

THE BOURTONS PARISH COUNCIL

Great & Little Bourton, Banbury, Oxfordshire

Cherwell District Council
Bodicote House
Bodicote, Banbury

Submitted electronically via CDC Planning Portal : *[insert date]*
Copy sent by email to : imogen.hopkin@cherwell-dc.gov.uk

Re : Planning application : 23/01339/Q56 : Prior approval notification under class Q re barn at Crockwell House farm, Manor Road, Great Bourton

This Council wishes to **COMMENT** to this application on the following grounds :

Our comments can be summarised under the following headings :

- Overall site development plan & site boundaries
- Access to the site
- Proposed external finishes

Overall site development plan

The entire site at Crockwell Farm Barns has been subject to numerous applications in recent years, and based on the proposed site plan included in this latest application it is assumed that this will be the last application as all available barns have now been proposed for conversion to dwellings. We would like this to be confirmed so we are clear that this is the last dwelling to be proposed at this site as the site is now a densely developed site, as we believe that further dwellings here would be inappropriate.

To reinforce this important point we would like to see a planning condition placed on this final application regarding this site, to specify that no further development would be allowed outside the current site boundaries, utilising the existing access track.

Access to the site

The site is accessed by what used to be the farmyard access track. It is now in very poor condition and it is unclear what the proposed final access would be. It is indicated on the site plan in dotted redlines and we would like to see some detail as to the final finished surface and related drainage.

The current access track adjoins Manor Road. This is a very narrow, and already congested, and poorly maintained rural unclassified lane which has seen no maintenance for many years. In the past few years, during the redevelopment of the Crockwell Farm Barns site it has seen very significant construction traffic. Additionally the residents of Manor Road have been badly inconvenienced during this period by poor access and there have been several reports of delivery vehicles being unable to make deliveries due to temporary blockages.

We believe that the now very poor condition of the road has been worsened by construction traffic and some contribution towards the resurfacing of Manor Road should be made by the developer. We would like to see a planning condition placed on this application, if approved, specifying this.

Please reply to
The Clerk, The Bourtons Parish Council,
The Bourtons Community Hall, Main Street, Great Bourton, OX17 1QU
email : clerk@bourtons-cherwell-pc.gov.uk

Proposed elevations and floor plans

We note from the drawings that it is intended to retain, as far as possible, the existing external finishes, which we feel to be good.

This building is visible from the main Southam Road and think that some of the very large, glazed surfaces will be visible from the road, significantly changing the view, from a typical rural agricultural landscape to a more developed and urbanised view, which will appear to be outside the village boundary. We feel this is unacceptable and very different from the previous agricultural scene.

If the barn was set much further back from the site boundary then it would be possible to mitigate this impact by some sympathetic planting to screen the large windows from long distance views. However with the barn being as close as it is to the site boundary this is obviously not really possible nor desirable from a habitation point of view.

In order to confirm the level of visual impact we would like to see a drawing indicating the potential visual impact and if it is as significant as we believe, then we would suggest that small, less visually intrusive windows be placed on the side of the building facing the road. As there already is a second sliding window on the other face of the lounge/dining area we do not believe this would have a significant impact on light.

Clerk to the Council
for and on behalf of
The Bourtons Parish Council

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