

Case Officer: Katherine Daniels

Applicant: John Romer

Proposal: Erection of riding school building including grooms' accommodation and forage store

Ward: Deddington

Councillors: Councillors McHugh, Reeves and Rogers

Reason for Referral: Major development of 1,000+ sq. m floor space

Expiry Date: 31 July 2024

Committee Date: 5 September 2024

SUMMARY RECOMMENDATION: GRANT PERMISSION SUBJECT TO CONDITIONS AND S106

1. APPLICATION SITE AND LOCALITY

1.1. The application site is located off the Tadmarton Heath Road, between Milcombe and Hook Norton. The site is located to the west of the existing Riding School. There is a strong vegetation cover on the boundary with the main road. At present the area is being used in conjunction with the riding school. The ground slopes away to the north.

2. CONSTRAINTS

2.1. The application site is within the open countryside close to an existing footpath.

3. DESCRIPTION OF PROPOSED DEVELOPMENT

3.1. The proposal is for the construction of an indoor arena and a forage store. The indoor arena measures 40m by 26m with a height of 11.4m (8m to eaves). The indoor arena comprises of storage, grooms' accommodation, 12 stables, viewing gallery. The Forage Store measures 16m by 16m. The height is 5.7m (3.5m) to the eaves.

4. RELEVANT PLANNING HISTORY

4.1. The following planning history is considered relevant to the current proposal:

4.2. **99/01794/F:** Variation of Condition 2 of 97/02104/F to allow use of part ground floor for an instructors' flat, part office, tack room, including alterations to internal layout. Approved.

5. PRE-APPLICATION DISCUSSIONS

- 5.1. 19/00035/PREAPP – Erection of Riding School. No objections in principle, provided it would be in keeping with the character and appearance of the locality.

6. RESPONSE TO PUBLICITY

- 6.1. This application has been publicised by way of a site notice displayed near the site, and by letters sent to all properties immediately adjoining the application site that the Council has been able to identify from its records. The final date for comments was **1 March 2024**, although comments received after this date and before finalising this report have also been taken into account.

- 6.2. No comments have been raised by third parties

7. RESPONSE TO CONSULTATION

- 7.1. Below is a summary of the consultation responses received at the time of writing this report. Responses are available to view in full on the Council's website, via the online Planning Register.

- 7.2. HOOK NORTON PARISH COUNCIL: **No objections**

- 7.3. OCC HIGHWAYS: **no objections**

- 7.4. CDC ENVIRONMENTAL PROTECTION: **No objections**

- 7.5. OCC ARCHAEOLOGY: **No objections** subject to the imposition of conditions

- 7.6. NATURESPACE: A district licence will be required.

8. RELEVANT PLANNING POLICY AND GUIDANCE

- 8.1. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

- 8.2. The Cherwell Local Plan 2011-2031 - Part 1 was formally adopted by Cherwell District Council on 20th July 2015 and provides the strategic planning policy framework for the District to 2031. The Local Plan 2011-2031 – Part 1 replaced a number of the 'saved' policies of the adopted Cherwell Local Plan 1996 though many of its policies are retained and remain part of the development plan. The relevant planning policies of Cherwell District's statutory Development Plan are set out below:

CHERWELL LOCAL PLAN 2011-2031 PART 1 (CLP 2015)

- PSD1: Presumption in favour of sustainable development.
- SLE1: Employment Development
- SLE4: Improved transport and connections
- ESD1: Mitigating and Adapting to Climate Change
- ESD2: Energy Hierarchy and Allowable Solutions
- ESD 3: Sustainable Construction
- ESD 5: Renewable Energy
- ESD 6: Sustainable Flood Risk Management
- ESD10: Protection and Enhancement of Biodiversity and the Natural Environment

- ESD13: Local Landscape Protection and Enhancement
- ESD15: The Built and Historic Environment
- Villages 1: Village Categorisation

CHERWELL LOCAL PLAN 1996 SAVED POLICIES (CLP 1996)

