

Matthew Swinford

From: Plant, Tom - Communities <Tom.Plant@Oxfordshire.gov.uk>
Sent: 05 September 2019 11:58
To: Bob Neville
Cc: DC Support; Councillor Kieron Mallon
Subject: 19-01056-F - Barn And Land South West Of Cotefield Farm Church Street Bodicote

Hi Bob,

I have looked over the above application and have the following comments to make.

Planning application: 19/01056/F
Location: Barn And Land South West Of Cotefield Farm Church Street Bodicote
Description: Erection of garage adjacent to approved dwelling and change of use of land to residential
Type: Full Development
Case Officer: Bob Neville

Recommendation:

Oxfordshire County Council, as the Local Highways Authority, hereby notify the District Planning Authority that they **do not object** to the granting of planning permission, subject to conditions.

Conditions:

Plan of Car Parking Provision

Prior to the first use/occupation of the development hereby approved, the parking and manoeuvring areas shall be provided in accordance with the plan approved (Drawing No. 4728/21D) and shall be constructed from porous materials or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the site. Thereafter, the parking and manoeuvring areas shall be retained in accordance with this condition and shall be unobstructed except for the parking and manoeuvring of vehicles at all times. Reason - In the interests of highway safety and flood prevention and to comply with Policies ESD7 and ESD15 of the Cherwell Local Plan 2011-2031 Part 1 and Government guidance contained within the National Planning Policy Framework.

Specific use

This permission shall ensure for the specific use applied for only and for no other purposes whatsoever. Reason - In the interests of highway safety and to comply with Government guidance contained within the National Planning Policy Framework.

Comments:

The proposals are unlikely to have any adverse impact upon the local highway network from a traffic and safety point of view, therefore I offer no objection, subject to a conditions. First to restrict the use of the garage for the purpose only as a garage and a further condition ensuring. And second the parking and manoeuvring areas and shall be constructed from porous materials or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the site.

Please note If works are required to be carried out within the public highway, the applicant shall not commence such work before formal approval has been granted by Oxfordshire County Council by way of legal agreement between the applicant and Oxfordshire County Council.

If you would like to discuss any of the above in more detail, then please do not hesitate to contact me.

With regards,

Tom Plant
Area Liaison Officer
(Oxford, Cherwell and West Oxfordshire)
Oxfordshire County Council
County Hall | New Road | Oxford | OX1 1ND
Email – tom.plant@oxfordshire.gov.uk
www.oxfordshire.gov.uk



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