**ADDERBURY PARISH COUNCIL**

**Clerk & Responsible Financial Officer**

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**Planning Application - 16/00814/F**

**St Georges Catholic Church, Round Close Road, Adderbury - Demolition of existing chapel and erection of 4 no. dwellings - Re-submission of 15/01540/F**

Adderbury Parish Council objects to the above planning application 16/00814/F and reiterates the reasons (as stated below) because it feels that the original concerns outlined in the objection to planning application 15/01540/F, have still not been addressed by the applicant:

Although APC appreciates that this application may be attempting to provide smaller ‘starter’ type housing we do not believe this is a suitable site for this purpose.

The current application leads to over development of the site, a lower number of properties may be acceptable, but four is too many for a site of this size and will create problems like parking and bin storage.

The materials are not in-keeping with a rural village setting.  Render and modern tiles are not appropriate, only stone and welsh slate for the roofs should be used, particularly as the buildings on both sides of this site are in Horton stone.

Also this site is within the Adderbury Conservation area, therefore any new building should comply with the historic characteristics of this and seek to enhance the conservation area. Referring to Round Close Road, the CDC Conservation Appraisal states 'A homogenous character is maintained throughout due to the almost universal use of ironstone for buildings and boundary walls'. (P32).

Flooding has been an issue in this area of the village (notably in 2014) and a Flood Risk Assessment needs to be carried out.

The applicant has not addressed concerns about the water course running through this site. This could cause very serious problems if it is blocked in any way and Gordon Kelman at OCC (Land Drainage Authority) requested a full assessment of this. There is no mention of this water course or how the applicant proposes to build over it, or deal with it in the car parking/ garden area, where it is an open stream.

APC again requests a full assessment of the effects on the water course and proper consent from the Land Drainage Authority (OCC) before any building over the watercourse (as proposed in this application) were to be allowed.

The neighbouring properties will suffer a loss of privacy and will be overlooked. APC objects to this and is disappointed that there appears to be little attempt to mitigate on this in the Design and Access Statement of the application.

There is not enough storage for dustbins.

Residents of the proposed four properties would have no amenity land at all.

An area of green space, which currently provides habitat for a variety of wildlife, would disappear completely as all this area is proposed as car parking.

If there are four properties on the site, this may mean there will be eight or more cars and parking in Round Close Road is already at a premium.  At certain times of the day and night, it would be difficult for an emergency vehicle to access a number of properties in Round Close Road, so any additional cars would make the problem far worse.

APC is disappointed to see a very basic Design and Access Statement with this application. It does not consider the key issues neighbours would raise; those issues associated with developing a small, restricted site; nor the issues posed by suggesting building over a water course.