- H18: New Dwellings in the open countryside
- C5: Protection of ecological value and rural character of specified features of value in the district
- C8: Sporadic development in the countryside
- C28: Layout design and external appearance of new development
- C30: Design of new residential development
- ENV1: Environmental Pollution
- AG2: Construction of farm buildings
- AG5: Development involving horses

HOOK NORTON NEIGHBOURHOOD PLAN

- HN CC1: Protection and enhancement of local landscape and character of Hook Norton
- HN CC2: Design
- HN CC5: Lighting

8.3. Other Material Planning Considerations

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- Cherwell Design Guide (2018)
- EU Habitats Directive
- Natural Environment and Rural Communities Act 2006
- Conservation of Habitats and Species Regulations 2017
- Circular 06/2005 (Biodiversity and Geological Conservation)
- Human Rights Act 1998 (“HRA”)
- Equalities Act 2010 (“EA”)

9. APPRAISAL

9.1. The key issues for consideration in this case are:

- Principle of development
- Design, and impact on the character of the area
- Heritage impact
- Residential amenity
- Ecology impact

Principle of Development

Policy Context

9.2. Paragraph 12 of the NPPF confirms the statutory status of the development plan as the starting point for decision making. The Development Plan comprises the adopted Cherwell Local Plan 2011-2031 Part 1 (‘CLP 2015’) and the saved policies of the Cherwell Local Plan 1996 (‘CLP 1996’).

- 9.3. Policy PSD1 of the CLP 2015 embeds a proactive approach to considering development proposals to reflect the presumption in favour of sustainable development. It states, *'The Council will always work proactively with applicants to jointly find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area'*.
- 9.4. The CLP 2015 seeks to allocate sufficient land to meet district-wide housing needs. The Plan states, *'The most sustainable locations for growth in the District are considered to be Banbury, Bicester and the larger villages as identified in Policies Villages 1 and Villages 2 as these settlements have a range of services and facilities, reducing the need to travel by car'*.
- 9.5. Policy Villages 1 of the CLP 2015 provides a framework for housing development in the rural areas of the district and groups villages into three separate categories (A, B and C). The categorisation of villages was informed by a defined range of sustainability criteria (CLP 2015 para C.255). Hook Norton is a Category A village.
- 9.6. Saved Policy AG5 of the CLP (1996) normally permits horse related development provided that the development would not have an adverse effect on the character and appearance of the countryside, or the amenity of neighbouring properties and the proposal complies with the other policies in the plan.
- 9.7. Saved Policy H18 of the CLP (1996) allows for new dwellings in the open countryside if it is essential for agriculture or other existing undertakings and would not conflict with other policies of this plan.

Assessment

- 9.8. This would be an extension to an equine enterprise within open countryside to the north-east of the village of Hook Norton. The proposal seeks the replacement of the existing indoor arena and stables. The site offers classes as well as livery. A Legal Agreement would be required for the removal of the existing stables and indoor riding arena which are subject to the replacement by the current proposal.
- 9.9. Policy AG5 allows for horse related development, provided it does not have an adverse impact on the character and appearance of the locality, nor residential amenity.
- 9.10. The principle of stables and riding arena could therefore be considered acceptable. However, overall acceptability will be dependent on other considerations, such as the impact on the locality, as well as the impact on the amenities of local residents. These issues are considered further in the paragraphs below.
- 9.11. There is some additional groom accommodation within the riding arena. The site has an extant permission for grooms' accommodation. This development has been implemented, but the groom's accommodation was never implemented. The applicant is willing to enter into a legal agreement to ensure the extant permission is not used as grooms' accommodation. Subject to completion of this legal agreement, the applicant therefore has got a fallback position
- 9.12. The proposal would ensure the accommodation is closer to the stables rather than separated. Given there is a fallback position and, if the application is approved, this would be subject to a legal restriction only allowing one additional grooms accommodation on site and subject to the legal agreement the principle of the additional accommodation is acceptable.

