

HORLEY PARISH COUNCIL

PLANNING DECISION NOTICE

Application number – 15/00449/F

Proposal – Construction of a new dwelling incorporating the conversion of an existing stone barn to form a Keeper's Cottage.

Location – Off Little Lane, Horley

The Council has been consulted on the above application. A copy of the application can be inspected by contacting the Clerk to the Council, or online at www.publicaccess.cherwell.gov.uk/online-applications , and typing in the application number shown above. All the relevant documents are available under the tab on summary page.

The Council's response to the consultation to this application is as set out below.

Horley Parish Council objects to the above planning application on the following grounds.

1. The application site is situated in the Horley conservation area, some distance from existing houses. The Conservation Area Appraisal dated 1996 states that this undeveloped land to the west of the village has been included due to the presence of historic fishponds etc. and that the area is of archaeological value. Consequently development in this area is not appropriate.
2. Horley is a category C village under the recently adopted Local Plan, and consequently development is restricted to infilling or conversions. Clearly this site, which is remote from the existing village, does not comprise an infill plot.
3. It is noted that the development incorporates an old barn. This barn is in very poor condition and it will be necessary to substantially rebuild it in order to incorporate it into a dwelling. The proposed development would comprise a new dwelling rather than the conversion of an existing building, and consequently should not be permitted in a Category C village on this site. Furthermore, the barn is not considered to make a contribution to the landscape or the conservation area. Consequently, there is no justification to permit the development in order to preserve this structure. Also it is noted that the barn is used as a roost by bats, and consequently any development will disturb them.
4. The application states that the property would be used as a gamekeeper's cottage. However, it is the Parish Council's understanding that, whilst consent number 07/00994/F permits the use of the farm for the raising of game birds, shooting is restricted to 28 days per annum. On the basis that shooting is very much an ancillary activity on the farm, the Council does not consider that a full time gamekeeper is justified. The Council would be opposed to an increase in the shooting activity, in view of the proximity to the village, and the noise which would result.
5. The Council understands that gamekeeping is not an agricultural activity as defined under the Town and Country Planning Act 1990, and consequently it would not be possible to restrict the occupation of the dwelling to this use under an agricultural occupancy condition. Without such a restriction, if approved, the dwelling might be occupied independently of the farm.
6. Access to the site is via Little Lane which is a very narrow, poorly surfaced lane, which is unsuitable for further development. The application states that

no new access is required. However, the access from Little Lane is via a long track where a substantial amount of stone has recently been put down. This work is considered to have been regrettable in the conservation area, in light of the Conservation Area Appraisal, and any further improvements to the track, which would be necessary to permit access by anything other than farm vehicles, would not be acceptable.

David Marriott

Clerk to Horley Parish Council

Date: 6.10.15