

Application 09/00936/F	No:	Ward: Otmoor	Date Valid: 13.07.09
Applicant:	B A Property Management c/o agent		
Site Address:	The Otmoor Lodge Hotel Horton Hill Horton cum Studley Oxford OX33 1AY		

Proposal: Construction of single storey shop (A1 use)

1. Site Description and Proposal

- 1.1 This application proposes the construction of a single storey extension to the front of the hotel/pub/restaurant building which sits prominently in the centre of the village. It would measure 8 metres x 7 metres and will provide a small shop with a trading area of 41 sq metres. It is proposed to be constructed in natural stone under a natural slate roof, to match the existing hotel building. It will be located largely on a raising terrace area, so it will not detract from the forecourt parking which exists across the whole frontage of the existing building.

2. Application Publicity

- 2.1 The application was advertised with individual letters to adjoining property and a site notice. The final date for comments was 21 August 2009.
- 2.2 Letters have been received from local residents in conjunction with the related application (09/00937/OUT). Three of these letters make reference to the shop proposal. They raise no objections to the shop, but all express concern about its future viability with many locals now using the Stanton St. John shop instead.

3. Consultations

- 3.1 Horton-cum-Studley Parish Council raise no objections.
- 3.2 Oxfordshire County Council (as local highway authority) raise no objections subject to conditions re usage and ramp details. They comment that the parking across the forecourt of the building may be in the public highway and therefore not exclusive to this proposal or the larger facility.
- 3.3 The Council's Ecology officers and Environmental Protection Officer raise no objection to this application.

4. Relevant Planning Policies

- 4.1 Adopted and 'saved' Cherwell Local Plan Policy S28 states
"Favourable consideration will be given to proposals for small shops or extensions to existing shops required to serve local needs subject to other policies in the Plan"

The village lies within the Oxford Green Belt so policy GB1 of the adopted Local Plan is also relevant.

- 4.2 Policy S25 and GB1 of the non-statutory Cherwell Local Plan continue the approach of the adopted Local Plan.

5. Assessment

- 5.1 Please see para 5.5 of the report on 09/00937/OUT for the planning history of this site. It will be seen that the sequence of applications for the hotel extension etc have persistently included the provision of a shop. A legal agreement associated with 06/00537/F was completed which ensures the provision of a shop for a period of not less than 10 years. It also specifies a minimum size (38 sq metres), prescribes a minimum range of goods, and minimum opening hours.
- 5.2 This application proposes the relocation of the shop from this frontage to The Green, to the more prominent position on the Horton Hill frontage. It is considered to be of appropriate design and size. The forecourt parking on Horton Hill will continue to be available. A ramp is proposed to ensure disabled access.
- 5.3 It would not be appropriate to require a legal agreement as referred to in 5.1 above for this application. Only in the event of the renewal of the previous permissions for the hotel and housing development would it be appropriate to roll forward such an agreement.

6. Recommendation

Approve subject to

- 1. SC 1.4**
- 2. SC 2.6**
- 3. SC 6.15a Class A1**

SUMMARY OF REASONS FOR THE GRANT OF PLANNING PERMISSION AND RELEVANT DEVELOPMENT PLAN POLICIES

The Council, as local planning authority, has determined this application in accordance with the development plan unless material considerations indicated otherwise. The development is considered to be acceptable on its planning merits as the proposal will not cause undue harm to the character or amenity of the vicinity and will provide an appropriate facility in this village. As such the proposal is in accordance with Policy 5.28 of the adopted Cherwell Local Plan. For the reasons given above and having regard to all other matters raised, the Council considers that the application should be approved and planning permission granted subject to appropriate conditions, as set out above.

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