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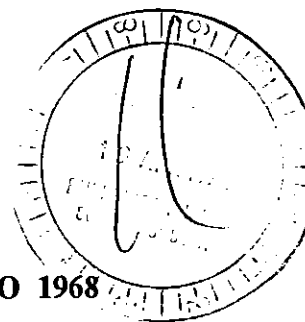
Application No.....

N.469/72

For Official Use Only

OXFORDSHIRE COUNTY COUNCIL

(Local Planning Authority)



TOWN AND COUNTRY PLANNING ACTS, 1962 TO 1968

Application for Permission to Carry Out Development^(a)

I/We hereby apply to the Oxfordshire County Council

for permission to carry out the development described in this application and on the accompanying plans and drawings.

(Signed).....

[Signature]

Date

18th April 1972

If signed by an Agent: Name of Agent

ALAN. J. PAYNE, ARIBA,

Profession

ARCHITECT.

Address of Agent

12, FOREST CLOSE, WENDOVER, Bucks.

Telephone Number

WENDOVER 2451.

This Application when completed and accompanied by the appropriate certificates, copy notice and/or evidence as the case may be required under Sections 15 and 16 of the Town and Country Planning Act, 1962, and Section 76 of the Town and Country Planning Act, 1968 must be lodged with the Council of the Borough, Urban or Rural District, for the area in which the land is situate.

It is essential that the appropriate plans and certificate(s) etc accompany this application. Failure to send these involves delay as the application will be returned as incomplete.

The following are the minimum requirements for the acceptance of an application:—

1. 2 copies of this form duly completed. (3 where the application relates to land in the Borough of Banbury).
2. 3 site plans (showing the extent of the land to which the application relates coloured pink or edged in pink or red; in the case of a change of use of a building or the construction of a building the land occupied or to be occupied therewith must be included within the application area). Adjoining land within the ownership or control of the applicant should be shown coloured blue or edged blue.
3. 2 sets of Block and Building Plans (except where the application is in respect of a change of use only or for outline permission in principle).
4. 2 layout plans where this is appropriate.
5. The appropriate certificate, copy notice and/or evidence as the case may be required under Sections 15 and 16 of the Town and County Planning Act, 1962. and section 76 of the Town and County Planning Act 1968.
6. One EXTRA copy of each appropriate plan when the development is within 220 feet of the centre of a Trunk Road: A.34, A.40, A.41, A.43 and A.423.

For detailed requirements regarding plans see notes on back of form.

PART I.—GENERAL

(In this part the word "land" includes any buildings thereon)

(1) Name and address of applicant (IN BLOCK LETTERS).

Surname (state whether Mr., Mrs. or Miss) WEBB
 Other names VICTOR.
 Postal address 23, STATION ROAD, HADDENHAM,
BUCKS.

NOTE—Specific replies must be given to all questions.

(2) Address or location of the land to be developed, in sufficient detail to enable it to be readily identified.	PART 19, TOWERSEY, NE THAME.
(3) Describe the proposed development including the purpose for which the land and/or buildings are to be used. If they are to be used for more than one purpose, give details. <i>Advertisements see note (b)</i> <i>Industrial buildings see note (c)</i> <i>Office development see note (d)</i> <i>Mineral workings, see note (e)</i> <i>Farmhouses, etc., see note (f)</i> <i>Caravans see note (g)</i> <i>Listed buildings see note (h)</i> <i>Established use certificates see note (i)</i> <i>Public buildings see note (j)</i>	ERECTION OF TWO DWELLINGS FOR DOMESTIC USE ONLY.
(4) State the purpose for which the land and/or buildings are now used, and if used for more than one purpose, give details.	AGRICULTURE.
(5) State whether : (1) There is an existing access to the site (e.g. pedestrian, vehicular) and, if so, give description of the access and its existing use (e.g. agriculture, residential). (2) the proposed development involves the construction of a new access or the alteration of an existing access between the land and the highway and, if so, the type of access required (e.g. pedestrian, vehicular).	No. NEW PEDESTRIAN AND VEHICULAR ACCESS WILL BE REQUIRED.
(6) (a) State the proposed method of foul water drainage (e.g. septic tank, cesspit, local authority main sewer). (b) State the proposed method of disposal of surface water.	LOCAL AUTHORITY MAIN SEWER. POAKAWAYS.
(7) State whether the proposed development, or any part of it, will be less than 220 feet from the middle of the nearest Trunk Road; namely A.34, A.40, A.41, A.43 and A.423.	No. Answer "Yes" or "No." (See note 6 on previous page)
(8) If the Parish is listed on the County Council's Notice to applicants accompanying the form of application, state the date on which particulars of the proposed development were sent to the Parish Council/Meeting and to which Parish Council/Meeting.	Date <u>18-4-1972.</u> <u>TOWERSEY.</u> Parish Council/Meeting

