

ASTON, COTE, SHIFFORD & CHIMNEY PARISH COUNCIL

CLERK'S BRIEFING NOTES

PARISH COUNCIL MEETING ON 5 NOVEMBER 2015

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Planning Applications

15/03479/S73

Cote Farm Barn, Cote

Non compliance with condition 2 of planning permission W2000/1322 to allow alterations to approved proposal for barn 2

1.0 Previous applications

- 1.1 Application W2000/1322 gave permission for the conversion of 2 barns to residential use.
- 1.2 One barn conversion was completed several years ago.
- 1.3 Barn 2 has not yet been converted.
- 1.4 The applicant states that the designs for the conversion were amended and approved by WODC in 2006.
- 1.5 The Parish Council objected to the original application.
- 1.6 Whilst the Parish Council still holds copies of the drawings for the original application, it does not have a copy of the approval outlining the conditions, and nor are these available on the WODC website.
- 1.7 Given the wording of this application, it appears likely that condition 2 related to the requirement for the work to be carried out in accordance with the agreed drawings.
- 1.8 A previous application for non-compliance with condition 2 of planning permission W2000/1322 was made to West Oxfordshire District Council in 2014 (number 14/1409/P/S73). This application was considered by the Parish Council at a meeting on 6 November 2014. The Parish Council resolved not to comment on nor object to the application. This application was subsequently withdrawn by the applicant. This application states that the withdrawal was made following advice from the Planning Officer which stated "Having looked at this on site, the merits of the proposal are fine in terms of design and materials and in that regard I am able to support the application, however, in coming to write the application up for approval I note that there is no up to date bat/ecological survey with the application."
- 1.9 An updated ecological report/bat survey has now been prepared and submitted with this new application.

2.0 Current application

- 2.1 The applicant is seeking to change the approved design for the conversion of the remaining barn.
- 2.2 Compared to the application originally approved in 2000, the internal layout changes the relocation of the kitchen and a bedroom and the removal of a bedroom, with the space to be distributed in the communal areas.

- 2.3 The external elevations have been changed in that the new opening to be formed on the north elevation will be made slightly higher to make it similar to the next door barn, and the south elevation has been modified in light of the proposed internal modifications.
- 2.4 Only one minor change has been made to the current application compared to the application submitted in 2014 which was subsequently withdrawn - two small rooflights have been added to the roof of the north elevation.
- 2.5 The bat survey results indicate activity of a small number of 3 bat species using external crevices of the barn as day roost sites, but no indication of breeding or hibernation.
- 2.6 The survey concludes that a Low Impact Bat Class Licence will be required for the work and that the timing of the work and work practices will need to be adapted to minimise the risks to the bats using the building. The survey also recommends that new bat roosting features are integrated into the new building. It is likely that the District Council will apply a condition on any approval to control these issues.

Financial Matters**1. Cash Balances**

	£
<i>CURRENT ACCOUNT</i>	
Balance at 30 September 2015	12,155.14
Payments authorised & signed on 1 October 2015	(710.30)
Write back of old payment to WODC for grass cutting and planting 5/3/2015 – information and credit note required to release cheque never supplied (replacement cheque may ultimately be required)	533.84
Receipt in month – second half of precept and WODC grant	12,506.73
Balance at 31 October 2015	<u>24,485.41</u>
 <i>BUSINESS DEPOSIT ACCOUNT (Santander Bank)</i>	
Balance at 30 September 2015	16,817.78
Transactions in October: interest received	6.22
Balance at 31 October 2015	<u>£16,824.00</u>
 TOTAL CASH HOLDING AT 31 OCTOBER 2015	 <u>£41,309.41</u>