

**Minutes of the Longcot Parish Council  
held in the  
Village Community Room, Kings Lane, Longcot  
on Thursday 23 June 2016 at 7pm**

**Present:** Andi Cunningham, Chairman, Nathan Boyd, John Barneby, John Bridge, Alan Rich and Tina Brock, Clerk.

**127/16 Apologies for Absence.** None.

**128/16 Variation on Order of Business** None.

**129/16 Declaration of Interest.** None.

**PLANNING**

**13/16 Submitted Planning Applications.** The Council RESOLVED to submit the following observations:

i ii	P15/V036/FUL P15/V0224/LB amended details	<p>Roadside Farm Barns, The Green, Longcot, Oxon SN7 7SY <i>Proposed conversion of existing barns to a single dwelling Roadside Farm Barns, The Green, Longcot, (as amended by plans and planning statement addendum submitted on 2 June 2016).</i></p> <p><b>REFUSED</b> for the following reasons: The amendment does not resolve any of Councils previous objections (see below). Council would add the following comments:</p> <ul style="list-style-type: none"> <li>• The tin roof is guaranteed to have a bat population. The internal works will impact on the bats and Council requests that a Bat Conversation Plan is put in place prior to any work commencing.</li> <li>• Council would request clarification of points 2.5 and 2.6 of the Planning Statement Addendum, Design, Access &amp; Heritage Statement as they appear to contradict each other.</li> </ul> <p><b>Previous objections</b> Roadside Farm has been turned into a development with multiple dwellings since it was sold in 2010. The Parish Council is now very aware of the parking issues that are now associated with this whole development. In the appeal decision of 6<sup>th</sup> Oct 2104 APP/V3120/A/14/2222269 and APP/V3120/E/14/2223106 it states under ‘Highway Safety’ point 23 ‘that the Parish Council is concerned that a holistic approach has not been taken to the site’. As this is stated within the text of an appeal document we will once again request that this planning application is set within the context of the site as a whole. The Parish Council is most concerned that the parking issues that are associated with this development cannot be managed. We need to point out the history of this development so that you can understand where we, as a Parish Council had not understood the implications of not stating car parking requirements on the first application. You have to understand that Roadside farm was of course one farm with a large yard, so throughout its long history at no time did any car ever park alongside its wall on the road side or along the green outside the school. So when the first application was submitted the Parish Council assumed that the restored cottages of Roadside farm would continue to park in the yard. (P13/V1006/LB decision taken 10<sup>th</sup> July 2013 and note there is not any reference to parking.) Then came the next planning application for 2 houses within the yard (P13/V1660/FUL). Please note on the decision notice point 12 on 3.10.13 it states “retain adequate on-site parking” and it applies for</p>
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10 spaces to be 8. The spaces that this application shows should be including the parking for the roadside Farm cottages.  
The Parish Council requests that the barn and the cottages are tied together as one, as they are connected and should not be sold as separate dwellings in the future. Both are grade 2 listed buildings and hugely important for our village heritage. The barn and cottages need to be seen as one property so that they can be preserved and developed with coordination as a whole not as separate dwellings. We have asked this to be placed on all listed buildings that apply for planning permission in Longcot.  
With this in mind the application as it stands is inappropriate and is not making any allowances for garaging for Roadside Farm Cottages, which this building would be most suitable for and the large farm building double doors could be kept for instance.  
There are no detailed drainage details that we can see so request that Peter Delas replacement be across the proposals as per the conditions of the Longcot Flood policy.

**Heritage:**

We must look after our long standing heritage sites in Longcot and this is a grade 2 listed building.  
We note the appeal decision APP/V/3120/A/14/2222269 states: that para 128 of the NPPF states that local authorities require the applicant to describe the significance of any heritage asset affected by their proposals including any contribution to the setting. The onus is on the appellant to assess the significance of the building.  
We have read the design, access and heritage statement and conclude that you must have local knowledge of this building to understand its heritage importance - as the heritage statement have described it as in an 'urban setting' ( 2.6) for a start, and it continues to try and tell the reader that it is not an asset and is not important. We are a designated small village with some heritage that we must preserve, this listed barn must be looked at as a heritage site.  
The date stone referred to over the door in the appeal document showing 1705 has not been picked up in the design statement and the appeal document does state "the date stone alone over the barn door showing INR 1705 written in the same script as the front date stone on the cottages (1757) should have alerted the applicant to the need for further research and specialist assessment of the building'.  
The Parish Council would ask that the Conservation Officer is consulted as the list description does indicate the barn has heritage significance and the appeal notice does refer to its "architectural quality and a fine queen- strut roof" so this surely needs to be carefully preserved.  
As the VWHDC knows from dealing with the Parish Council with regard to planning that we do not oppose everything and take our responsibilities for the village most seriously so when we do oppose an application it is with good reason for the interest of the village.

**Added note:**

1. Since the parking on the roads around the green due to the occupation of Roadside Farm cottages the school has had to call OCC and the police out on many occasions. Funding from the County Councillors Fund was used to place H bars outside the school so that we could try and get a safe crossing place for mothers that walk across the green and cannot see due the parked cars. This is still very dangerous and this proposed development will make for more cars so this does fall into a sustainable issue plus the Green

is our public open space and this now needs to be taken more seriously with regard to car parking and safety ( NPPF 8. 69/70/)

2. There is an ongoing situation with regard to the entrance to Roadside Farm as there are kerb stones that were seen being put into the road on December 8<sup>th</sup> 2104 without any permission that can be found. There was a meeting on Thursday 19<sup>th</sup> March 2015 with OCC and the Parish Council as to the reduction of the road at this point. This matter is on-going as far as the Parish Council is concerned – or have OCC sold the road to Roadside Farm? The residents will need to know this and it does clearly show on the map of the development that the verge is part of application and in the ownership of Roadside farm.



**DATE OF NEXT MEETING**

**12/16** The **Annual Parish Meeting** and the **Annual Meeting of the Parish Council** would take place on **Thursday 28 July 2016** at **7.00pm** in **St Mary’s Church, Longcot.**

Further meetings are due to be held in **2016** at **7pm** in **St Mary’s Church, Longcot** on **Thursdays: 8 September, 20 October, 8 December** and in **2017: 12 January, 23 February and 30 March.**

The **Annual Parish Meeting** and the **Annual Meeting of the Parish Council** would take place on **Thursday 11 May 2017** at **7pm** in **St Mary’s Church, Longcot.**

The meeting closed at 7.30pm.

Signed.....

Date.....2016