

The Old Post Office
Main St.
Sibford Gower
Banbury
Oxon
OX15 5RT

14th May 2018

Head of Public Protection & Development Management
Planning, Housing & Economy,
Cherwell District Council,
Bodicote House,
Bodicote,
Banbury,
OX15 4AA

Re: 18/00550/F Stone Walls Bonds End Lane

Dear Sarah Willson,

We would like to comment on the above application we appreciate that this letter falls out of the time scale indicated in your notification letter but hope you will still consider them.

We have looked at the plans for Stonewalls and have the same concerns as with the previous time these plans were submitted in 2015, application number 15/00810/F, we have attached the letter we sent then as we believe the concerns we had then have not been answered by these plans and therefore are still relevant.

We don't object to the project in principle, our concern is about the stability of the retaining wall, this is holding back some 2000mm of soil. We feel the retaining wall should be left intact, removing or rebuilding this will affect the very mature and large holly hedge next to it by drying out the land and risking claps.

The other concern is the positioning of the flue for the wood burning stove, this is next to a mature holly hedge the top of the flue although appearing high is still below the top of the hedge. We believe that this poses a fire risk as holly is very combustible in the proximity of heat and sparks. If this was repositioned to the other side of the room it could be supported with the gable wall of the house and would remove the risk of fire.

We do hope you will consider the concerns we have in your decision.

Yours sincerely

Luke Mulley
Mollie Mulley

The Old Post Office
Main St.
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8 June 2015

Head of Public Protection & Development Management
Planning, Housing & Economy,
Cherwell District Council,
Bodicote House,
Bodicote,
Banbury,
OX15 4AA

Re: 15/00810/F Stone Walls Bonds End Lane

Dear Sirs,

The land to the east of the above application is part of our garden at the Old Post Office on Main Street. Where these two properties join there is a retaining wall holding back our garden this height difference fluctuates but is around 2000mm at the present extension, the east wall of the present extension also forms part of this retaining wall. On our side of the retaining wall, to the east of Stone Walls is a very mature holly hedge measuring around 2700mm in height (around 1900mm above the present extension) this has been there for well over forty years as well as adding security, forms an important wind break for our garden, as the prevailing wind comes from the south west.

Because of this hedge and the higher ground level of our garden this means that the development will not be seen from our land and therefore has no visual impact, consequently we have no objections on these grounds. However we do have concerns about the impact of any development on the stability of the retaining wall we feel that the wall should be left intact as much as possible and not weakened or undermined in any way, as a result of this development.

The other concern we have is the intention to install a wood burning stove to the east of the development this is next to the hedge and the flue of will be under the height of the hedge we believe that this is a fire hazard due to the nature of holly, we also believe the heat from the flue would be detrimental to the future health of the hedge. We would ask that the wood burner and flue be positioned so that the outlet is on the western side of the development to maximise the distance between it and the hedge.

We hope that you will consider these concerns carefully when coming to your judgment.

Yours faithfully

Mollie Mulley
Luke Mulley