

Weston on the Green Parish Council Planning Update Meeting 10th January 2023

Building Applications

Decisions Received – Permitted

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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22/03547/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.

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Decisions Received – Refused

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 Struchfield).

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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 still outstanding

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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.

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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 submitted.

New Applications

22/03709/F – Starbucks, A34

Addition of a drive-through facility and parking changes.

The proposal is for the addition of a small serving window with flat roof overhead on the north-west face of the existing building and rerouting traffic in and out of the site. Highways wish to delay decision pending further assessment of traffic safety impact.

22/03809/LB - Manor Country House Hotel, B430

Remove and replace stone tile roof on Coach-house.

Propose to use Bradstone conservation tiles on the new roof structure to the north and to repair the existing roof, retaining existing original stone tiles where possible. Additional repairs to roof structure and guttering.

22/03463/AGN - Manor Country House Hotel, B430

Erection of a logstore.

Proposed site is to the rear of the Manor, adjacent to the hedge walkway near the moat (on the side nearest the tennis court). The building will be an open timber frame with a natural floor. Overall dimensions of 6mW x 2.4mD x 3.3mH.

Pre-Application – Manor Farm, A34 South

Upgrade to the telecoms base station near the sewage works on the south side of the A34 near the Shell layby. Proposed addition/replacement of 3 new antennae, 2 new radio dishes, 6 new RRH (remote radio heads).

Appeals

None

Tree Works

Pending:

22/02993/TCA – Barnacre, Northampton Road

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

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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22/03631/TCA – Manor Cottage

Removal of ash on the front boundary and oak on north boundary.

Images show significant damage to front stone wall from several ash seedlings and possibly ivy. The wall will need repair.

Images show some cracking to the cottage wall but the site of this is not clear wrt the position of the oak tree identified for removal. Await arboricultural report.

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