

Comment for planning application 22/03033/F

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| 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 | Sarah Kearney |
| Address | 22 Exeter Road,Kidlington,OX5 2DY |
| Type of Comment | Objection |
| Type | neighbour |
| Comments | <p>22/03033/F planning application - OBJECTION - Wendlebury Parish Council The Stables, College Farm, Main Street, Wendlebury Bicester OX25 2PR Proposed conversion of existing barn and stable block, to form new family house. Comment on behalf of Wendlebury Parish Council. At meeting of the Parish Council the application was discussed and decision taken to Object to the application on the following grounds: Wendlebury is categorised within the Cherwell Local Plan Category C village in its Policies for Villages which states that development is restricted to infilling or conversions only within the built limits of the village. In addition to the village being in the lowest level for its ability to absorb development the village suffers from poor levels of infrastructure, in particular with regard to drainage and flooding. The current drainage system is unable to cope with additional flow levels and in periods of heavy rain the combined sewers cannot contain the flow and overflow on to the road and then into properties and the brook. Flooding in the village is on the increase and there have been numerous floods in the last few years where properties have been flooded and the road through the village made inaccessible. The section of the Wendlebury Road which the proposed development uses for access has seen the deepest levels of flood water making these properties inaccessible during times of flooding. The policy of only infill or conversion has been applied to a number of previous applications within the village which sought permission to build beyond the current built line of Wendlebury and were all refused. Application's 16/01645/F, 15/00252/F, 95/00819/OUT, 14/02143/F. the most recent application for a residential property outside of the building line of the village 22/01772 was refused in July of this year on basis of 'the development would therefore be an unjustified and unsustainable form of development, beyond the built limits of Wendlebury, a Category C Village, where residential development is restricted to infilling and conversions. The benefits of the scheme do not outweigh the harm identified. As such the proposal is considered to be contrary to Policies ESD1 and Villages 1 of the Cherwell Local Plan 2011-2031 Part 1.' We see no difference to this application and the same tests should be applied. More importantly the previous application for conversion of this property to residential use was</p> |

refused and nothing has changed that should allow the application to be approved.
The proposed development should not be granted consent as it falls outside the currently accepted building line of the village as represented by the residential buildings.
The existing stables were only consented to in June 2014 and are currently in use and therefore the clear purpose of the application is to circumvent the usual planning process to try to obtain a residential use beyond the built line of the village in a field setting, to capitalise on the increased value that would be created.
The development is on agricultural land although the current use is equestrian and not appropriate for residential use.
The proposed house is very close to and overlooking existing residential properties and destroys the character and setting of these properties by creating Backland development which is not a feature of this village. They will introduce lighting and disturbance to a landscape setting where it does not currently exist.
Wendlebury Parish Council recommend refusal of this application.

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Attachments