

<u>Consultee</u>	<u>Date Sent</u>	<u>Expires</u>	<u>Reply</u>
Sibford Gower Parish Council	12.08.2016	02.09.2016	30.08.2016
Local Highways Authority (OCC)	12.08.2016	26.08.2016	08.09.2016
Conservation (CDC)	12.08.2016	26.08.2016	20.09.2016
Contaminated Land (CDC)	12.08.2016	26.08.2016	21.09.2016
Landscape Services (CDC)	12.08.2016	26.08.2016	31.08.2016

16/01563/F Muddle Barn Farm, Colony Road, Sibford Gower

Comments from Sibford Ferris Parish Council

As this property sits close to the border with the parish of Sibford Ferris and the proposed dwelling will be highly visible, the parish council would like to make comment on the application.

The parish council understands that the scale of the proposed dwelling and its siting have been amended from the previous application.

However, the design remains as a three-storey building to replace a two-storey building (H17).

The revised siting has not altered the fact that it will be positioned on a hill which will make it prominent when viewed from the valley to the east and its scale and design will be out of keeping with those around it (C30).

It is the view of the parish council, therefore, that the revised design still does not fit with planning policies as stated in the Cherwell Local Plan:

Local Plan C30: the new dwelling should be compatible with those around it in terms of appearance, character, layout, scale and density;

Local Plan H17: the scale of the new dwelling should not be significantly different to the one it is replacing.

The parish council therefore objects to this application.

Anita Spencer
Clerk
30.08.2016

LOCAL HIGHWAY AUTHORITY CONSULTATION

through Area Liaison Officer

PART I: APPLICATION DETAILS

to be completed by Area Planning Officer

District Planning Authority: Cherwell District Council

Case Officer: Nathanael Stock

Application No: 16/01563/F

Parish(es), Location and brief description:

Sibford Gower

Middle Barn Farm Colony Road Sibford Gower

Demolition of an existing dwelling and a range of large scale equestrian buildings and the erection of a replacement dwelling including associated works and landscaping (resubmission 15/01693/F)

Date referred to Area Liaison Officer:

18.08.16.

PART II: STATUS OF APPLICATION

to be completed by Area Liaison Officer

Is the application in a class delegated to the Area Liaison Officer?

Yes*

No*

If "No", date on which consultation forwarded to County Engineer:

PART III: ASSESSMENT

for use of Area Liaison Officer

(Note: If consultation referred to County HQ, endorse to that effect in Part IV below and delete printed response)

NO objections subject to:

1) S.C. D1 occupation... dwell existing... geometry as plan

2) S.C. D12 'access drive'... dwelling

3) S.C. D13

4) S.C. D18

PART IV: RESPONSE TO DISTRICT PLANNING AUTHORITY

to be completed by Area Liaison Officer

The Oxfordshire County Council as Local Highway Authority:

* HEREBY NOTIFY the District Authority that they do not propose to object to the grant of planning permission.

* HEREBY RECOMMEND the District Planning Authority TO REFUSE planning permission for the reasons set out above in Part III*/overleaf*.

* HEREBY RECOMMEND the District Planning Authority to impose upon any planning permission they may grant the CONDITIONS set out above in Part III*/overleaf*.

Signed:

for the County Council

Date returned to District Planning Authority:

08.09.16.

From: Joyce Christie
Sent: 20 September 2016 15:17
To: Nathanael Stock
Subject: for discussion quick notes

Hi Nat

North elevation: It is a pity that all the accommodation cannot be contained within the main house. The addition of the kitchen extension, with its own extension for the utility/plant room do not enhance the design of the main house and are not yet fully resolved. The Architect was going to look at this following our meeting. Externally it would look better if the kitchen extension moved forward, this would avoid the awkward rainwater arrangement but would mean the kitchen would be entered on the corner. As proposed we have the awkward rainwater hopper arrangement to the valley and the door opens just off centre which would always look odd. By moving the kitchen forward to the west you would lose the thin window to the dining room but it would help the rainwater disposal and avoid the offset door under the ridge of the kitchen ceiling when looking towards the main house internally.

