



Listening Learning Leading

135 Eastern Avenue
Milton Park
Milton
OX14 4SB
01235 422600
planning@southoxon.gov.uk

Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Contact Details

Primary number

Secondary number

Fax number

Email address

Site Area

What is the measurement of the site area? (numeric characters only).

Unit

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including any change of use

Has the work or change of use already started?

- Yes
 No

Existing Use

Please describe the current use of the site

Is the site currently vacant?

- Yes
 No

If Yes, please describe the last use of the site

When did this use end (if known)?

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

- Yes
 No

Land where contamination is suspected for all or part of the site

- Yes
 No

A proposed use that would be particularly vulnerable to the presence of contamination

- Yes
 No

Materials

Does the proposed development require any materials to be used externally?

- Yes
 No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

<p>Type: Walls</p> <p>Existing materials and finishes:</p> <p>Proposed materials and finishes: To match existing</p>
<p>Type: Roof</p> <p>Existing materials and finishes:</p> <p>Proposed materials and finishes: To match existing</p>

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- Yes
 No

If Yes, please state references for the plans, drawings and/or design and access statement

<p>BHD-0055-DAS - Design and Access Statement BHD-0055-PFI - Planning Further Information BHD-0055-E100 - Existing Location and Site Plan BHD-0055-E101 - Existing Plans Elevations and Site Photos BHD-0055-P100 - Proposed Location and Site Plan BHD-0055-P101 - Proposed Plans and Elevations</p>

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

- Yes
 No

Is a new or altered pedestrian access proposed to or from the public highway?

- Yes
 No

Are there any new public roads to be provided within the site?

- Yes
 No

Are there any new public rights of way to be provided within or adjacent to the site?

- Yes
 No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- Yes
 No

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- Yes
 No

Please provide information on the existing and proposed number of on-site parking spaces

Vehicle Type:

Cars

Existing number of spaces:

0

Total proposed (including spaces retained):

3

Difference in spaces:

3

Trees and Hedges

Are there trees or hedges on the proposed development site?

- Yes
 No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- Yes
 No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- Yes
 No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- Yes
 No

Will the proposal increase the flood risk elsewhere?

- Yes
 No

How will surface water be disposed of?

- Sustainable drainage system
 Existing water course
 Soakaway
 Main sewer
 Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

c) Features of geological conservation importance

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer
- Septic tank
- Package treatment plant
- Cess pit
- Other
- Unknown

Are you proposing to connect to the existing drainage system?

- Yes
- No
- Unknown

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- Yes
- No

Have arrangements been made for the separate storage and collection of recyclable waste?

- Yes
- No

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- Yes
- No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- Yes
- No

Please note: This question is based on the current housing categories and types specified by government.

If your application was started before 23 May 2020, the categories and types shown in this question will now have changed. We recommend that you review any information provided to ensure it is correct before the application is submitted.

Proposed

Proposed

Please select the housing categories that are relevant to the proposed units

- Market Housing
- Social, Affordable or Intermediate Rent
- Affordable Home Ownership
- Starter Homes
- Self-build and Custom Build

Market Housing

Please specify each type of housing and number of units proposed

Housing Type: Houses
1 Bedroom: 1
2 Bedroom: 0
3 Bedroom: 0
4+ Bedroom: 0
Unknown Bedroom: 0
Total: 1

Proposed Market Housing Category Totals	1 Bedroom Total	2 Bedroom Total	3 Bedroom Total	4 Bedroom Total	Unknown Bedroom Total	Bedroom Total
	1	0	0	0	0	1

Existing

Please select the housing categories for any existing units on the site

- Market Housing
- Social, Affordable or Intermediate Rent
- Affordable Home Ownership
- Starter Homes
- Self-build and Custom Build

Totals

Total proposed residential units	1
Total existing residential units	0
Total net gain or loss of residential units	1

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- Yes
 No

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- Yes
 No

Hours of Opening

Are Hours of Opening relevant to this proposal?

- Yes
 No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- Yes
 No

Is the proposal for a waste management development?

- Yes
 No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- Yes
 No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes
 No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
 No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes
 No

Is any of the land to which the application relates part of an Agricultural Holding?

- Yes
 No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- The Applicant
 The Agent

Title

Mr

First Name

Nathanael

Surname

Hill

Declaration Date

11/10/2022

Declaration made

Declaration

I / We hereby apply for Full planning permission as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

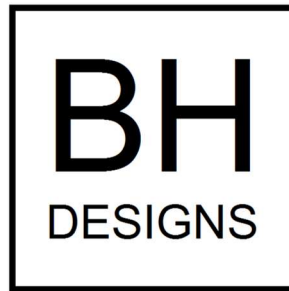
I / We agree to the outlined declaration

Signed

Nathanael Hill

Date

11/10/2022



DESIGN AND ACCESS STATEMENT

Windmill Meadow,
Windmill Road,
Towersey,
OX9 3QQ

October 2022



Benjamin Hill Designs Ltd

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- 4.5. Refuse Collection
- 4.6. Drainage
- 4.7. Contamination Remedial Strategy

Summary and Conclusion.



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Introduction

Due to delays in clearing and implementing planning conditions on approved application P19/S0606/FUL this planning application is being re-submitted on the advice of the LPA. Work had already commenced on the contamination remedial recommendations as outlined in the phase 3 environmental strategy, however this did not constitute a material start and the LPA has advised to resubmit application.

There is no change from the previously approved application P19/S060/FUL which had the full support of the LPA and Towersey Parish. There have been no adverse policy changes since approval and therefore we trust that this application will be approved.

This application for full planning permission to convert existing barn and part of the stables into a 1 bedroom residential dwelling with remaining stables and fields retained.

The site currently consists of existing paddocks with stables, stores, barn and yard. The buildings are in good condition.

This statement will analyse each element outlined in the contents to show that full planning can be approved by the local planning authority.

This statement should be read in conjunction with all other correspondence submitted with the application.

1. The Site and Surrounding Area

1.1. The Site

Refer to the location plan. The site is situated and accessed from Windmill Road, Towersey.

It must be noted at the outset of this document that the site and proposed dwelling is not on any designated land, such Green Belt, Conservation Area or Area of Outstanding Natural Beauty.

The site area (red line on location plan) including track leading to the buildings is 0.11 ha.

1.2. Site Surroundings

- To the immediate west is the Windmill Road, with fields beyond.
- Surrounding the site is fields with the sewage works and solar farm to the immediate north east
- To the south approximately 230m is the main village of Towersey.



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1.3. Site Boundaries

- The north boundary with neighbouring field is post and rail fencing
- The east, south and west boundaries are made up of mature high hedging and trees.

1.4. Trees

There are no known TPO's on or close to the site.

There is a number of existing shrubs and bushes along the boundary within the curtilage of the site which will all be retained.

2. Site History

The below table shows the relevant planning history

Case no.	Date	Description
P86/N0765	21/01/87	Erection of two stables and feed store
P92/N0151	11/06/92	Extension to existing building for storage of hay and straw
P04/E0383/RET	17/05/04	Erection of a pole barn (retrospective)
P19/S0606/FUL	19/08/2019	Convert stable and barns to 1 bedroom dwelling (approved)

As it can be seen stables and barns have been built on site since 1987, with the site in constant use for the purpose of stabling horses and storing associated feed and equipment.