Conclusion

- 9.13. Overall, the principle of both the residential accommodation and indoor arena is acceptable.

Design and Impact on the Character and Appearance of the Locality

Policy

- 9.14. Policy ESD15 of the CLP 2015 provides guidance as to the assessment of development and its impact upon the character of the built and historic environment. It seeks to secure development that *would complement and enhance the character of its context through sensitive siting, layout and high-quality design meeting high design standards and complementing any nearby heritage assets.*
- 9.15. Saved Policies C28 and C30 of the CLP 1996 exercise control over all new developments to ensure that the standards of layout, design and external appearance are sympathetic to the character of the context. New housing development should be compatible with the appearance, character, layout, scale and density of existing dwellings in the vicinity.
- 9.16. Section 12 of the NPPF is clear that good design is a fundamental to what the planning and development process should achieve. Paragraph 130 of the NPPF states that planning decisions should ensure that developments:
- *will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
 - *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
 - *are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change*

Assessment

- 9.17. The site comes under the Rolling Village Pastures. Some of the key characteristics are a strong undulating landform of rounded hills and small valleys, densely scattered hedgerow trees and well-defined nucleated villages with little dispersal into the wider countryside.
- 9.18. The applicant submitted a LVIA in support of the application, which suggested that the impact on the character of the locality would be low. The current site is being used for equestrian use, ancillary to the existing Turpins Lodge.
- 9.19. It is acknowledged that there would be change to the locality; however, officers consider that the harm is not so significant as to warrant a recommendation of refusal.
- 9.20. The existing site is well screened, and there will be some changes to the site, however it will be seen in conjunction with the existing buildings and facilities at Turpins Lodge. A condition can be imposed to ensure the redundant buildings associated with the riding school are removed from the site. This would further reduce the dominance of buildings within the rural area.
- 9.21. Additional landscaping is proposed this can be conditioned to ensure appropriate landscaping for the site is delivered.

Conclusion

- 9.22. The proposal would result in a change to the character and appearance of the locality; however, the impact is not considered to be adverse, and therefore the proposal is considered to accord with the aforementioned policies.

Highways impact

- 9.23. Paragraph 114 of the NPPF states that in assessing specific applications for development, it should be ensured that:

- a) appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location;
- b) safe and suitable access to the site can be achieved for all users;
- c) the design of streets, parking areas, other transport elements and the content of associated standards reflects current national guidance, including the National Design Guide and the National Model Design Code; and
- d) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.

- 9.24. In addition, paragraph 115 highlights that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

- 9.25. The Local Highway Authority has raised no objections to the proposal; therefore, it is concluded that the proposed scheme would not create a danger to those using the highway network. Therefore, the proposal is acceptable in highway terms.

Ecology Impact

Legislative context

- 9.26. The Conservation of Habitats and Species Regulations 2017 consolidate the Conservation of Habitats and Species Regulations 2010 with subsequent amendments. The Regulations transpose European Council Directive 92/43/EEC, on the conservation of natural habitats and of wild fauna and flora (EC Habitats Directive), into national law. They also transpose elements of the EU Wild Birds Directive in England and Wales. The Regulations provide for the designation and protection of 'European sites', the protection of 'European protected species', and the adaptation of planning and other controls for the protection of European Sites.
- 9.27. Under the Regulations, competent authorities i.e. any Minister, government department, public body, or person holding public office, have a general duty, in the exercise of any of their functions, to have regard to the EC Habitats Directive and Wild Birds Directive.
- 9.28. The Regulations provide for the control of potentially damaging operations, whereby consent from the country agency may only be granted once it has been shown through appropriate assessment that the proposed operation will not adversely affect the integrity of the site. In instances where damage could occur, the appropriate Minister may, if necessary, make special nature conservation orders, prohibiting any person from carrying out the operation. However, an operation may proceed where it is or forms part of a plan or project with no alternative solutions, which must be carried out for reasons of overriding public interest.