**PART II.—ADDITIONAL PARTICULARS REQUIRED ONLY IF THE APPLICATION
IS FOR THE CONSTRUCTION OF A BUILDING**

(If there is more than one building give separate particulars for each)

<p>(9) (i) State the material proposed to be used for external walls.</p> <p>(ii) State the type of roof covering proposed (e.g. plain concrete tiles).</p> <p>(iii) State the proposed colour of—</p> <p>(a) External walls</p> <p>(b) Roof</p>	<p>(9) (i)</p> <p>(ii)</p> <p>(iii)</p> <p>(a)</p> <p>(b)</p>
<p>(10) If the building is to be used wholly or partly for industrial or commercial use, state—</p> <p>(i) The nature of the proposed industry or business, including a brief description of the type of processes or work to be carried on;</p> <p>(ii) the total floor area. <i>See notes (c) and (d) and (f);</i></p> <p>(iii) the intended provisions for the loading and unloading of vehicles;</p> <p>(iv) if for industrial use, the means of disposal of any trade refuse or trade effluents</p>	<p>(10)</p> <p>(i)</p> <p>(ii)</p> <p>(iii)</p> <p>(iv)</p>

GENERAL NOTES AND NOTES FOR GUIDANCE IN COMPLETING THE APPLICATION

Development

- (a) Subject to the provisions of Section 12 of the Town and Country Planning Act, 1962, "development" means the carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land.

Advertisements

- (b) There is a separate application form for express consent for the display of advertisements.

Industrial buildings

- (c) If the application relates to the erection of an industrial building or a change of use whereby premises will become an industrial building, the applicant must furnish to the local planning authority, with the application, an industrial development certificate issued by the Board of Trade certifying that the proposed development can be carried out consistently with the proper distribution of industry. Such a certificate is not required if the industrial floor space to be created by the development in question, together with any other industrial floor space created or to be created by any related development, does not exceed 3,000 square feet, excluding, where an industrial development certificate has been issued in respect of any related development, any floor space created or to be created by that development or by development carried out, or for which planning permission has been granted, before the issue of that certificate.

An industrial building is defined in section 21 of the Local Employment Act, 1960, as meaning a building used or designed for use for the carrying on of any process for or incidental to any of the following purposes, that is to say,—

- (a) the making of any article or of part of any article, or
- (b) the altering, repairing, ornamenting, finishing, cleaning, washing, freezing, packing or canning, or adapting for sale, or breaking up or demolition, of any article, or
- (c) without prejudice to the foregoing paragraphs, the getting, dressing or preparation for sale of minerals or the extraction or preparation for sale of oil or brine,
- being a process carried on in the course of a trade or business, and for the purpose of this definition "building" includes a part of a building and "article" means an article of any description, including a ship or vessel.

By section 25 of the Control of Industrial Development Act, 1966, an industrial building also now includes a building or part of a building used or designed for use.

- (a) for carrying on scientific research in the course of a trade or business.
- (b) for providing services or facilities ancillary to the use of other premises for industrial purposes or scientific research if the aforementioned building or part of a building is within such other premises or within the same curtilage as such other premises.

If an industrial development certificate is required but is not furnished with the application the application is of no effect. Nonetheless, under Section 40 of the Act the local planning authority are empowered to consider whether, if an appropriate industrial development certificate had been furnished, they would nevertheless have refused permission and if so they are to serve on the applicant a notice in writing to that effect.

For further information reference should be made to Sections 38, 39 and 40 of the Town and Country Planning Act 1962 and Part II of the Control of Office and Industrial Development Act, 1965, and Part III of the Industrial Development Act, 1966 which deals inter alia with the meaning of related development.