Due to the rise in crime on the site, including trespassing, burglary, theft and vandalism the site has not been used recently. Security measures have been taken, including the installation of large metal gates to the site entrance, but this has not been an effective deterrent.

3. Pre-application Advice Comments

A pre-application was submitted with the aim of receiving positive feedback on the proposal to build a single storey dwelling. Whilst the proposal was not supportable, the planning officer did provide a possible suitable alternative avenue of consideration. As it can be seen the proposed conversion meets the requirements set out below.

The following is an extract from the pre-application advice response (P18/S3504/PEM)

Proposals for the re-use of rural buildings will be permitted provided that:

- (i) they are of permanent and substantial construction and are capable of conversion without major or complete reconstruction;
- (ii) their form, bulk and general design are in keeping with their surroundings;
- (iii) the fabric and essential character of the buildings are maintained;



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- (iv) if the buildings are in the Green Belt, the proposed use does not have a materially greater impact than the present use on the openness of the Green Belt and the purposes of including land in it;
- (v) there are no overriding amenity, environmental or highway objections;
- (vi) in the case of proposals for B1 or B2 uses the floorspace in the building or in the complex of buildings does not exceed 500 square metres; and
- (vii) in the case of proposals for residential use, other uses have been explored and found to be unacceptable in planning terms.

As discussed on site you could possibly explore the possibility of converting the existing structure at the back of the stables for residential use

- (i) they are of permanent and substantial construction and are capable of conversion without major or complete reconstruction;

As can be seen in the photos on drawing BHD-0055-E1001 the buildings are permanent and have been for many years. They would not need reconstruction or enlarged.

- (ii) their form, bulk and general design are in keeping with their surroundings;

The existing buildings all have approved planning permission and the planning proposal would not change the design or size of the existing buildings.

- (iii) the fabric and essential character of the buildings are maintained;

The existing external materials would be maintained.

- (iv) if the buildings are in the Green Belt, the proposed use does not have a materially greater impact than the present use on the openness of the Green Belt and the purposes of including land in it;

While not in a Green Belt the change of use not affect the openness and beauty of the land and its current use.

- (v) there are no overriding amenity, environmental or highway objections;

The location is in a sustainable location being only 2 miles from Thame. The existing site gates are already set back 4.5m from the road which allows cars to enter and exit the site safely.

- (vi) in the case of proposals for B1 or B2 uses the floorspace in the building or in the complex of buildings does not exceed 500 square metres;

- (vii) in the case of proposals for residential use, other uses have been explored and found to be unacceptable in planning terms.



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As it can be seen on the site plan the use of the site as a whole would remain as existing, with the stable and paddocks beings used to look after horses. The change of use of part of the buildings would allow for this continued use and most importantly secure the site.

4. The Proposal

With the above points in mind the proposal looks to convert some of the stables and barn into residential use, providing a 1 bedroom dwelling. This would provide a much needed presence and would deter crime and trespassing to the site.

The existing buildings are in good condition, and converting would be a straight forward process of insulating and ensuring the buildings are weathertight. The attached site plan shows the which buildings would be converted. As it can be seen there would be no visual impact on the street scene and with Thame only 2 miles away, the site is in a sustainable location.

The proposal is for the use of the landowner, who would take up residency and allow them to keep the site safe and secure and to continue using the land as it has been used for decades.

4.1. Private Amenity Space

As shown on the site plan there is ample of outdoor space to be used by the residence.

4.2. Parking

Refer to the site plan. The house will be allocated with 3no. parking spaces.

Car parking spaces have been designed in accordance with the latest size standards of 5m long and 2.8m wide.

4.3. Access

The site is safely accessed off Windmill Road. The existing gated entrance is currently set back over 4.5m from the road allowing drivers to pull off the road completely.

4.4. Fire Appliance Access

The existing track is approximately 6m wide which is more than adequate to accommodate any fire truck. As you can see from the site plan, the yard is a suitable size to allow suitable turning for a fire truck.

4.5. Waste Collection

To avoid refuse trucks turning onto the site, the proposal looks to provide a bin collection point which can be easily accessed by the bin handlers from the main road.



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4.6. Drainage

The possible solution would be to provide a Klargestor domestic sewage treatment system. Alternatively a new septic tank could be installed in accordance with building regulations.

4.7. Contamination Remedial Strategy

Please refer to remedial strategy provided by STEM. Information has previously been provided to the LPA under application P22/S2100/DIS. This information will avoid contamination conditions being imposed on this application approval.

Summary and Conclusions

The change of use should and can be supported for the following reasons:

- The conversion of the existing buildings into residential meets the requirements set out by the LPA pre-application comments.
- The conversion of the existing buildings into residential would provide much needed security to the site and allow the land owner to successfully use the land for stables and looking after horses.
- The proposal allows the owner to use the site fully for its existing purpose but does not take away from the existing open area or detract from the existing beauty of the site.
- The proposal looks to provide suitable and sustainable housing in Towersey.



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Windmill Meadow - Planning Further Information

- Biodiversity survey and report – To be provided if required to clear future planning condition
- Flood risk assessment – To be provided if required to clear future planning condition
- Foul sewage and utilities assessment – To be provided if required to clear future planning condition
- Site waste management plan – To be provided if required to clear future planning condition
- Transport assessment – To be provided if required to clear future planning condition

Further to the planning application being submitted the client has provided further information to be submitted with regards to land use prior to this submission.

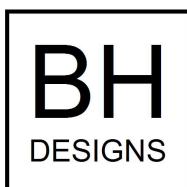
Here is a list of the animals that have been kept on site over the years;

- Cattle - 2004, 2005 and 2006,
- Sheep - 2007-2008-2009,
- Pigs - 2006
- Sheep - 2010, 2011, 2012, 2013, 2014 and 2015
- Chickens have always been present at the property
- Turkeys/Capons - every Autumn/Winter for Christmas kill.

Please refer to photos of the cattle that was kept at site.



As the list and photos show the buildings have been used for a variety of uses over the years.



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NOTES:
ANY DISCREPANCIES IN DRAWINGS OR DETAILS TO BE REPORTED TO BENJAMIN HILL DESIGNS LTD FOR CLARIFICATION