- 9.29. The Regulations make it an offence (subject to exceptions) to deliberately capture, kill, disturb, or trade in the animals listed in Schedule 2, or pick, collect, cut, uproot, destroy, or trade in the plants listed in Schedule 4. However, these actions can be made lawful through the granting of licenses by the appropriate authorities by meeting the requirements of the 3 strict legal derogation tests:
- (1) Is the development needed to preserve public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment?
 - (2) That there is no satisfactory alternative.
 - (3) That the action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.
- 9.30. The Regulations require competent authorities to consider or review planning permission, applied for or granted, affecting a European site, and, subject to certain exceptions, restrict or revoke permission where the integrity of the site would be adversely affected. Equivalent consideration and review provisions are made with respects to highways and roads, electricity, pipe-lines, transport and works, and environmental controls (including discharge consents under water pollution legislation).

Policy Context

- 9.31. Paragraph 170 of the NPPF states that planning policies and decisions should contribute to and enhance the natural and local environment by (amongst others): a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils; and d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.
- 9.32. Paragraph 175 states that when determining planning applications, local planning authorities (LPAs) should apply the following principles: a) if significant harm to biodiversity resulting from a development cannot be avoided, adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused; d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.
- 9.33. Paragraph 180 of the NPPF states that planning decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should (amongst others) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.
- 9.34. Policy ESD10 of the CLP 2015 lists measures to ensure the protection and enhancement of biodiversity and the natural environment, including a requirement for relevant habitat and species surveys and associated reports to accompany planning applications which may affect a site, habitat or species of known ecological value.

- 9.35. Policy ESD11 is concerned with Conservation Target Areas (CTAs) and requires all development proposals within or adjacent CTAs to be accompanied by a biodiversity survey and a report identifying constraints and opportunities for biodiversity enhancement.
- 9.36. These policies are both supported by national policy in the NPPF and also, under Regulation 43 of Conservation of Habitats & Species Regulations 2017, it is a criminal offence to damage or destroy a breeding site or resting place, unless a licence is in place.
- 9.37. The Planning Practice Guidance dated 2014 post-dates the previous Government Circular on Biodiversity and Geological Conservation (ODPM Circular 06/2005), although this remains extant. The PPG states that LPAs should only require ecological surveys where clearly justified, for example if there is a reasonable likelihood of a protected species being present and affected by development. Assessments should be proportionate to the nature and scale of development proposed and the likely impact on biodiversity.

Assessment

- 9.38. Natural England's Standing Advice states that an LPA only needs to ask an applicant to carry out a survey if it's likely that protected species are:
- present on or near the proposed site, such as protected bats at a proposed barn conversion affected by the development

It also states that LPAs can also ask for:

- a scoping survey to be carried out (often called an 'extended phase 1 survey'), which is useful for assessing whether a species-specific survey is needed, in cases where it's not clear which species is present, if at all
 - an extra survey to be done, as a condition of the planning permission for outline plans or multi-phased developments, to make sure protected species aren't affected at each stage (this is known as a 'condition survey')
- 9.39. The application has submitted an ecological report with the application. NatureSpace has commented on the application, and it has advised the applicants to enter into a District Licence with NatureSpace given its closeness to an existing pond. In addition, it is located within an Amber area for Great Crested Newts.
- 9.40. Officers are satisfied, on the basis of the submitted information and the absence of any objection from Natural England, and subject to conditions and the applicants getting a district licence, that the welfare of any European Protected Species found to be present at the site and surrounding land will continue and be safeguarded notwithstanding the proposed development and that the Council's statutory obligations in relation to protected species and habitats under the Conservation of Habitats & Species Regulations 2017, have been met and discharged.

Residential amenity

- 9.41. Saved Policy C30 of the CLP 1996 requires that a development must provide standards of amenity and privacy acceptable to the LPA. These provisions are echoed in Policy ESD15 of the CLP 2015 which states amongst other things that, new development proposals should consider amenity of both existing and future development, including matters of privacy, outlook, natural lighting, ventilation and indoor and outdoor space.