Office development

- (d) Subject to the provisions of Part I of the Control of Office and Industrial Development Act, 1965, if the application is for development which consists of or includes:

- (a) the erection of a building containing office premises, or
- (b) the extension or alteration of a building by the addition of, or the conversion of premises into office premises, or
- (c) a change of use whereby premises which are not office premises become office premises

the application is of no effect unless an office development permit has been issued by the Board of Trade and a copy of the permit is furnished to the local planning authority together with the application. Such a permit is not required if the office floor space to be created by the proposed development, together with any office floor space created or to be created by any related development, does not exceed the prescribed exemption limit—at the present time 3,000 square feet in Henley Borough and Henley Rural District and 10,000 square feet in the remainder of the County.

The meaning of related development is dealt with in section 2 of the Control of Office and Industrial Development Act, 1965. An office development permit is not required if there is furnished with the application an industrial development certificate containing conditions restricting the amount of office floor space which may be included in the building.

(Continued overleaf)

Mineral workings

- (e) If the application relates to the winning and working of surface or underground minerals, attach details to this application, stating:—
- the type of minerals to be extracted;
 - the estimated quantity to be extracted yearly;
 - the method, direction and estimated rate of working;
 - how it is proposed to deal with overburden, and the proposals (if any) for the treatment of the land after extraction, and
 - in the case of surface working, the estimated maximum depths of the excavations and whether the floor of the working will be inundated in winter.

In place of the site and layout plans detailed below, plans should be attached to the application on a scale appropriate to the development (normally 25"—1 mile), showing the land to which the application relates, coloured pink or edged in pink or red, together with any adjoining land in the same ownership shown edged blue: the area, if any, already excavated, shown edged or coloured yellow; the sites of existing and proposed buildings, tips, and means of access; and any proposals for restoration or the planting of trees.

Farmhouses, etc.

- (f) If the application relates to the construction of a farmhouse, farm cottage or house to be used in connection with a small-holding an additional plan must be submitted showing the total extent of the farm or small-holding. The application plan should show coloured pink or edged pink or red the curtilage of the dwelling; not the extent of the farm or small-holding.

Caravans

- (g) If the application relates to the siting of a caravan it is essential that the site plan see note 1 (*below*) indicates the exact position of the caravan on the land. Normally only site plans are required for single caravans but a detailed layout is necessary where permission is sought for more than two or three. When caravans are to be sited in the under-mentioned areas all inquiries and applications should be made to the County District Council concerned who will advise on their individual requirements, and supply a form of application—
- Chipping Norton Borough, Bicester, Thame and Witney Urban Districts and Bullingdon, Henley-on-Thames, Ploughley and Witney Rural Districts.

Listed buildings

- (h) An express listed building consent under Part V of the Town and Country Planning Act, 1968, must be obtained before any works are executed for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest. In this connection a listed building is one which is included in a list compiled or approved by the Minister of Housing and Local Government under section 32 of the Town and Country Planning Act, 1962.

Separate forms of application for listed building consent may be obtained from the County Planning Department or the Borough, Urban or Rural District Council Offices.g Act, 1962.

Established Use Certificates

- (i) There is a separate form of application for established use certificates obtainable from the County Planning Department or the Borough, Urban or Rural District Council Offices.

Public buildings.

- (j) It is suggested that in the case of substantial buildings used by the public, provision should be made for easy access and other facilities for disabled persons, e.g. one level entrance without steps, flat access to the lift, if any, and a suitable toilet and extended handrails, wherever necessary, as recommended in CP.96.

Access

- (k) If the application relates only to the construction or alteration of an access question 5 must none the less be answered.

Floor area

- (l) The floor area of a building should be taken as the sum of the roofed areas of the building at each floor level, including all wall thicknesses, corridors, staircases and basements.

NOTES WITH REGARD TO THE PLANS TO BE SUBMITTED

Plans should be drawn or reproduced in a clear and intelligible manner on suitable durable material and should be signed on every sheet by the applicant or by his agent, all duplicates being true copies of the original plan or set of plans.

I. Site Plan.

- (1) The site plan should be drawn on a scale appropriate to the development (e.g. 25"—1 mile or 6"—1 mile), showing the land to which the application relates coloured pink or edged in pink or red, any adjoining land in the same ownership coloured or edged blue, and sufficient details readily to identify the site in comparison with the Ordnance Survey Map of the same scale. In any case of doubt as to which scale is appropriate please consult The County Planning Department, whose address is Park End Street Offices, Oxford (Tel. Oxford 49871).