PHOTO 1



PHOTO 2



PHOTO 3

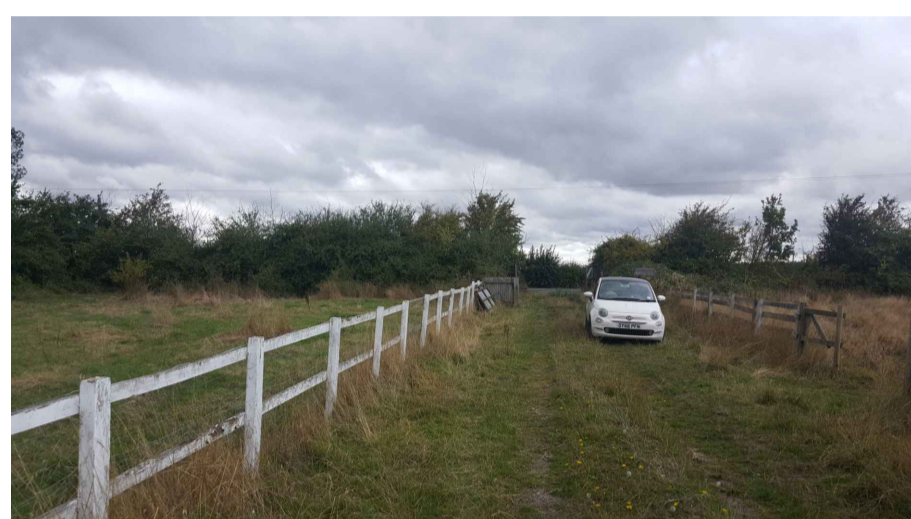


PHOTO 4



PHOTO 5



PHOTO 6

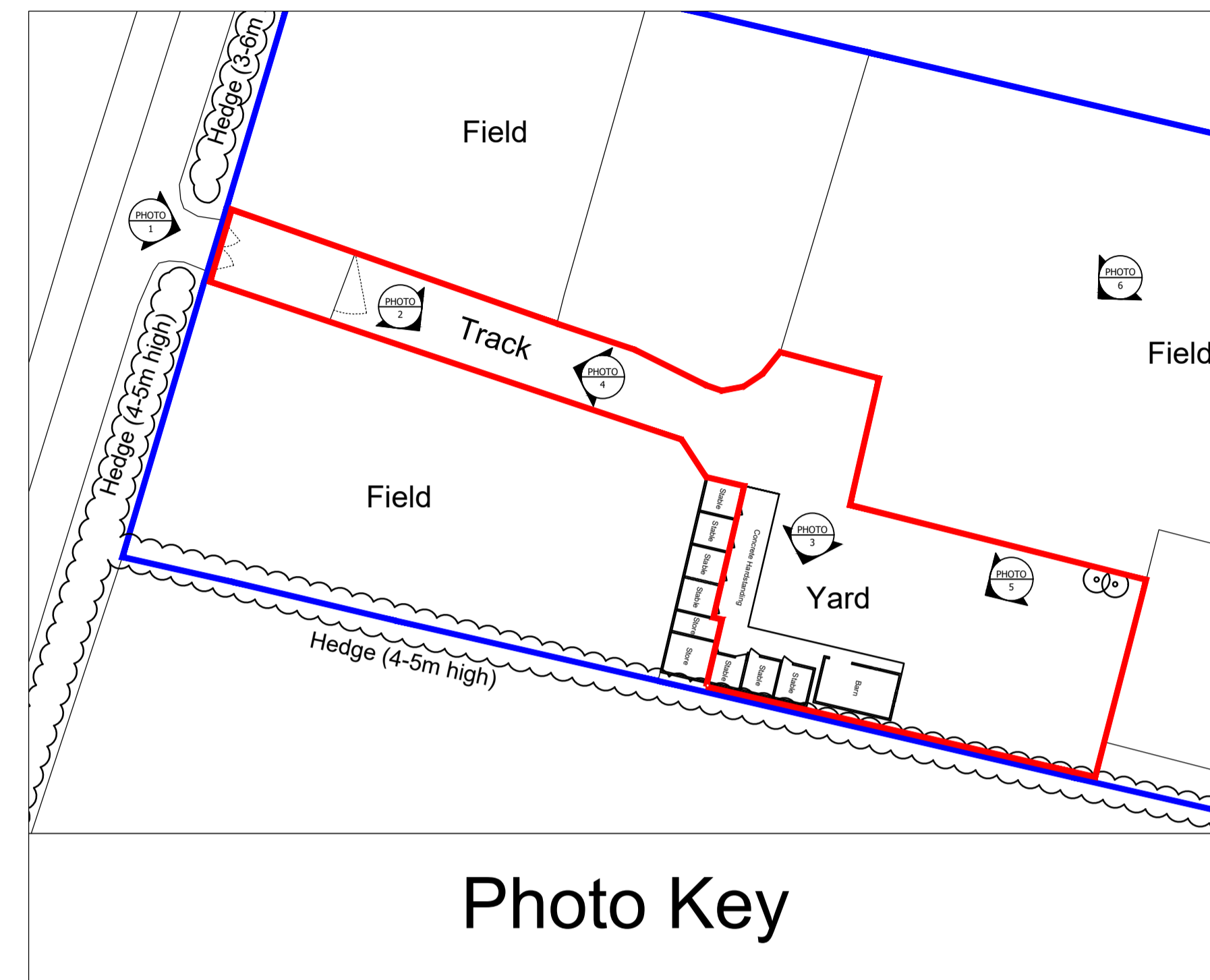
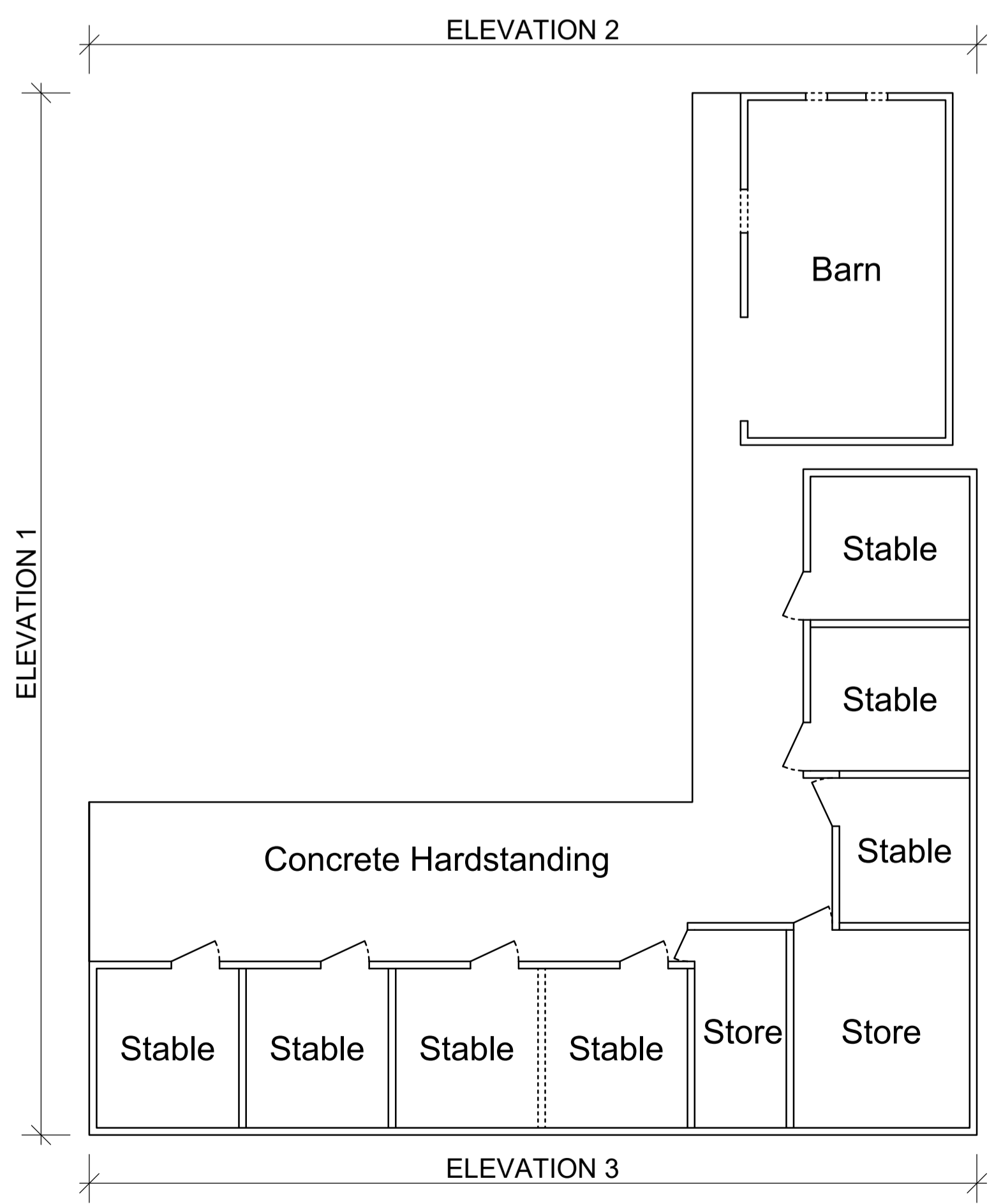
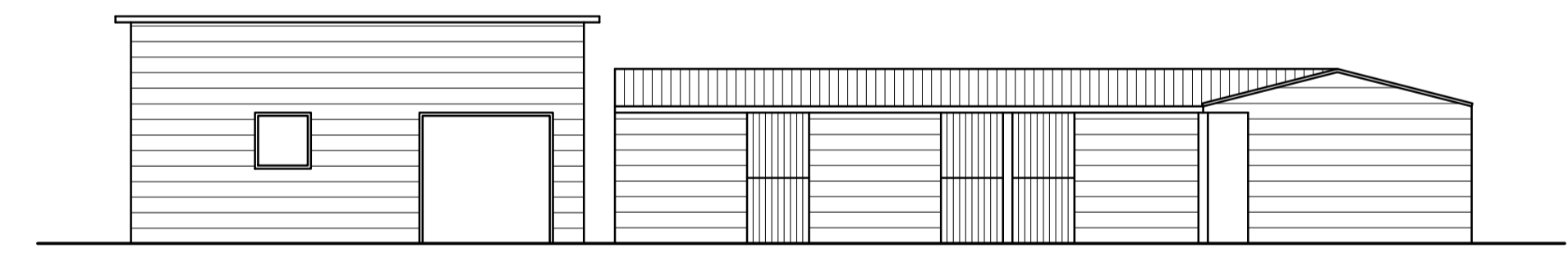


