The Planning Dept.

Cherwell District Council

Re: Planning Application No 16/01587/F

Mr & Mrs R Bratt’s application to convert an agricultural building to dwelling.

Whilst we have no objection to the overall aim of converting the barn into a dwelling we do have a number of concerns and observations as follows:-

The application is for a conversion to a house for sole occupancy. We have no problem with this but would be concerned if, at a later date, it was converted into multi-occupancy e.g. flats or bed-sits. We believe that the conversion should have a restriction that it is for the purpose of sole-occupancy only and cannot subsequently be converted to multi-occupancy.

The conversion is in a rural area and adjacent to Bodicote Mill, a grade 2 listed building. We note that the planning application is for timber cladding. We feel that the timber used, how it is applied and its’ decoration should reflect the rural setting in such a way that the conversion blends in with the surroundings and does not conflict or stand out from the surroundings.

Access is to the barn is via a bridal way. It is a restricted by-way in that access by vehicles is solely for the purpose of access to our property and that of Mr Eagles and Mrs Adams at Bloxham Grove. The Bridal way is enjoyed by walkers, dog walkers, joggers, cyclists, and horse riders. It is also used by young cyclists travelling from Bodicote to schools in Bloxham. We are concerned that the building work will mean a big increase in vehicular traffic that could disrupt us, and other users of the bridal way. It is also the only means by which fire, police and ambulance services can reach us at Bodicote Mill. Mr & Mrs Bratt already have right of access to the barn. They are applying for parking for three cars therefore in the future we are not concerned about an extra three cars using the bridal way. Our concern is about the disruption whilst building work is being carried out.

The bridal way is already pitted and with pot holes. We are concerned that the extra building traffic will cause additional deterioration to the bridal way, possibly making it nearly impassable. Could there be a specification stating who is responsible for repairing the bridal way should damage occur as a result of the building work.

The boundary of the property is lined by a hedge and mature trees alongside the bridal way that blocks the barn from view. We feel this hedge and mature trees should be maintained so that they continue to block the view of the converted house in the future.

The electricity meter for Bodicote Mill is in the paddock adjacent to the barn and behind the hedge lining the bridal way. The only access we have to read the meter is through the gateway leading to the barn. We would like to ensure we maintain our right of access for the purpose of repairs to the electricity supply and for reading the meter once the conversion has been effected. We would appreciate reassurance from the electricity company that the electricity supply is capable of providing the requirements for the anticipated demand of both properties.

Michael J.B.Weston Susan E. Weston