

## James Kirkham

---

**From:** Charlotte Watkins  
**Sent:** 26 September 2019 21:21  
**To:** James Kirkham  
**Subject:** RE: North Arms Wroxton 19/01148/F and 19/01149/LB

James

I'm not sure how well the void above the kitchen would work as the bat mitigation. I would like to see what their ecologist has said about it as they know the site best and have recommended the larger void above the main roof. There may be issues with noise from extraction for instance. In order to obtain an EPS licence there are minimum sizes that a void needs to be for brown long-eared bats so this needs to be calculated. Basically I would just like to see something from their consultant on this change to ensure they also state they would apply for a licence with this as a satisfactory replacement.

Charlotte

**Dr Charlotte Watkins**

**Ecology Officer**

Tel: 01295 227912

Email: [Charlotte.Watkins@Cherwell-DC.gov.uk](mailto:Charlotte.Watkins@Cherwell-DC.gov.uk)

[www.cherwell.gov.uk](http://www.cherwell.gov.uk)

Office hours: Monday and Wednesday mornings

---

**From:** James Kirkham  
**Sent:** 26 September 2019 17:50  
**To:** Charlotte Watkins; Joyce Christie  
**Subject:** FW: North Arms Wroxton 19/01148/F and 19/01149/LB

Hi Both

Please find attached copies of amended details on this proposal. Could I please have your comments in the next 14 working days? The plans are also available on DEF

**Charlotte** – The covering letter details what they are proposing to do to compensate for the impact on bats. Could I please have your comments on this as they appear to vary from the recommendation in the bat report in that the void would not be in the main part of the barn but in the attached building to the side? This is to retain the roof structure open in the main barn which are historic features of the listed building.

Kind regards

**James Kirkham** BA (Hons) MSc MRTPI  
**Principal Planning Officer – General Developments Planning Team**  
Development Management  
Place and Growth Directorate  
Cherwell District Council  
Direct Line: 01295 221896  
[www.cherwell.gov.uk](http://www.cherwell.gov.uk)  
**Follow Us:**

The only detail not currently provided is for the replacement beam above area I/J. We would like to open up this area before determining the best repair method as a better solution may be to provide new end bearings to the existing beam rather than replace it completely. This can only be assessed once we are able to lift floorboards and open the beam casing. We would be happy for this to be subject to a condition.

I attach a revised ground floor plan and elevations with corrected notation regarding the front doors

Stephen Brear  
Director



Brear Associates Ltd  
The Beer House  
Atherstone Hill  
Atherstone on Stour  
Stratford upon Avon  
Warwickshire  
CV37 8NF

Tel: 01789 450283

---

**From:** James Kirkham <[James.Kirkham@Cherwell-DC.gov.uk](mailto:James.Kirkham@Cherwell-DC.gov.uk)>  
**Sent:** 17 July 2019 14:34  
**To:** stephen brear <[mail@brearassociates.co.uk](mailto:mail@brearassociates.co.uk)>  
**Subject:** RE: North Arms Wroxton 19/01148/F and 19/01149/LB

Stephen

Thank you for your email. I have had a few queries from the public which I am having difficulty responding to give the information provided. Could you please provide some further information on the below:

- Parking – on the application form you have stated that there is no vehicle parking relevant to the proposal and the plans show no parking. Is it not intended to use the hard standing area to the front of the pub (adjacent to the outbuildings) for parking as it appears to have been used in the past? If so please indicate how this will be provided on the site plan. If not where is parking proposed?
- Extraction system – I can only find limited information of the extraction systems you are proposing to utilise within the application and it was advised at pre-app that full details of ventilation and odour control equipment should be included in any application including noise levels and a scheme for treating odour. Do you have these? A Noise Management Plan was also requested by the Environment Protection Officer at pre-application stage for the function room and external areas given the proximity to neighbouring properties and I cannot find that in your submission.
- There is conflicting information in regard to the roadside door on the front of the building. The plans state that 'Supply and fix new timber door and frame' however the Design and Access Statement notes The existing double timber doors to this elevation are to be opened up and brought back into use as a fire exit. The existing doors and frames will be retained and redecorated. All existing ironmongery will be retained. The plans also show the door opening directly onto the footway which is unlikely to be acceptable to the highway authority.