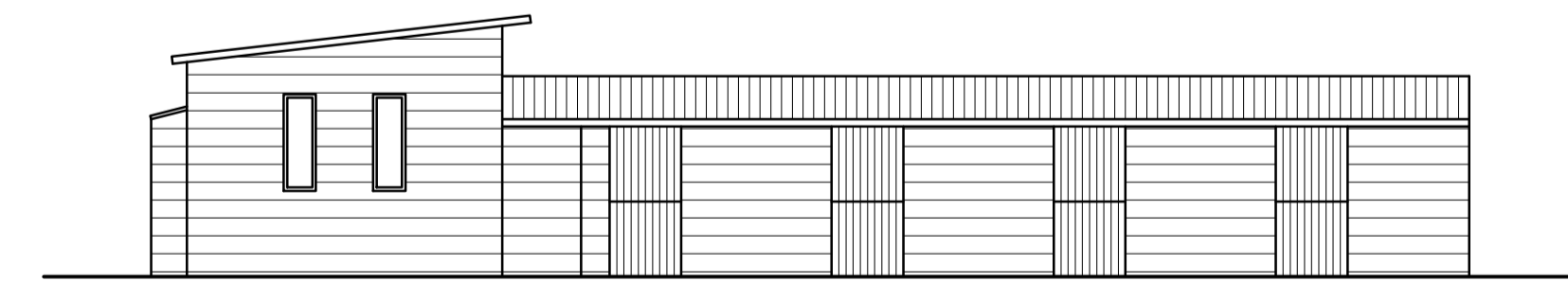
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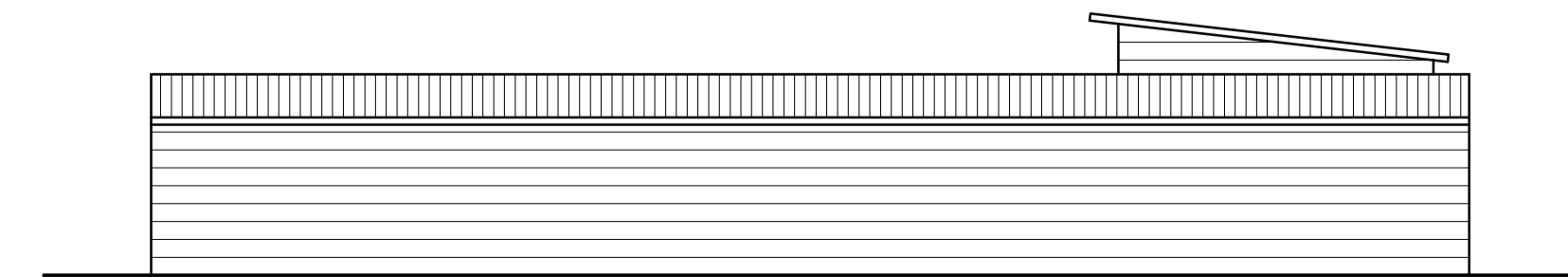
Existing Stables Floor Plan



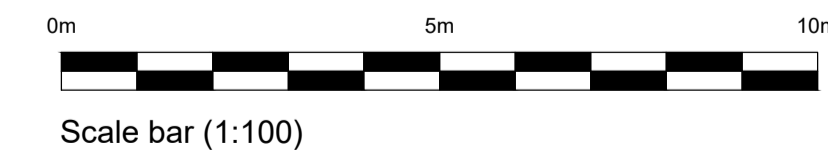
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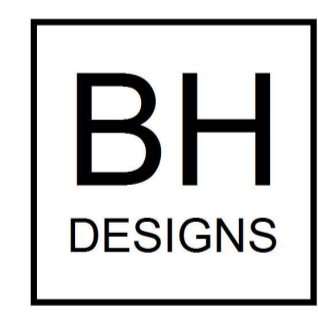
Elevation 2