The detail of the rainwater goods/sump from valley gutter needs to be neatly handled and should be conditioned to arrive at a more elegant arrangement (see comment above).

Query how the rainwater disposal of flat roof below the ridge will be handled?

The presumed en-suite on gable wall at first floor won't have a window.

Position of door to master bedroom will no doubt change when the interior furniture is laid out, I wouldn't object if this altered later on.

Dormers look too tall, and corresponding proportion of glass – recommend these are reduced in height so the ridge of the dormer does not project above the ridge of the linking roof between the two main roofs and the proportion of the glass is also shorter than currently shown in the dormer casements.

Glazed screen to kitchen to the west elevation the top of the screen aligns with top of windows to the main house but on east elevation top of window is lower. Consider it would look more subservient if the screen was also lower than the top of the windows.

The ridge of the utility/plant room wing needs to come in below the ridge of the kitchen extension, it looks a bit tight as drawn.

Query the treatment of the double doors on the utility/plant room wing are these louvred? If so the traditional game hanging larder structures might provide inspiration for ventilation. Details to be conditioned.

Outbuildings:

During earlier discussions these were proposed to be removed as they were of low quality. Drg 1759.127 – is this being retained and converted to the stable?

Garage: Are they introducing 2 No rooflights as the arrows only point to 2 No as being existing?

Landscaping:

The proposed landscaping needs to be carefully handled to blend with the existing landscape. It would be helpful to see updated visuals based on the current scheme.

Conditions

Masonry:

- Sample panel of masonry, lime mortar no cement gauging
- chimney details.
- kneeler and coping detail.
- Eaves detail
- String and plinth detail, including how the string returns.
- Detail of the corner stones to ensure the return of the stone is not thin – may need to have alternating L-shaped stones in plan to avoid this.
- Ventilation slots/in gable of utility/plant room wing.
- Doorcase details.
- Louvred window details
- Cill and lintol details
- Steps

Condition lead or Cast iron or rainwater goods and colour; as well as details in particular the north valley gutter above the kitchen and the flat roof of the main house.