II. Layout Plan.

- (2) A layout plan should be attached to all applications for permission for building development, except as in paragraph (3) below. The plan should be drawn to a scale of not less than 1 : 1250 and should show—
- the boundaries of the land to which the application relates, and the existing and proposed layout thereof, including any proposed division of the land into plots;
 - the position of all existing and proposed buildings, roads, streets and carriageways thereon (distinguishing existing from proposed), indicating for proposed buildings the maximum height for each building which will not be exceeded, and the levels and widths of any proposed roads and streets;
 - the proposed use of each building and any land not built on;
 - if the layout is for residential development, the maximum number of habitable rooms which will not be exceeded;
 - if the layout is for commercial or industrial development, the maximum floor area which will not be exceeded;
 - sufficient details of levels to indicate the general contour of the land;
 - the approximate lines of water supply pipes, and of drains and sewers, giving sizes and gradients, with reference to any existing services in the locality;
 - the situation of the land in relation to the nearest public road;
 - the position and width of all means of access to roads, distinguishing between existing, alteration to existing, and proposed access;
 - any trees or natural features to be preserved.
- (3) The layout plan is intended to enable the Local Planning Authority to examine the layout of the proposed building development in relation to the layout (either existing or intended) of the land surrounding the site.
- It may be dispensed with—
- where the proposed development is a single building on an isolated site, surrounded by undeveloped land, which will remain undeveloped, and
 - where the layout of the site is completely determined by existing and adjoining development.

III. Block and Building Plans.

- (4) Block and Building Plans should be attached to all applications for the erection, rebuilding, extension or alteration of a building. The Block Plan should be drawn to a scale of not less than 1"—40ft. and the Building Plans to a scale of not less than 1/2"—1ft., except for large buildings, where after consultation with the Local Planning Authority a scale of not less than 1/16"—1ft. may be used. Plans drawn to the nearest corresponding metric scales, i.e., 1 : 100 and 1 : 200 are also acceptable.

(5) Block Plans should show—

- the boundaries of the plot;
- the position of existing and proposed building;
- position and width of existing and proposed means of access;
- existing and proposed drains, manholes, septic tanks, cesspools, indicating the size, depth and inclination of any drains and means of ventilation, and distinguishing in all cases existing from proposed works.

(6) Building Plans should show whenever appropriate—

- the materials to be used;
 - the colour of the external walls and roofs;
 - a plan for the roof and for each floor;
 - elevations of all sides of the building excluding party walls, and
 - the level of the ground floor, and of the site in relation to the level of the adjoining street or streets.
- In the case of alterations or extensions to buildings, the materials and colour of the existing building must be indicated.

OXFORDSHIRE COUNTY COUNCIL

FORMS OF CERTIFICATE TO BE GIVEN BY APPLICANTS
FOR PLANNING PERMISSION

You should read the "Notes for Applicants" particularly Nos. 4 and 6 before completing the appropriate certificate.
ONE of the alternative paragraphs numbered 2 must be completed.

CERTIFICATE B

TOWN AND COUNTRY PLANNING ACT, 1962

Certificate under Section 16

I HEREBY CERTIFY THAT:

1 (I have) ~~(The applicant has)~~* given the requisite notice to all the persons who, 20 days before the date of the accompanying application, were owners of any of the land to which the application relates, viz.:-

Name of Owner GEORGE BAKER. Address DOVE HOUSE FARM,
KINGSEY,
THAME.

Date of service of notice 18.4.1972.

*2 None of the land to which the application relates constitutes or forms part of an agricultural holding.

~~or~~

2 (I have) (The applicant has) given the requisite notice to every person other than (myself) (himself)* who, 20 days before the date of the application, was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates, viz.:-

Name of tenant

Address

Date of service of notice

Signed

* On behalf of

V.T. WEBB, CRO.

Date

18.4.1972.

* Delete where inappropriate.

OXFORDSHIRE COUNTY COUNCIL
Local Planning Authority

NOTES FOR APPLICANTS

Town and Country Planning Act, 1962, Section 16

**The Town and Country Planning General Development
Orders, 1963 to 1969**

1. Section 16 of the Town and Country Planning Act, 1962, provides that the local planning authority shall not entertain an application for planning permission unless it is accompanied by certain certificates. This is designed to secure that owners of land, and agricultural tenants, are given notice of applications relating to their land. **It is the duty of applicants to give the necessary notices, and to provide the appropriate certificates: copies of these, so far as they relate to applications for planning permission, are attached.*** You should therefore read the paragraphs below, which summarise the material provisions of the section, and send in the appropriate certificate, when completed, with your application.