Elevation 3



REV	DATE	REVISION DESCRIPTION



CLIENT:
Mrs Gillian Proberts

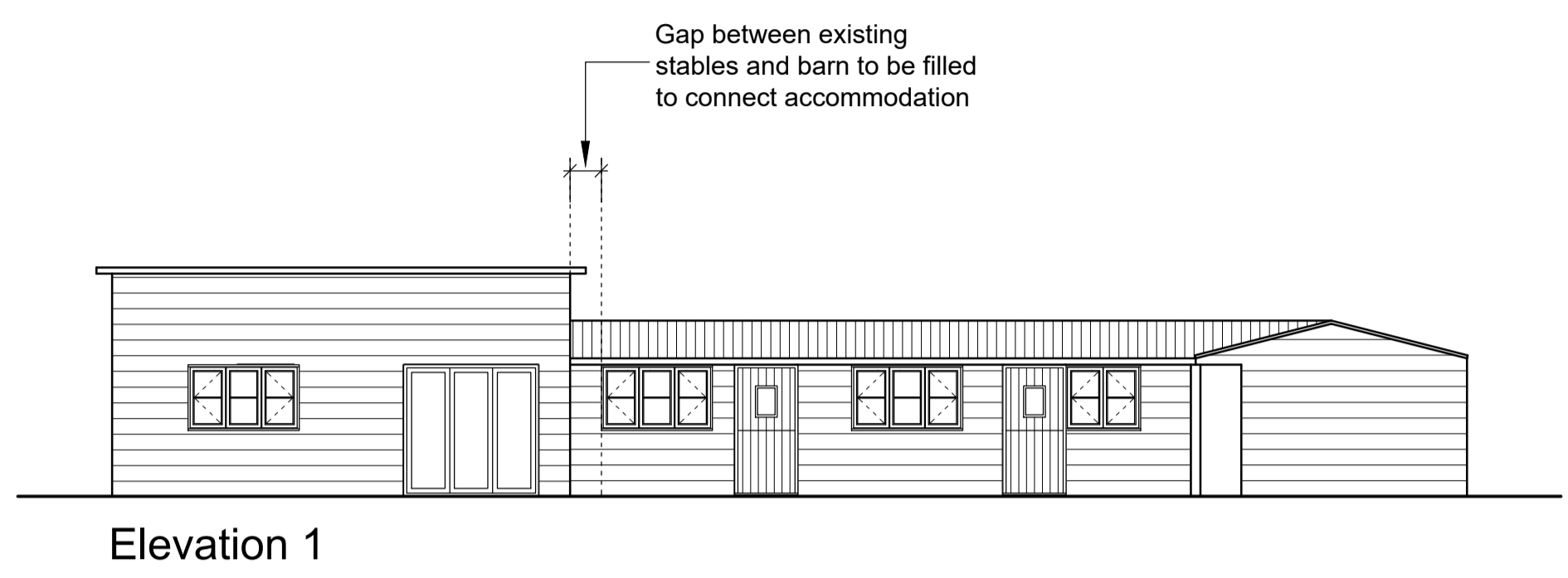
PROJECT:
**Windmill Meadow,
Towersey,
Oxfordshire,
OX9 3QQ**

TITLE: **EXISTING - Plans and Elevations
and Site Photos**

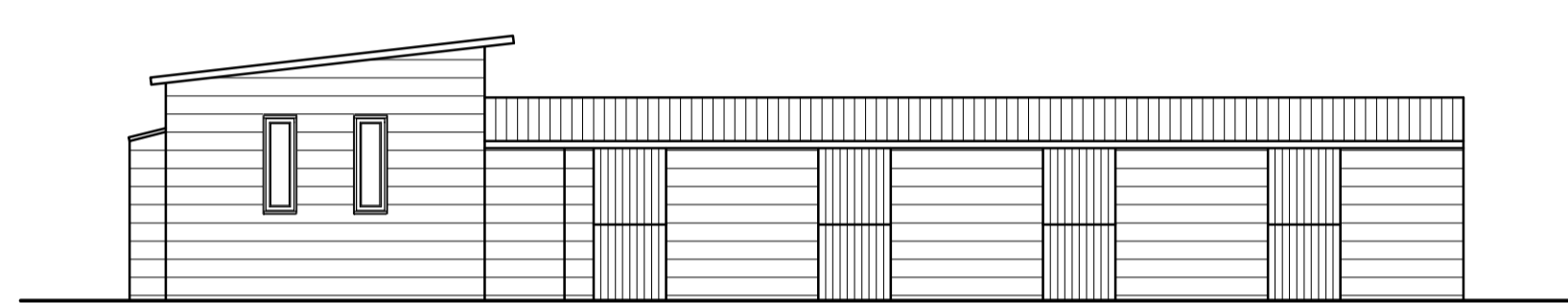
PROJECT No: BHD-0055	DRAWING No: E101	ISSUE: -
STATUS: Planning		SCALE: 1:100
DRN: N.H.	CHK: --	DATE: Oct 2022

SHEET SIZE - A1

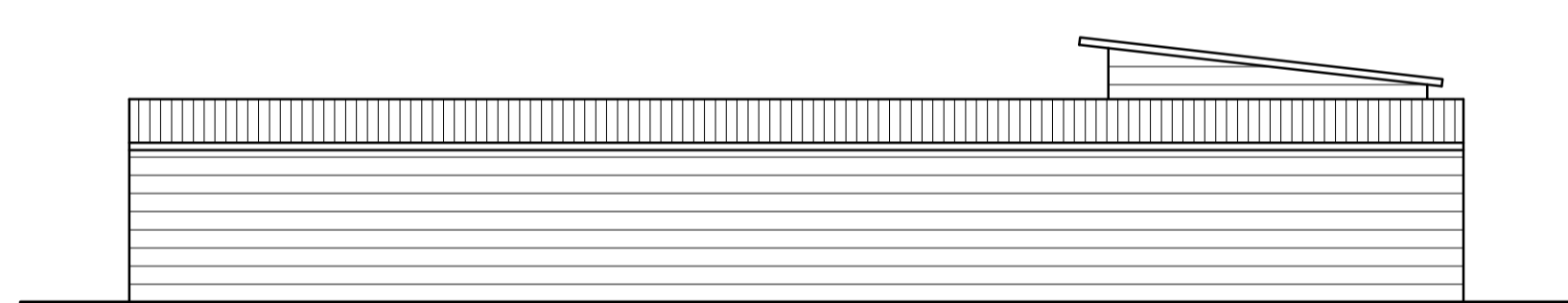
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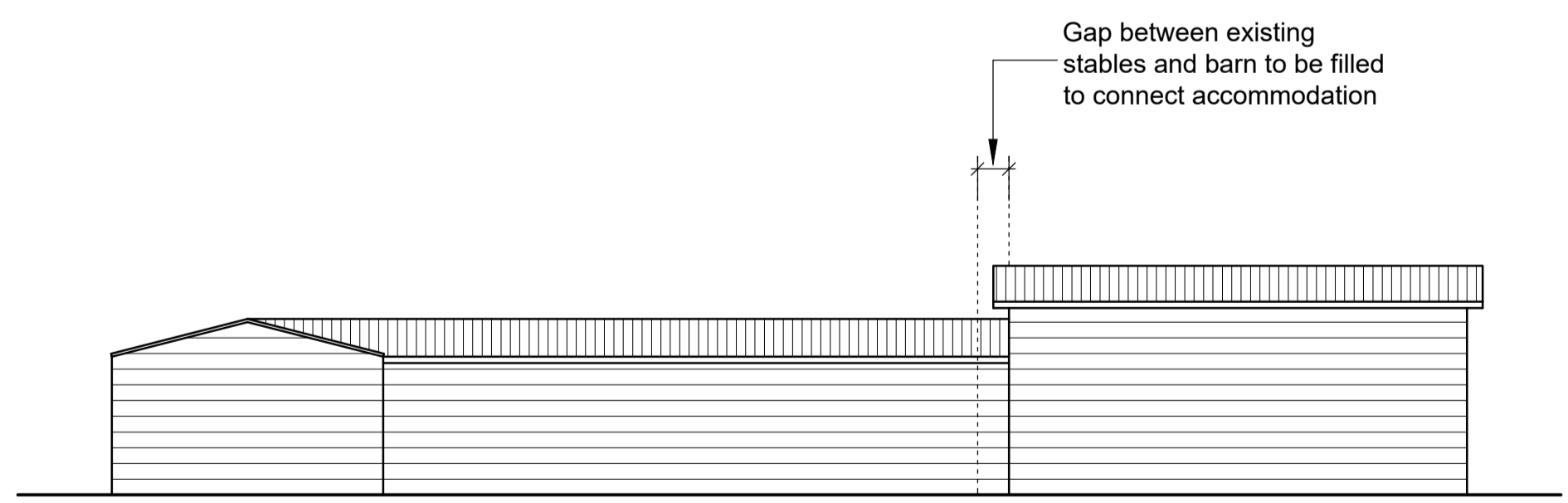
Elevation 1