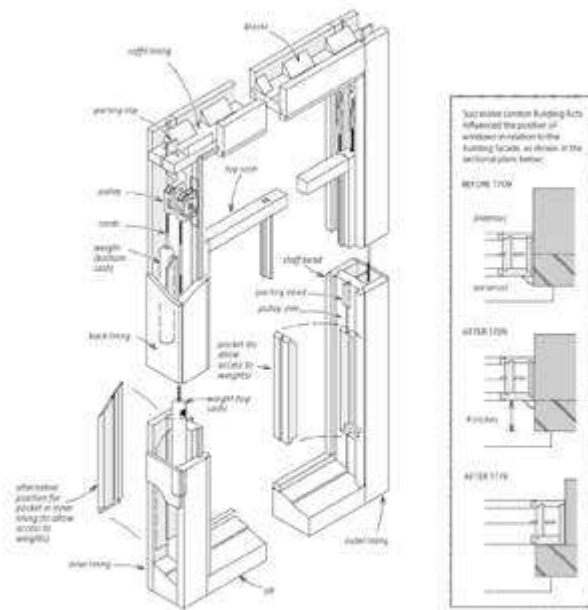


Image 26
Typical details of sliding sash window with caset frame

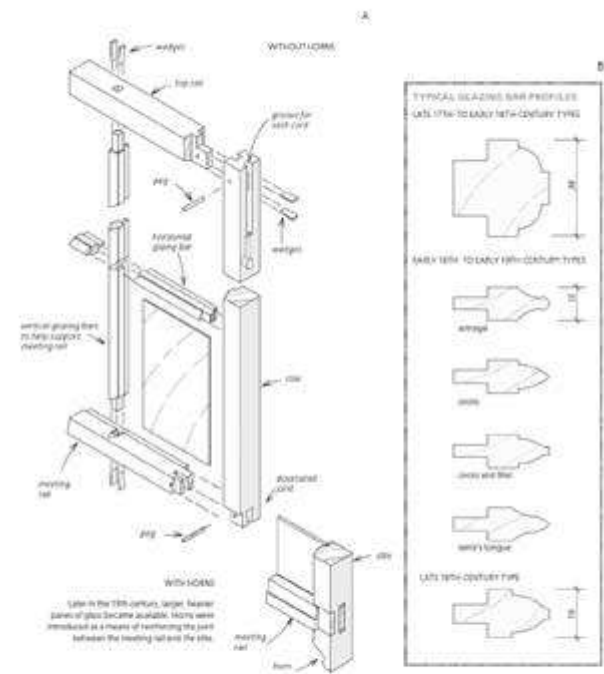
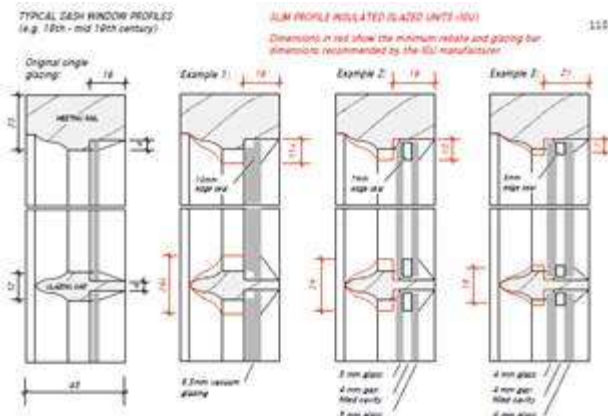


Image 27
A. Sliding sash windows: typical top sash
B. Typical glazing bar profiles



Condition Joinery

- Timber sliding sash and case windows and colour:
Detail submitted shows sash box hidden in stone reveal (typical detail after 1774 in London by law, later copied in other parts of the country) with glazing bars at 35mm wide (typical 38mm in late 17thC/ early 18thC but by late 18thC the glazing bars had slimmed down), Historic England '<https://content.historicengland.org.uk/images-books/publications/traditional-windows-care-repair-upgrading/heag039-traditional-windows.pdf/>' + need to think about avoiding cold bridging and draftstripping in due course. Historic England illustrate slimline double glazing with an 18mm glazing bar. The colour of the spacer bar/edge between the two sheets of glass needs to have a non-metallic finish – matt black might work better with certain colours, especially if an off white or colour is proposed suggest trialing which colour looks best with chosen window colour.
- Doors, including fanlight
- Dormers – casement should be flush
- Rooflights.

Condition roofing sample of the proposed stone tiles, including details of ridge. Code of lead – Code 3 may be quite thin for an exposed position?

Best wishes

Joyce Christie
Design and Conservation Officer

Design & Conservation Team
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From: Trevor Dixon
Sent: 22 September 2016 08:30
To: Nathanael Stock
Subject: RE: 16/01563/F Muddle Barn Farm, Colony Road, Sibford Gower

Hi Nathanael,

Conditions J12 to J16 below:

J12 Land Contamination: Desk Study/Site Walk Over

Prior to the commencement of the development hereby permitted a desk study and site walk over to identify all potential contaminative uses on site, and to inform the conceptual site model shall be carried out by a competent person and in accordance with DEFRA and the Environment Agency's *'Model Procedures for the Management of Land Contamination, CLR 11'* and shall be submitted to and approved in writing by the Local Planning Authority. No development shall take place until the Local Planning Authority has given its written approval that it is satisfied that no potential risk from contamination has been identified.

[Reason JR6](#)

J13 Land contamination: Intrusive Investigation

If a potential risk from contamination is identified as a result of the work carried out under condition [J12], prior to the commencement of the development hereby permitted, a comprehensive intrusive investigation in order to characterise the type, nature and extent of contamination present, the risks to receptors and to inform the remediation strategy proposals shall be documented as a report undertaken by a competent person and in accordance with DEFRA and the Environment Agency's *'Model Procedures for the Management of Land Contamination, CLR 11'* and submitted to and approved in writing by the Local Planning Authority. No development shall take place unless the Local Planning Authority has given its written approval that it is satisfied that the risk from contamination has been adequately characterised as required by this condition.

