

Weston on the Green Parish Council Planning Update

Meeting 2nd December 2022

Building Applications

Decisions Received – Permitted

None

Decisions Received – Refused

None

Awaiting Decision

22/02733/F – Milestone Cottage, 3 North Lane

Single storey ground floor extension and extensive revision of internal space and roof line.
Replacement of rear garage with 3 bay structure.
Arboricultural method statement requested

Commented

22/03092/TEL – Shell Layby A34

Application by Openreach to install a fixed broadband communications line. Details are minimal but the line (probably fibre) will be ducted from an existing source on the southbound A34 and will be strung over the access slip road to the services via two 10m light poles.

Commented

22/03133/LB – Westfield Farm Cottage, North Lane

Resubmission of **22/01292/LB**. Internal remodelling of kitchen and bathroom (ground floor) and retrospective application for installation of EV charge point on the garage wall.
Resubmission includes use of limecrete for the floor substructure as advised and retention of the existing beam.

Commented

22/03175/F and 22/03176/LB – Westfield Farm Cottage, North Lane

Resubmission of **22/01291/F**. Erection of a pergola canopy to the side of the garage, including solar panels on part of the canopy.

Commented

22/03148/F – Old Police House, Northampton Road

Resubmission of permitted development from 2015 (15/01102/F). Erection of a two storey side extension and a single storey rear extension following removal of existing conservatory and rear extension. This will provide a large kitchen/family room on the ground floor and two additional bedrooms on the first floor.

In the 2015 application, concerns over the size of the extension (60% increase in floor area from original; recommended is not more than 50%). However, Schedule 2, Part 1, Class A of the General Permitted Development Order 2015 ‘fallback position’ overruled this – hence proposal was approved.

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22/03149/F – Old Byre, Northampton Road

Erection of a three-bay oak frame open-sided garage with games room above. This is a building of significant scale sited on the property’s eastern boundary (backing on to the B430). This will make a significant visual impact from the road. Applicant proposes it will provide some reduction in traffic noise. (note shared access with Stutchfield).

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New Applications

22/03510/DISC – Kemsley Farm

Discharge of conditions relating to riding surfaces (multi-washed silica sand complex); access tracks (permeable stone); arena fencing (timber to 1.95m height); shed roofs (grey fibre cement with timber boarding to walls). Lighting strategy document tba.

Comments optional

22/03547/F – North View, North Lane

Removal of existing stone lean-to store and part of kitchen wall to rear of property; removal of modern conservatory; rebuild garden store to bring within cottage footprint. Roofline to extensions complex and uses two different roof materials to tiles on main roof. Part of extension roof to cover external turret staircase and window to bring internal to the cottage.

New porch to front of cottage (facing North Lane)

Concerns about loss of original form at rear of cottage: proposed windows are significantly larger than vernacular style retained on 1st floor; roofline incongruous with character form of cottage.

Suggest contrary to Cherwell Local Plan 2011-2031 (2015) policy ESD15; Cherwell Local Plan saved policies (1996) C18, C23 and C28.

Comments by 31/12/2022

Appeals

None

Tree Works

Permitted:

22/03131/TCA – North View, North Lane

Works to trees in Conservation Area. Proposal is to reduce the height of a large Yew sited on the western boundary with Peckers Corner. The tree is overbearing in the small garden and overhangs the boundary. Removal of one of two palm trees to add light to the garden.

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22/02964/TCA – Weston Manor

Management of 25 trees in Manor grounds: reduce height and remove dead wood from 6 oaks in TPO area (see 22/02918/TPO) at front boundary (near pond); fell and grind 3 sycamore, 1 ash and couple of other tree types. All sycamore and ash recommended for removal.

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Pending:

22/02918/TPO – Weston Manor

Replacement of old TPO (relevant for 22/02964/TCA) for two areas in Manor grounds near B430 boundary.

22/02993/TCA – Barnacre, Northampton Road

Management of trees in grounds adjacent to Old Byre and Stutchfield.

A significant number of trees to be felled/reduced in height. Site is set back from the B430. There will be a visual impact from the road but there are trees left untouched and remaining trees will recover their structure over next growing year.

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