

Planning Application reference 16/01430/F  
For Red Lion Main Street Wendlebury OX25 2PW  
Proposed accommodation block - alteration to approval 15/00185/F

### **Observations of Wendlebury Parish Council**

The Parish Council has always encouraged initiatives that support growth in this rural community, particularly as the only community asset is the Lion Public House. However, the Parish Council also has a duty to ensure the concerns of residents and neighbours are raised, and that the impact of growth is balanced in such a way that there is no harm to nearby residents.

As the Planners are aware, Wendlebury has been identified as a Category C Settlement in the adopted Cherwell Local Plan of 2015 (C254) and developments should be infill or conversions only.

In this context, the Parish Council is concerned that this application could represent a departure from the Local Plan and the definition of infill would need to be critically examined by the Cherwell Planners to ensure that if approved, this application will not set a precedent for any other potential development in the community.

Careful attention needs to be given by Cherwell Planners to ensure the development will not breach relevant building lines, and that the location, character of the proposal and the layout, design and external appearance of the block fits in with the listed building status of the public house and nearby dwellings.

The Parish Council held a Planning Meeting on Tuesday 9 August 2016 to discuss the matter. Eight members of the public attended and voiced their concerns about the application. The concerns that were raised are summarised below:

- the flooding and run off from the property including the consequences of the incorrect car park surface and the diversion of the water runoff from the fields to the rear;
- inaccuracies in the application relating to:
  - sewerage system which Thames Water has also highlighted (section 15),
  - the assessment of the flood risk (section 16) and
  - the trees and hedges (section 19 point 2);
- inaccuracies in the Flood Report provided by the applicant;
- the impact on trees and hedges on and adjacent to the property;
- the added noise;

- the access at the side which is currently a fence;
- the disabled access into the pub, the accommodation block and the disabled toilet;
- the non-compliance of work relating to existing planning applications.

The Parish Council takes the view that some of these issues have come to light as a result of the operation of the Lion Public House. For this reason the Parish Council is of the opinion that this application should not be considered in isolation, but the impact on the site as a whole, as there are joint features in this application which affect both the pub and accommodation block which cannot be ignored. For example, surface and foul water drainage, car parking, the financial support the pub will derive from income from the accommodation block and disabled access to and from the pub to the accommodation block.

Although the application seeks to alter the approval in 15/000185/F there is nothing to prohibit amendments to the previous application conditions or impose new conditions. In addition, the Parish Council believes that many of the concerns raised could be addressed by negotiation and by the applicant or his agent providing further supporting information.

Failure to do so could lead to a running sore between the applicant and neighbours, which the Parish Council would hope to avoid. For this reason, the Parish Council would welcome the opportunity of participating in any dialogue.

The Parish Council would like to encourage Cherwell Planners to address the following issues by either negotiation, amendments to existing conditions or provision of new ones.

### **Flood Risk**

The Flood Risk Assessment produced by Infrastruct CS Ltd dated October 2014 has been widely criticised which has been well documented. It is unfortunate that the applicant has chosen to re-submit this report with this application.

Flooding remains a constant concern to the village and clearly the applicant is aware of the issues in relation to their own property from the surface water flooding which occurred in March of this year. However, building and site development and subsequent discharge of rainwater, is not effectively addressed and how this would affect Wendlebury Brook levels. Zone 2/Zone 3 which this area falls into, requires that developers and authorities "reduce the overall level of flood risk in the area through the layout and form of the development and the appropriate application of sustainable drainage techniques"

*Mitigation measures need to be expanded to ensure that there is no harm from flooding to local buildings and residencies.*

### **Amenity issues raised by residents**

Neighbours adjacent to the development have raised concerns about loss of privacy, light and noise pollution. The Parish Council would wish to see how these concerns would be addressed at the boundaries of the property, particularly on the side where the accommodation block is located, how will the potential loss of privacy and light pollution for properties alongside and opposite be dealt with. Wendlebury has no street lighting, and the lighting from the pub acts as a beacon.

*The question of lighting needs to be managed more effectively to safeguard the visual amenities of the local area and be designed in accordance with appropriate standards.*

### **Car parking and surface water run off**

This is a vexed issue for residents.

Concerns fall into two main areas:

1. the adequacy of the car park to accommodate 13 permanent parking spaces at a time when the car park is full on a regular basis and spill over leading to unmanaged car parking on Main Street Wendlebury and
2. flooding as a result of the nature of the car park surface, particularly when National Policies expect non-permeable materials to be used for this type of surface.

*Consideration now needs to be given to the adequacy of car parking provision. It is suggested that the applicant contacts OCC Highways to explore measures to control ad hoc parking in front of the Lion on Main Street. The question of car park surface is understood to be a matter of discussion between the applicant and the Cherwell Enforcement team.*

### **Waste water**

The Parish Council is aware that Thames Water has identified an inability of the existing waste water infrastructure to accommodate the needs of this application. Policies ESD6 and ESD7 recommend that all relevant organisations should meet at an early stage to agree on the most appropriate drainage system for this development.

It is therefore disappointing that the applicant has assumed that a connection will be made to the main drainage system.

*The existing condition needs to be strengthened to reflect this policy requirement.*

## **Disabled facilities**

The arrangements for access to buildings are a planning matter and the suitability of the arrangements for use by the public, which included people with disabilities, raises issues of public amenity which are material planning conditions. The inclusion of this change in the application is most welcome.

*Clarification by Building Control that the proposals meet the requirements of approved document M (Building Regulations 2000) and Guidelines for disability access to the pub from the accommodation block would be appreciated by the Parish Council.*

In summary, the Parish Council acknowledges the impact the Lion Public House has had on this community, and many of the issues reflect that impact as it is inevitable that perceptions will change over time.

Jane Olds  
Clerk to the Council  
17 August 2016