- 9.42. The proposal is sufficiently away from any residential properties not to result in harm. In addition, the Council's Environmental Protection Officer raises no objection to the proposal.
- 9.43. Overall, the impact of the development is considered acceptable; therefore, the proposal is considered to accord with the aforementioned policies.

Sustainable construction

- 9.44. Section 14 of the NPPF covers the issue of meeting the challenge of climate change, flooding and coastal change. Paragraph 159 states that new development should be planned for in ways that: a) avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure; and b) can help to reduce greenhouse gas emissions, such as through its location, orientation and design. Any local requirements for the sustainability of buildings should reflect the Government's policy for national technical standards. Paragraph 160 continues by stating, amongst other things, that in order to help increase the use and supply of renewable and low carbon energy and heat, plans should: c) identify opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.

Development Plan

- 9.45. Policy ESD1 of the CLP 2015 covers the issue of Mitigating and Adapting to Climate Change and includes criteria under which application for new development will be considered. Included in the criteria is the requirement that development will incorporate suitable adaptation measures to ensure that development is more resilient to climate change impacts. These requirements will include the consideration of, taking into account the known physical and environmental constraints when identifying locations for development. Demonstration of design approaches that are resilient to climate change impacts including the use of passive solar design for heating and cooling. Minimising the risk of flooding and making use of sustainable drainage methods and reducing the effects of development on the microclimate (through the provision of green infrastructure including open space and water, planting, and green roofs).
- 9.46. With regards to Policy ESD 2, this covers the area of Energy Hierarchy and Allowable Solutions. This policy seeks to achieve carbon emissions reductions, where the Council will promote an 'energy hierarchy' as follows: Reducing energy use, in particular by the use of sustainable design and construction measures. Supplying energy efficiently and giving priority to decentralised energy supply. Making use of renewable energy Making use of allowable solutions. Any new development will be expected to take these points into account and address the energy needs of the development.
- 9.47. Policy ESD 3 covers the issue of Sustainable Construction and states amongst other things that all new residential development will be expected to incorporate sustainable design and construction technology to achieve zero carbon development through a combination of fabric energy efficiency, carbon compliance and allowable solutions in line with Government policy. The Policy continues by stating that Cherwell District is in an area of water stress and as such the Council will seek a higher level of water efficiency than required in the Building Regulations, with developments achieving a limit of 110 litres/person/day. The Policy continues by stating that all development proposals will be encouraged to reflect high quality

design and high environmental standards, demonstrating sustainable construction methods including but not limited to: Minimising both energy demands and energy loss. Maximising passive solar lighting and natural ventilation. Maximising resource efficiency Incorporating the use of recycled and energy efficient materials. Incorporating the use of locally sourced building materials. Reducing waste and pollution and making adequate provision for the recycling of waste. Making use of sustainable drainage methods. Reducing the impact on the external environment and maximising opportunities for cooling and shading (by the provision of open space and water, planting, and green roofs, for example); and making use of the embodied energy within buildings wherever possible and re-using materials where proposals involve demolition or redevelopment.

Assessment

- 9.48. The applicant has not provided details on sustainability measures. However, in order to accord to this policy a suitably worded condition is recommended in order to ensure the development complies with policy.

10. PLANNING BALANCE AND CONCLUSION

- 10.1 The proposal is for the expansion/improvement to an existing equine business within the rural area. The proposal would have some impact upon the character and appearance of the area; however, the proposal would be seen within its rural context and subject to conditions would not adversely impact on the character and appearance of the locality. The principle of the groom's accommodation is considered acceptable in the terms set out in this report.
- 10.2 The proposal would not adversely affect the amenities of the nearby residential properties. The proposal is considered not to result in a danger to those using the highway and would not result in flooding elsewhere. The proposal would not result in a negative impact on ecology.
- 10.3 Overall, therefore, the proposed development is considered acceptable or can be made acceptable through the imposition of appropriately worded conditions and completion of a legal agreement in relation to the grooms' accommodation.

