

Rachel Tibbetts

From: Mundy, Ben - Oxfordshire County Council <Ben.Mundy@Oxfordshire.gov.uk>
Sent: 24 February 2023 11:22
To: DC Support; Gemma Magnuson
Cc: Transport CDC Minor
Subject: 23/00299/MA56 Restaurant At, Rigoletto, Bicester Road, Middleton Stoney, OX25 4TD

Hi Gemma

I have looked over the planning application above and have the following comments:

Planning Application: 23/00299/MA56

Location: Restaurant At, Rigoletto, Bicester Road, Middleton Stoney, OX25 4TD

Description: Conversion of former restaurant (Class E(b)) into a single residential dwelling (Class C3). the buildings existing layout will remain, with existing rooms repurposed for residential use

Planning Officer: Gemma Magnuson

Recommendation

Oxfordshire County Council, as the Local Highways Authority, notify the District Planning Authority that they **do not object** to the granting of planning permission. Subject to the following conditions.

Conditions

Cycle Parking Provision

Prior to the first use or occupation of the development hereby permitted, covered cycle parking facilities shall be provided on the site in accordance with details which shall be firstly submitted to and approved in writing by the Local Planning Authority. Thereafter, the covered cycle parking facilities shall be permanently retained and maintained for the parking of cycles in connection with the development.

Reason - In the interests of sustainability, to ensure a satisfactory form of development and to comply with Government guidance contained within the National Planning Policy Framework.

Turning Area and Car Parking

Prior to the commencement of the development hereby approved, full specification details (including construction, layout, surfacing and drainage) of the turning area and 2 parking spaces within the curtilage of the site, arranged so that motor vehicles may enter, turn round and leave in a forward direction and vehicles may park off the highway, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. Thereafter, and prior to the first occupation of the development, the turning area and car parking spaces shall be constructed in accordance with the approved details and shall be retained for the parking and manoeuvring of vehicles at all times thereafter.

Reason - In the interests of highway safety, to ensure the provision of off-street car parking and to comply with Government guidance contained within the National Planning Policy Framework.

Electric Vehicle Charging

Prior to the first occupation of the development, a scheme for the provision of a vehicular electric charging point to serve the development shall be submitted to and approved in writing by the Local Planning Authority. The vehicular electric charging points shall be provided in accordance with the approved details prior to the first occupation of the unit they serve, and retained as such thereafter.

Reason - To comply with Policies SLE 4, ESD 1, ESD 3 and ESD 5 of the adopted Cherwell Local Plan 2011-2031 Part 1 and to maximise opportunities for sustainable transport modes in accordance with paragraph 110(e) of 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

There has not been any details submitted in relation to highway requirements. Before planning permission is granted, the applicant must provide details of:

- Full Access Details
- Parking Plan and Turning area – 3 bed rural dwelling can have a maximum of 2 spaces.
- Cycle Parking – 6 spaces.
- E/V charging – 1 charging point.

Subject to the conditions above, this proposal is unlikely to have any detrimental impact on the highway in terms of safety or convenience. Therefore, OCC **do not object** to the granting of planning permission.

If you would like to discuss this application further, please do not hesitate to contact me.

Kind regards

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

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