2. If you are the freeholder or tenant of all the land to which the application relates you should complete **Certificate A**.

3. If you are not the freeholder or tenant of all the land to which the application relates you should take one of the following three courses:—

(a) If you know the name and addresses of all the owners of the land to which the application relates, you should give them notice in the form shown in **Notice No. 1** below and complete **Certificate B**.

(b) If you know the names and addresses of some of the owners of the land to which the application relates, but not all of them, you should give notice in the form shown in **Notice No. 1** below to those whose names and addresses you know, and also give notice of the application in a local newspaper, in the form shown in **Notice No. 2**. The newspaper notice should be published not earlier than twenty-one days before the date of the application. You should then complete **Certificate C**.

(c) If you do not know the names and addresses of any of the owners of the land to which the application relates, you should give notice of the application in a local newspaper, in the form shown in **Notice No. 2**. This notice should be published not earlier than twenty-one days before the date of the application. You should then complete **Certificate D**.

4. If any part of the land to which the application relates is an agricultural holding, or part of one, you should give notice in the form shown in **Notice No. 1** below to any tenant or tenants of the holding, and certify that you have done so. If no part of the land is an agricultural unit or part of one, you should say so. **There are two alternative paragraphs for this purpose in Certificates A, B, C and D and ONE of those alternative paragraphs must be completed.**

5. Any person who knowingly or recklessly issues a certificate which contains any statement which is false or misleading in a material particular is liable on conviction to a fine not exceeding £100.

6. "Owner" means the estate owner in respect of the fee simple, or a person entitled to a tenancy for a term of years certain, of which not less than ten years remain unexpired. "Agricultural holding" has the same meaning as in the Agricultural Holdings Act, 1948, viz., "the aggregate of the agricultural land comprised in a contract of tenancy, not being a contract under which the said land is let to the tenant during his continuance in any office, appointment or employment held under the landlord."

7. The necessary notices and appropriate certificates referred to in these "Notes" are prescribed by the Town and Country Planning General Development Orders, 1963 to 1969 (S.I. 1963 No. 709 and S.I. 1969 No. 276): **Notice No. 1, below, Certificates A and B are set out overleaf.**

* **Note:** If you require Certificates C or D and Notice No. 2 these may be obtained from the Clerk of The Council, Park End Street Offices, Oxford.

You should read the notes above before completing the appropriate Notice. Notice 1 must NOT be enclosed with your application, but sent by you to the person or persons concerned