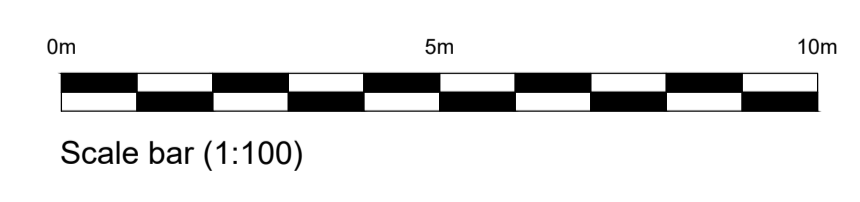
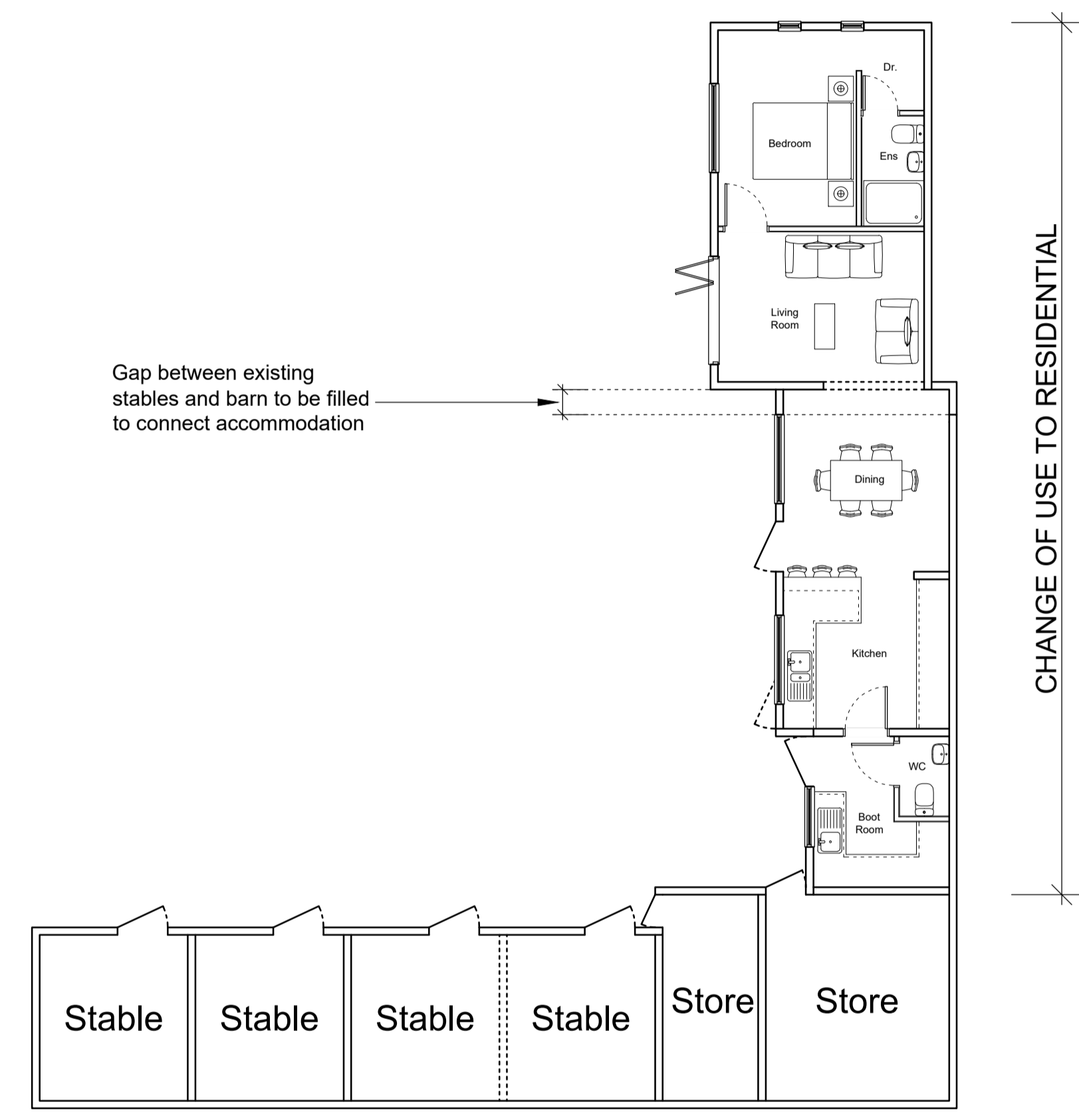
Elevation 2



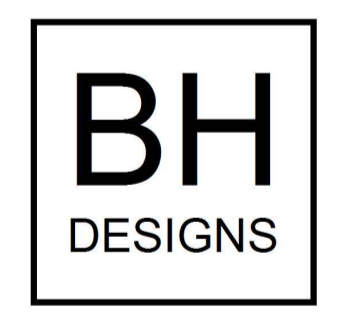
Elevation 3



Elevation 4



REV	DATE	REVISION DESCRIPTION
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CLIENT:
 Mrs Gillian Proberts

