

Application No: 09/01881/F	Ward: The Astons and Heyfords	Date Valid: 21.12.09
Applicant:	J A Pye (Oxford) Ltd	
Site Address:	Longfield, Duns Tew	

Proposal: Demolition of existing commercial buildings and structures and construction of 5no. houses and 4 No. class B1 office buildings with associated garages and parking.

1. Site Description and Proposal

1.1 The application site is at the western end of the village of Dun's Tew, an area where residential and commercial uses have historically mixed, and just outside the conservation area for the village. All buildings on site have now been demolished but it has a lawful use as a soil processing operation. There have been a number of recent planning applications to redevelop the site and the present application is a renewal of application 07/00041/F. This was granted permission in January 2007 and on the current application all details remain identical.

2. Application Publicity

2.1 The application was advertised in the press, by site notice and by neighbour notification. It is clear for a decision on 5th February 2010.

2.2 Cherry Mullion point out the buildings have now been demolished

3. Consultations

3.1 The Highway Authority have no objection subject to conditions

3.2 Duns Tew Parish Council have no objection.

3.3 Natural England have no objection

4. Relevant Planning Policies

4.1

- PPS3-Housing
- PPG4 Industry, Commercial Development and Small Firms

PPS7-Sustainable Development in Rural Areas

4.2 **The South East Plan May 2009**

- H5-Housing design and Density

- BE5-Village Management
- RE3-Employment and Land Provision

4.3 Adopted Cherwell Local Plan 1996 (ACLP)

- H18-New dwellings in the countryside
- ENV1: resist development that causes environmental problems
- C31: Resist development in residential areas that may cause nuisance
- C28-Design Policy
- C27: Historic Settlement patterns
- C30: Design of new residential development

Non Statutory Cherwell Local Plan (NSCLP)

- H12-New Housing permitted in existing settlements
- H14-catergory 2 Settlement-Infilling and small scale development permitted
- EMP5-Protection of employment sites
- TR11-parking
- D1/D5-Design/public realm
- EN3: resist development that causes environmental problems
- D7: Retain and consolidate areas of mixed uses in villages
- TR5: Minimise conflict
- TR11: Parking and servicing to be accommodated on site and impact minimised

5. Appraisal

- 5.1 The permission in 2007 was granted after considerable negotiation on the right balance and mix of development on this site. It was considered the proposal was in line with government policy PPS3 to reuse previously developed land for housing. Policy H14 of the ACLP 1996 also states residential development in Duns Tew will be restricted to small scale development in the settlement that secures significant environmental improvement. However, in line with PPS7 and policy EMP5 of the NSCLP 2011, in order to maintain employment in a rural area, it was agreed that office accommodation would be provided.
- 5.2 To remind members of the approved scheme, the existing access is utilised. The B1 office units would be at the front of the site with appropriate parking. The access road into the site would curve round to form an open green at the heart of the development with 4 of the 5 proposed houses facing on to it. The fifth fronts the new access road.
- 5.3 The buildings are all 2 storeys in scale, to be constructed of natural stone and/or brick with slate or tiled roofs, and of a design that is traditional and sympathetic to the character and appearance of the village. The houses are all substantial 4-bedroomed with detached double garages. They will have no impact on the amenity of occupiers of nearby residential property.
- 5.4 In conclusion, there has been no change in local policy since this scheme was last

considered. The proposed development follows the thrust of government policy to make best use of previously developed sites and conforms to the broad range of policies applicable from the Development Plan. It does not adversely affect neighbouring properties nor does it cause demonstrable harm or significantly impinge on the character or appearance of the village but, in any case, conditions can be used to minimise any such impact. It is therefore recommended planning permission be granted subject to largely the same conditions as before and which are laid out below.

6. Recommendation

Grant planning permission subject to the following conditions:

- 1. 1.4A**
- 2. Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out strictly in accordance with the following plans and documents:**
Layout-656/p50
Office elevations-656/p77;p78;79;p80
Office floorplans-656/p60;p61;p62
House 1-656/p51; p65;p66
House 2-656/p52; p53;p67;p68;p69
House 3-656/p70a;71a;p54;p55;
House 4-656/p56; p57; p74; p73;p72
House 5-656/p75a; p76a;p58;p59
Street elevations-656/p63;p64
Reason: For the avoidance of doubt, to ensure that the development is carried out only as approved by the Local Planning Authority and to comply with Policy BE1 of the South East Plan 2009.
- 3. 2.3CC-dwellings and B1 offices**
- 4. 2.3EE-dwellings and garages**
- 5. 2.2BB-slates and tiles...dwellings, B1 offices and garages**
- 6. 4.0BC-dwellings and B1 offices**
- 7. 4.10AA**
- 8. 4.11AA**
- 9. 4.12AA**
- 10. 4.14AB- The proposed parking spaces for the B1 offices shown on the approved plan shall be laid out.....**
- 11. 3.0A**
- 12. 3.1A**
- 13. 3.7A**
- 14. 6.22A**
- 15. 6.3A**
- 16. 5.11A**
- 17. 4.21AA**
- 18. 4.30AA**
- 19. 4.31AA**
- 20. 8.13**
- 21. 6.15AA**

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 does not harm the visual amenity of the area, has no undue adverse impact upon the residential amenities of neighbouring properties or highway safety. As such the proposal is in accordance with Planning Policy Statement 1 (PPS1): Delivering Sustainable Development, Planning Policy Statement 3 (PPS3): Housing, Planning Policy Statement 7 (PPS7): Sustainable Development in Rural Areas, and Policies RE3, BE5 and H5 of The South East Plan and Policies ENV1, H12, H14, C27, C28, C30 and C33 of the adopted Cherwell Local Plan. For the reasons given above and having proper regard to all other matters raised the Council considered that the application should be approved and planning permission granted.

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