[Reason JR6](#)

J14 Land Contamination: Remediation Scheme

If contamination is found by undertaking the work carried out under condition [J13], prior to the commencement of the development hereby permitted, a scheme of remediation and/or monitoring to ensure the site is suitable for its proposed use shall be prepared by a competent person and in accordance with DEFRA and the Environment Agency's *'Model Procedures for the Management of Land Contamination, CLR 11'* and submitted to and approved in writing by the Local Planning Authority. No development shall take place until the Local Planning Authority has given its written approval of the scheme of remediation and/or monitoring required by this condition.

[Reason JR6](#)

J15 Land Contamination: Carry out Remediation

If remedial works have been identified in condition [J14], the development shall not be occupied until the remedial works have been carried out in accordance with the scheme approved under condition [J14]. A verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the Local Planning Authority.

[Reason JR6](#)

J16 Land Contamination not Previously Found

If, during development, contamination not previously identified is found to be present at the site, no further development shall be carried out until full details of a remediation strategy detailing how the unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. Thereafter the remediation strategy shall be carried out in accordance with the approved details.

[Reason JR6](#)

Trevor Dixon

Environmental Protection Manager

South Northamptonshire Council and Cherwell District Council

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From: Nathanael Stock

Sent: 21 September 2016 17:44

To: Trevor Dixon

Cc: DC Support

Subject: RE: 16/01563/F Muddle Barn Farm, Colony Road, Sibford Gower

Many thanks Trevor,

Would you be able to advise which of the standard conditions you would recommend to be imposed?

Kind regards,

Nat

Nathanael Stock BA(Hons) DipTP MRTPI

Team Leader – Householder Plus

Development Management

Cherwell District Council

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Details of applications are available to view through the Council's Online Planning Service at

<http://www.publicaccess.cherwell.gov.uk/online-applications>

Instructions on how to use the Public Access service to **view, comment on and keep track of applications** can be found at <http://www.cherwell.gov.uk/viewplanningapp>

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From: Trevor Dixon
Sent: 21 September 2016 11:51
To: Nathanael Stock
Cc: DC Support
Subject: 16/01563/F Muddle Barn Farm, Colony Road, Sibford Gower

Nathanael,

Our comments are the same as for the previous application (15/01693/F), that is given the farming use of the site an assessment of the potential for land contamination will be required and it is recommend that the standard contaminated land conditions be applied to allow for a phased assessment. A desk study and site walkover report will be required as a minimum.

Trevor Dixon
Environmental Protection Manager
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From: Tim Screen
Sent: 31 August 2016 16:53
To: Nathanael Stock
Subject: 16/01563/F - Muddle Barn Farm Colony Road Sibford Gower

Nathanael

With regard to my previous response of 09/02 I reaffirm no objection to the development of the reduced-scheme proposals , as long as the following condition are met:

1. A BS5837 Tree survey in respect of the large mature oak trees along the drive, all trees and hedgerows within an influencing distance of the demolition and construction work. Root protection areas to be defined and maintained during the duration of the work.
2. Detailed landscape proposals with plant schedule and specification (BS4428:1989 and National Plant Specification)
3. The proposed trees are appropriate in their species/variety for the soil and distance from foundations of New Barn Farm – a qualified structural engineer to be consulted.
4. Tree pit details (15m³ of ameliorated on-site tree soil) are to be provided with trees supplied, planted and maintained in accordance with BS8545:2014.
5. Hedgerow retention for the northern, western, eastern and southern field/application site boundaries with a 3 m minimum maintenance height for landscape mitigation.

Regards.

Tim

Tim Screen CMLI
Landscape Architect

Cherwell District & South Northants Councils



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