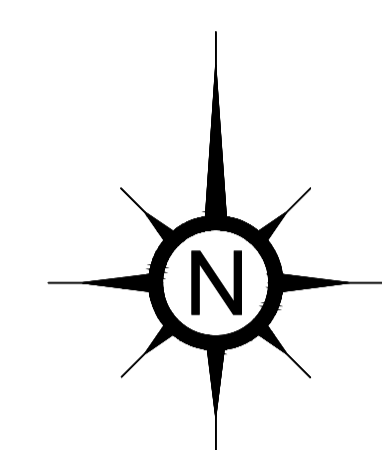
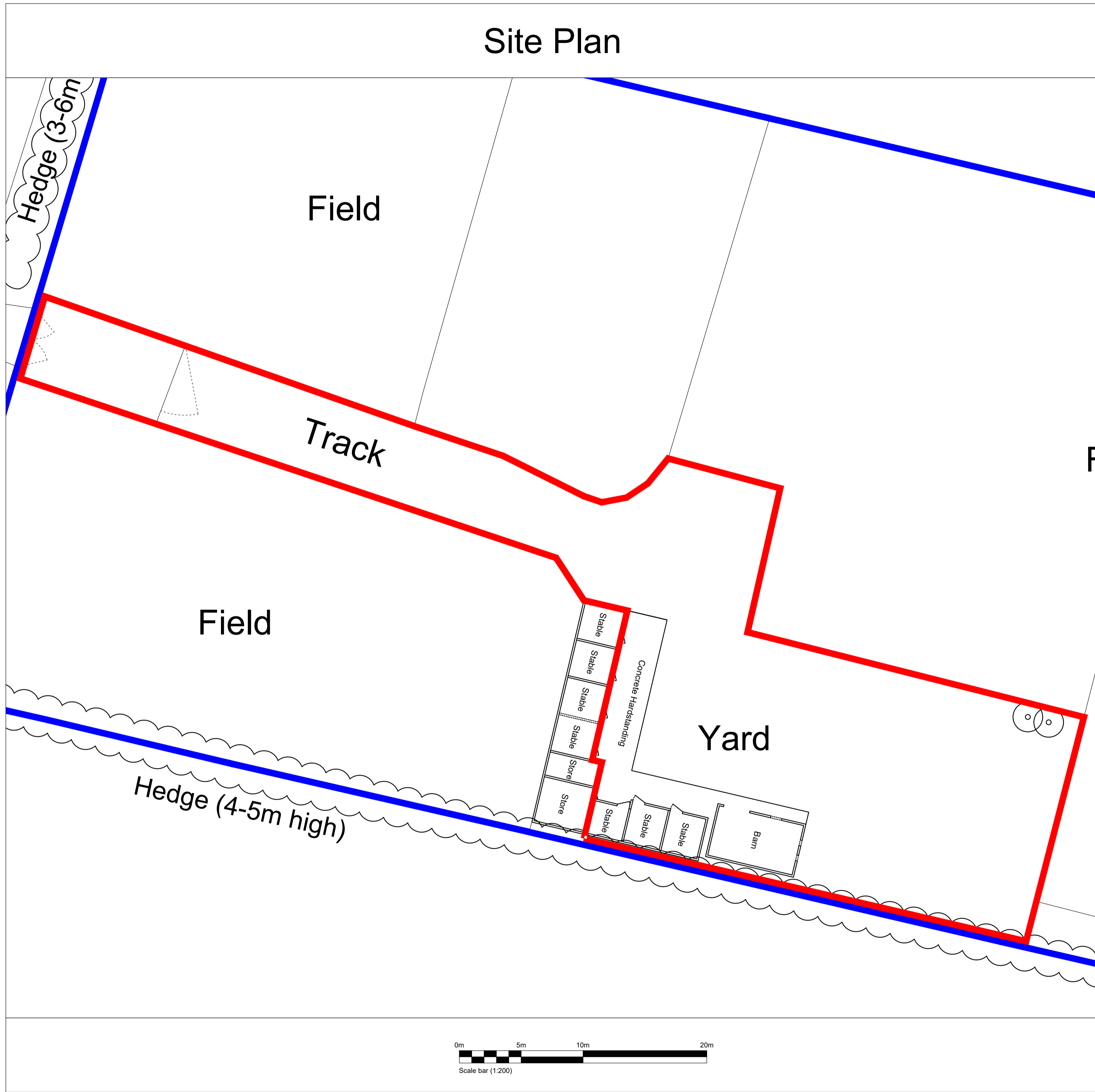
PROJECT:
 Windmill Meadow,
 Windmill Road,
 Towersey,
 Oxfordshire,
 OX9 3QQ

TITLE:
 PROPOSED - Plans and Elevations

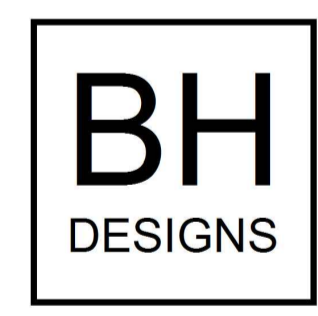
PROJECT No: BHD-0055	DRAWING No: P101	ISSUE --
STATUS: Planning		SCALE: 1:100
DRN: N.H.	CHK: --	DATE: Oct 2022

