8. the application is contrary to the Adderbury Neighbourhood Development Plan policy AD:5 - Local Gaps, which includes this area of land. The application does not comply with that policy as it 'harms the function and open character' of the land by its commercial nature, rather than agriculture. The previous application for a stables (18/01792/F) was permitted after being reduced in size when officers considered it 'unjustified and over visually intrusive within the valued open countryside'. The Parish Council suggests the same applies to this commercial development;
9. the polytunnels are fairly visual and under this application would become permanent. If they become unused, they will be very intrusive and ugly in the countryside;
10. much of the information in this application is potentially misleading and fails to give accurate detail, eg the site location plan. The applicant also suggests the polytunnels 'may be' acceptable under permitted development rights, but permitted development does not apply in this case as the land is under 5 hectares and currently under an equestrian permission, not agriculture. The applicant also

suggests Highways did not object previously, but that was to a request for a stable for private use, not a commercial venue with access for the public; and

11. the Parish Council requests that Planning Officers from Cherwell District Council either reject this application completely or if minded to approve, the applicant is requested to supply the many details, including reports from independent consultants on traffic, archaeology, lighting, signage etc which are omitted from this application, but are normally required for a full use application of this type. This information should be submitted to Cherwell District Council and approved prior to any work starting on the site.

Theresa Goss

Clerk and Responsible Financial Officer to Adderbury Parish Council