
APPLICATION NO.	P08/W0024/CA
APPLICATION TYPE	CONSERVATION AREA
REGISTERED	08.01.2008
PARISH	EAST HAGBOURNE
WARD MEMBER(S)	Mr Patrick Greene
APPLICANT	Mr and Mrs C Drewe
SITE	Lower Cross Farm Blewbury Road East Hagbourne
PROPOSAL	Demolish steel framed barns, stables and store and build a single dwelling.
AMENDMENTS	
GRID REFERENCE	453171/188386
OFFICER	Mrs K Gould (W)

1.0 INTRODUCTION

- 1.1 This application is referred to Planning Committee because it is related to planning application P08/W0023 to erect a new dwelling which is referred to Planning Committee as the views of the Parish Council differ from the officer recommendation.
- 1.2 Last year an identical application was submitted (P07/W1216/CA) but withdrawn prior to determination.
- 1.3 An Ordnance Survey extract is **attached** to show the location of the site in East Hagbourne within the conservation area.

2.0 PROPOSAL

- 2.1 The application seeks conservation area consent to demolish 2 no steel framed barns, a stable block and a store. A separate planning application has been submitted to erect a new 4 bed dwelling on the site.

3.0 CONSULTATIONS & REPRESENTATIONS

- 3.1 Conservation Officer (SO) - No Objection to the demolition of the buildings.
 East Hagbourne Parish Council - Approve

4.0 RELEVANT PLANNING HISTORY

- 4.1 P07/W1216/CA – Demolish steel framed barns, stable and store and build a single dwelling. Withdrawn prior to determination.
- P07/W1208 – Single dwelling house – withdrawn prior to determination.
- P89/W0777/LB – Internal alterations, provision of ensuite bathroom.
- P83/W0263 – Demolition of stables, erection of dwelling of 125 sqm floor area of conversion of existing barn – planning permission granted.
- P82/W0088/LB – Demolition of barns and erection of one detached dwelling – granted.
- P80/W0043/LB – Demolition of barns and the erection of one detached house – granted.
- P71/R4491 – Proposed residential development of land – Planning permission refused.
- P71/R4438 – Proposed residential development of land – Refusal of planning permission.
- P66/R3497 – Proposed new vehicular access and garage block – planning permission granted.

P65/R3147 – Proposed residential development of land south and west of Manor Farmhouse – Refusal of planning permission.

5.0 POLICY & GUIDANCE

5.1 Adopted South Oxfordshire Local Plan Policies
G2, Con 6, Con 7

PPG 15 – Planning and the Historic Environment

6.0 PLANNING CONSIDERATIONS

6.1 The main issue to be considered in the determination of this conservation area consent is whether the proposal complies with policy Con 6 of the adopted South Oxfordshire Local Plan.

6.2 Policy Con 6 allows for the demolition of a building in a conservation area only if its loss would not adversely affect the character of the area, and where appropriate, if there are detailed and acceptable plans for the redevelopment of the site.

6.3 The buildings to be demolished are utilitarian, modern blockwork and portal frame construction. The buildings currently have a neutral impact on the character and appearance of the conservation area as they are set well back into the site and although they are not of any historical or architectural merit, their agricultural purpose is appropriate in this location. Whilst it is regrettable to the vitality of the area that this use will be lost through the demolition of the buildings, the demolition of the buildings is acceptable in view of their modern construction.

6.4 There is an application under consideration for the redevelopment of this site for a dwelling. However this is not acceptable and is recommended for refusal (P08/W0023) In this particular case, the need for detailed and acceptable plans to be available for the redevelopment of the site is not necessary or appropriate. The area is agricultural in character and the demolition of these buildings would preserve and enhance the character and appearance of the conservation area by reinstating the openness of the area which existed prior to the erection of these buildings. As such the proposal complies with policy Con 6 of the adopted South Oxfordshire Local Plan.

7.0 CONCLUSION

7.1 The demolition of the buildings would preserve and enhance the visual character and appearance of the East Hagbourne conservation area providing the site was cleared and reinstated as agricultural land. No scheme for the redevelopment of the site is required.

8.0 RECOMMENDATION

8.1 That Conservation Area Consent be granted subject to the following conditions:

- 1. Commencement Conservation Area Consent 3 years.**
- 2. That, on completion of the works hereby approved, the materials shall be removed from the land and the land shall be reinstated to agricultural use and left in a tidy and orderly state.**

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