



## **Sibford Gower Parish Council**

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**12<sup>th</sup> October 2016**

**For the attention, please, of Ms Olivia Colson**

**Head of Public Protection & Development Management**  
**Cherwell District Council**  
**Bodicote House**  
**Bodicote OX15 4AA**

**Dear Sirs**

**Planning Application No. 16/01834/Q56**  
**Parsons Barn Farm, Shutford Road, Sibford Ferris OX15 5AD**

Further to my telephone conversation with Ms Colson a few days ago when I advised her that a situation had arisen which called for a planning meeting to be held with regard to the above planning application. This took place on Monday, 10<sup>th</sup> October following which the Parish Council now wishes to object to the application for the following reasons.

The application does not include a detailed statement of eligibility or design. In the absence of this, the Planning Committee of Sibford Gower Parish Council held a public meeting on 10<sup>th</sup> October 2016 to determine the following:

***Does the proposal qualify under permitted development rights?***

Has the site been used solely for agricultural use on March 20<sup>th</sup> 2013 or for the last ten years?

Is the agricultural building capable of functioning as a dwelling?

Is it strong enough? No new structural elements are permitted, and the new building must re-use existing foundations and ground floor slab.

Is the demolition Partial? What part of the structure is to be retained?

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**Conclusion:** The application is not for conversion of a barn, but of an open shed partly earth floored and constructed from earth-sunk old telegraph poles and tin walls under an asbestos roof. There are no foundations. Under the regulations it has to be capable of functioning as a dwelling to start with and structurally sound. It does not therefore qualify for conversion under the Redundant Agricultural Buildings regulations.

**Parsons Barn Farm** is in general not an agricultural property, but a set of industrial units let out to various occupiers. The shed has not been solely in agricultural use.

***Design and external appearance***

Does the proposal conform to the National Planning Policy Framework?

Does location or siting make it otherwise impractical or undesirable for the building to change from agricultural use to a dwelling house?

**We judge the location and siting not to conform to the National Planning Policy Framework.**

**The current water supply is from a spring serving inadequately 2 existing dwellings: it is not capable of supplying more. So mains water would have to be installed.**

**The existing sewage unit was installed for and is only capable of coping with two dwellings. So new drainage would be required.**

**Access is shared and severely limited.**

***Does design or external appearance require planning approval?***

The plans proposed do not seem to add up to dwellings suitable for human habitation, being largely lit by skylights.

**Sibford Gower Parish Council therefore wishes to oppose the application.**

  
Yours faithfully

  
(P B Hardman)  
Clerk to Sibford Gower Parish Council