11. RECOMMENDATION

DELEGATE TO THE ASSISTANT DIRECTOR FOR PLANNING AND DEVELOPMENT TO GRANT PERMISSION, SUBJECT TO

- **THE CONDITIONS SET OUT BELOW (AND ANY AMENDMENTS TO THOSE CONDITIONS AS DEEMED NECESSARY) AND**
- **THE COMPLETION OF A PLANNING OBLIGATION UNDER SECTION 106 OF THE TOWN AND COUNTRY PLANNING ACT 1990, AS SUBSTITUTED BY THE PLANNING AND COMPENSATION ACT 1991, TO SECURE THE FOLLOWING (AND ANY AMENDMENTS AS DEEMED NECESSARY):**
 - (a) for the removal of the existing stables and indoor riding arena**
 - (b) to ensure the extant permission is not used as grooms' accommodation.**

CONDITIONS

Time Limit

1. The development to which this permission relates shall be begun not later than the expiration of three years beginning with the date of this permission.

Reason - To comply with the provisions of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Compliance with Plans

2. Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out strictly in accordance with the form and following approved plans Site Location Plan, Site Plan Topography Plan with excavation, indoor arena ground floor, indoor arena first floor, indoor arena second floor, indoor arena south elevation, indoor arena west elevation, indoor arena east elevation, indoor arena north elevation, forage barn floor plan, forage store east elevation, forage store north elevation, forage store south elevation, forage store west elevation, application forms, ecological appraisal.

Reason – For the avoidance of doubt, to ensure that the development is carried out only as approved by the Local Planning Authority and comply with Government guidance contained within the National Planning Policy Framework.

3. A schedule of materials and finishes to be used in the external walls and roofs of the buildings shall be submitted to and approved in writing by the Local Planning Authority prior to any foundations work. The development shall thereafter be implemented in accordance with the approved details and shall be retained as such thereafter.

Reason: To ensure that the materials are appropriate to the appearance of the locality and to ensure the satisfactory appearance of the completed development in accordance with Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1, saved Policy C28 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

4. No development shall commence above slab level unless and until a scheme for landscaping the site has been submitted to and approved in writing by the Local Planning Authority which shall include:

(a) details of the proposed tree and shrub planting including their species, number, sizes and positions, together with grass seeded/turfed areas and written specifications (including cultivation and other operations associated with plant and grass establishment i.e. depth of topsoil, mulch, etc.),

(b) details of the existing trees and hedgerows to be retained as well as those to be felled, including existing and proposed soil levels at the base of each tree/hedgerow and the minimum distance between the base of the tree and the nearest edge of any excavation,

(c) details of the hard landscaping including hard surface areas, pavements, pedestrian areas and steps,

(d) details of the enclosures along the boundaries of the site.

The approved hard landscaping and boundary treatments shall be completed

prior to the first occupation of the development and shall be retained as such thereafter.

All planting, seeding or turfing included in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building(s) [or on the completion of the development, whichever is the sooner,] and shall be maintained for a period of 5 years from the completion of the development. Any trees and/or shrubs which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: To ensure that a satisfactory landscape scheme is provided in the interest of visual amenity of the area and to comply with Policies ESD13 and ESD15 of the Cherwell Local Plan 2011-2031 Part 1, saved Policy C28 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

5. The living accommodation hereby approved shall be occupied solely in conjunction with and ancillary to Turpins Lodge Riding School and shall not be sold, leased or occupied as a separate unit of accommodation.

Reason: This consent is only granted in view of the special circumstances and needs of the applicant, which are sufficient to justify overriding the normal planning policy considerations which would normally lead to a refusal of planning consent, in accordance with Policies BSC1 and ESD1 of the Cherwell Local Plan 2011-2031, saved Policy H18 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

CASE OFFICER: Katherine Daniels