

Comment for planning application 22/03033/F

Application Number	22/03033/F
Location	The Stables College Farm Main Street Wendlebury Bicester OX25 2PR
Proposal	The conversion and infill extension of equestrian stables to a create a single residential dwelling
Case Officer	Rebekah Morgan
Organisation Name	Jane Burrett
Address	The Laurels, Main Street, Wendlebury, Bicester, OX25 2PJ
Type of Comment	Objection
Type	neighbour
Comments	<p>I wrote an objection to the withdrawn application for this site: "21/02231/F Proposed conversion of existing barn and stable block to form new family house" therefore I have objections to this new application. 1. Wendlebury is a Category C village which permits in-fill along the building line of the village. In addition when the owners of the land were given permission to develop the 4 Willow Court new houses with a 5th house between what is now the Stables (formerly real stables for College Farm) and the Barn (formerly a tithe barn) in the College Farm group of buildings they were specifically NOT GIVEN PERMISSION to extend buildings beyond the back line of the development of the new houses. NO additional access onto the back land from the Willow Court houses was permitted. This last was to avoid the possibility of further residential development on farmland behind these new houses in Willow Court. As an operating farm when I came here in 1979, there was access from several College Farm farming premises, on the immediate site, onto farmland behind the stable block. This original stable block for College Farm is now the two storied residential house called The Stables. The property history for this application shows the amount of work carried out on the original stables. I was a member of the Wendlebury Parish Council at the time of the applications for change of use for the farm buildings at College Farm; including the creation of a residential home in the original stable block for the use of the retired farmer who had lived in College Farm and farmed the land associated. I was also a councillor at the time that the 4 new Willow Court houses on College Farm land PLUS the 5th new house which has its access via the entry to College Farm, The Barn and the Stables. An additional house in the Willow Court group was specifically approved where there had been another access gate onto the farmland behind. This will be in CDC records. 2. CONVERSION OF EQUESTRIAN BUILDINGS: In this application there is a change in the proposed site plan compared with the withdrawn one. In THIS application a larger square structure footprint is shown. It is noted that a detached car port behind the Stable house gardens is not part of this new application. I object to the creation of an additional residential property immediately behind TWO of the FIVE new houses which were specifically permitted as in-fill when the College Farm with its IMMEDIATELY associated farm buildings and land became residential units. It would be contrary to the points I made in 1. above. Approving this conversion could lead the way to further back land development with access via the narrow, repaired College Farm access bridge over Wendlebury Brook, to 4 existing residential properties viz. College Farm, The Barn, The Stables and the 5th new property permitted when Willow Court properties were permitted. 3. FLOOD RISK WITH SEWAGE TREATMENT PROBLEMS AS A RESULT: The Environmental Agency has a responsibility for the Wendlebury Brook: it is classified as Main River and has a history of flooding. The EA has increased the known existing flooding risk to specific properties in this village by 20% because of climate change. While the residential property proposed in this application could arrange risk mitigation for the proposed structure this DOES NOT HELP the properties immediately down the slope because of the SPEED OF RUN-OFF from proposed roofs and hard surfaces. CDC will be aware that when the village road is flooded the Thames Water sewage PUMP HOUSE is put out of action and bulk sewage has to be trucked out 24/7. This has happened sometimes for up to 14 days following major flooding events in the area. Any further additional residential properties in Wendlebury are a matter of concern for sewage treatment. (Note: all untreated sewage in the village flows, by gravity, to the PUMP HOUSE and is then positively pumped back up to the Bicester Sewage Treatment Works between David Lloyd Sports Club and the Bicester Garden Centre shopping area. See PUMP HOUSE marked on the Proposed Site plan.) I can supply photographs of flooding of the village road, including near the sewage pumping station should planning councillors wish to see them.</p>

Received Date

25/10/2022 12:49:32

Attachments