SHEET SIZE - A1

NOTES:
 ANY DISCREPANCIES IN DRAWINGS OR DETAILS TO BE
 REPORTED TO BENJAMIN HILL DESIGNS LTD FOR CLARIFICATION



REV	DATE	REVISION DESCRIPTION



CLIENT:
 Mrs Gillian Proberts

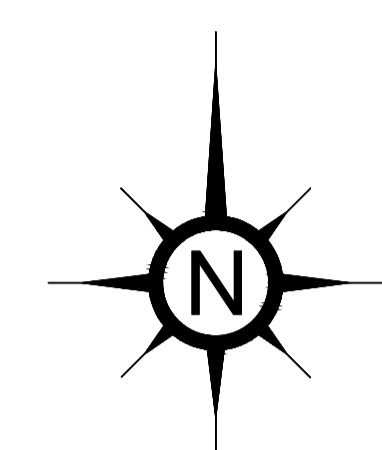
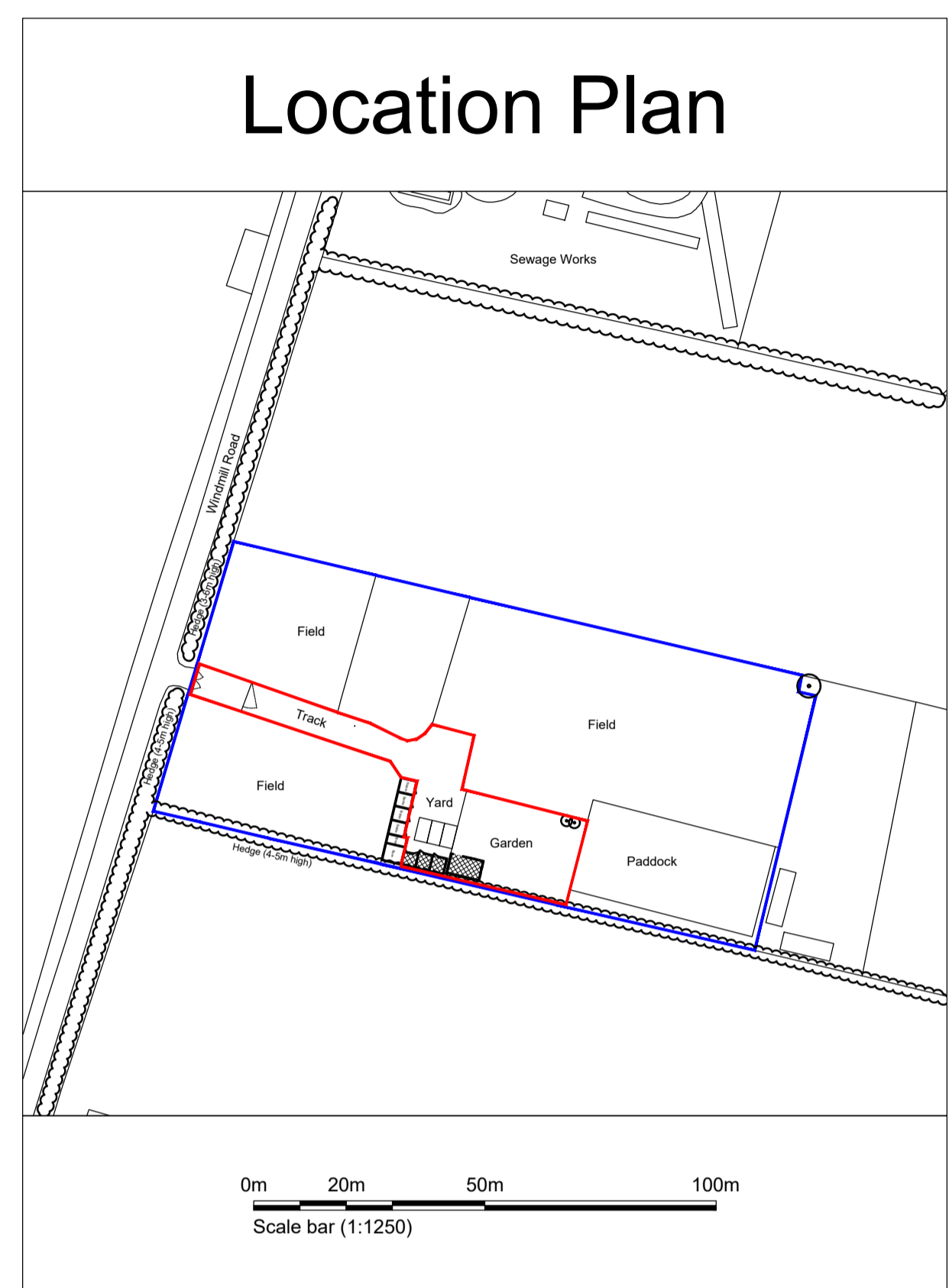
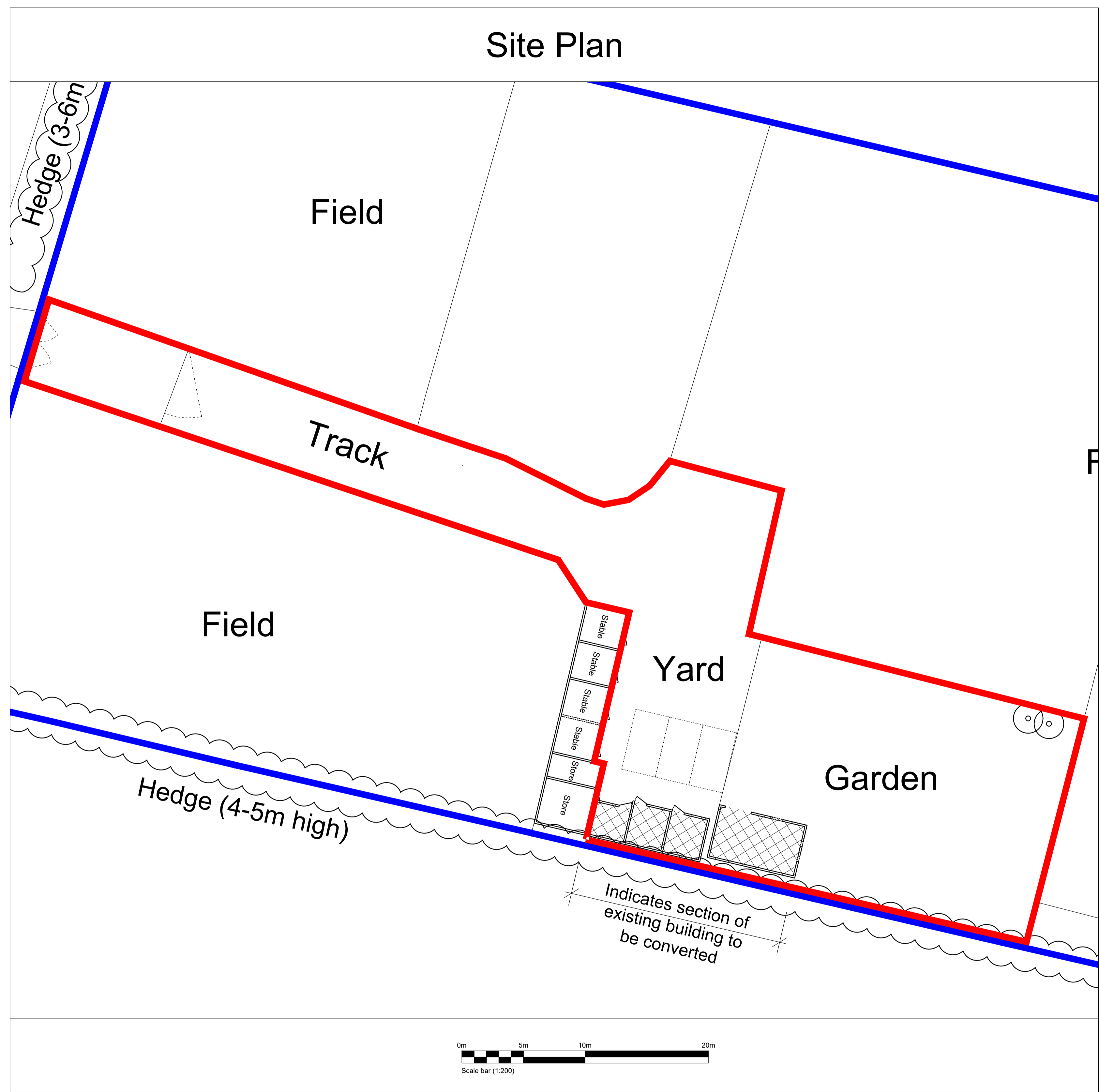
PROJECT:
 Windmill Meadow,
 Windmill Road,
 Towersey,
 Oxfordshire,
 OX9 3QQ

TITLE:
 EXISTING - Location and Site Plan

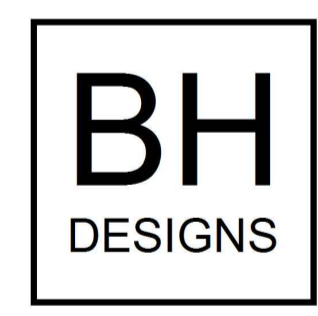
PROJECT No:	DRAWING No:	ISSUE
BHD-0055	E100	-
STATUS:	PLANNING	SCALE: 1:200
DRN:	N.H.	CHK: -- DATE: Oct 2022
		1:1250

SHEET SIZE - A1

NOTES:
 ANY DISCREPANCIES IN DRAWINGS OR DETAILS TO BE
 REPORTED TO BENJAMIN HILL DESIGNS LTD FOR CLARIFICATION



REV	DATE	REVISION DESCRIPTION



CLIENT:
 Mrs Gillian Proberts

PROJECT:
 Windmill Meadow,
 Windmill Road,
 Towersey,
 Oxfordshire,
 OX9 3QQ

TITLE: PROPOSED - Location and Site Plan

PROJECT No: BHD-0055 DRAWING No: P100 ISSUE: -

STATUS: Planning SCALE: 1:200

DRN: N.H. CHK: -- DATE: Oct 2022 1:1250

SHEET SIZE - A1