N.469/72

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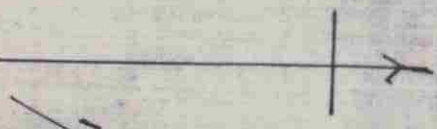
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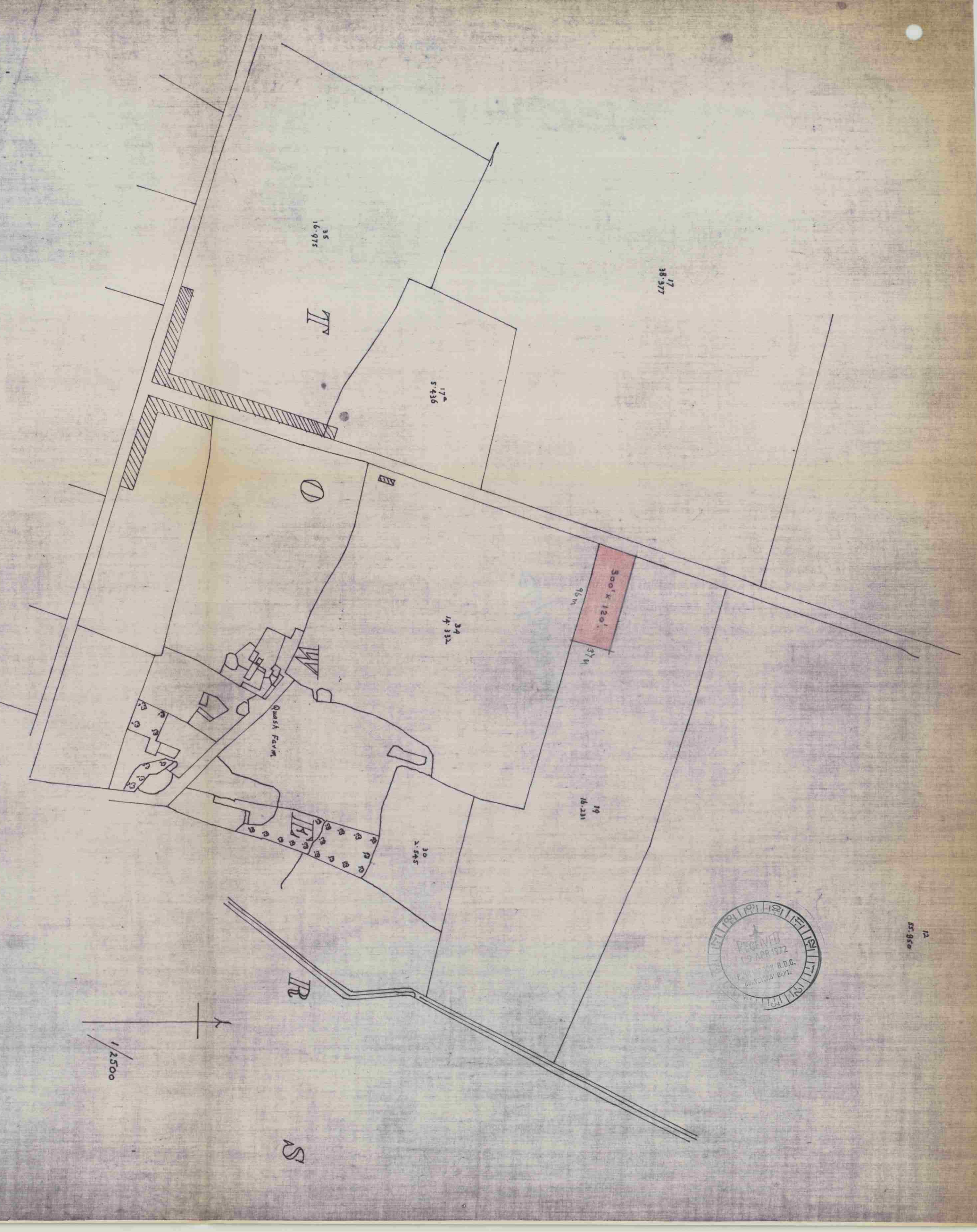
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12 APR 1972
U.S. AIR FORCE R.D.C.
DEPT. OF DEFENSE

OXFORDSHIRE COUNTY COUNCIL

Local Planning Authority

TOWN AND COUNTRY PLANNING ACTS 1962 TO 1968

TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDERS 1963 TO 1969

V. Webb, Esq.,
c/o A. J. Payne, Esq.,
12 Forest Close,
WENDOVER,
Buckinghamshire


Refusal of Permission for development

The Oxfordshire County Council as Local Planning Authority hereby refuse to permit the development described in your application dated the 18th day of April, 1972. of the land situate at Part 19, Towersey. (Erection of two dwellings. Accesses) $\frac{1}{4}$

as shown on the plan(s) and drawings accompanying your application

The reasons for the Council's decision to refuse permission for the development are :

1. That the proposed development would constitute undesirable isolated development in the countryside and would be contrary to the proper planning of the locality.
2. That the proposed development would be detrimental to the rural landscape and amenities.


CLERK OF THE
OXFORDSHIRE COUNTY COUNCIL

Dated the 21st day of August 1972

County Hall
Oxford

(SGD.) G. G. BURKITT

Clerk of the Council

See Notes overleaf

NOTES

- (1) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment, in accordance with section 23 of the Town and Country Planning Act, 1962, within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Department of the Environment, Caxton House, Tothill Street, London S.W.1.) The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. (The statutory requirements include section 6 of the Control of Office and Industrial Development Act, 1965 and section 23 of the Industrial Development Act, 1966).
- (2) If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Common Council, or on the Council of the county borough, London borough or county district in which the land is situated, as the case may be, a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part VIII of the Town and Country Planning Act, 1962 (as amended by the Town and Country Planning Act, 1968).
- (3) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 123 of the Town and Country Planning Act, 1962.