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| <b>APPLICATION NO.</b>  | P07/W0062   |
| <b>APPLICATION TYPE</b> | FULL  |
| <b>REGISTERED</b>       | 16.01.2007  |
| <b>PARISH</b>           | GARSINGTON  |
| <b>WARD MEMBER(S)</b>   | Mrs Gillespie   |
| <b>APPLICANT</b>        | Christ Church   |
| <b>SITE</b>             | Kiln Farm, Kiln Lane, Garsington,   |
| <b>PROPOSAL</b>         | Change of Use of barns to B1.   |
| <b>AMENDMENTS</b>       | As clarified by additional Drawing No. 05/39/06A received 9 February 2007 and as amended by Drawing Nos. 05 39 01A, 02C, 03C and 06B accompanying Agent's letter dated 23 September 2008 and as amended by Drawing Nos 05 39 02D,03D and 06B accompanying Agent's letter dated 30 October 2008. |
| <b>GRID REFERENCE</b>   | 457237/202614   |
| <b>OFFICER</b>          | Miss J.E.Randle   |

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**1.0 INTRODUCTION**

1.1 This application is referred to Planning Committee because the officer recommendation conflict with that of the Parish Council. The application has been the subject of lengthy discussions with the agents regarding an appropriate use for these buildings.

**2.0 THE APPLICATION AND SITE**

2.1 This application seeks planning permission for the change of use of barns at Kiln Farm, Garsington. Kiln Farm is owned by Christ Church who are the applicants. It consists of a group of barns around the farmhouse situated on the north side of an unmade track. The site lies outside the built up limits of Garsington village within the Oxford Green Belt. Kiln Lane is a bridleway. The barns are currently disused and the farmhouse is let out for residential use. None of the buildings are listed. The proposal involves the conversion of the grain store – building 1 – a stone barn, the stables – building 2 and the annexe, and the use of the open cartshed for covered parking with a total provision of 13 car parking spaces. A total of 339 square metres of office space/floorspace is proposed. The open sided agricultural building to the rear is retained. The application includes a design, access and planning statement, a condition report and an initial bat survey.

**3.0 RELEVANT PLANNING HISTORY**

3.1 None

**4.0 RELEVANT POLICY & GUIDANCE**

4.1 The South Oxfordshire Local Plan was adopted in January 2006. The relevant policies are:-

- Reuse of rural buildings E8
- Protect District and countryside G2 G4
- Landscape setting of settlements C4
- Openness of Green Belt GB4
- Access for all D7
- Renewable energy D8

Access/parking T1 T2  
PPS 7 Sustainable development in rural area  
PPG2 Green Belt  
South Oxfordshire Design Guide – Section 4.4

## 5.0 CONSULTATIONS & REPRESENTATIONS

5.1 Garsington Parish Council – refuse: totally inappropriate use for such an open rural location which will generate considerable traffic along a track not suitable for that purpose and have access to the main road considered to be dangerous. Amended plans –maintain objection.

Countryside Officer – low level of bat activity in and around buildings but buildings provide limited opportunities for roosting bats. No objection subject to condition.

Public Amenities – no objection.

Neighbours (4) – objection – poor road surface in Kiln Lane, increased traffic in area, proposal is for a small business park which is inappropriate in a rural location. Kiln Lane is main safe walking area used by families and dog walkers at bottom end of village.

OCC Highways – no objection subject to conditions. Increase in traffic along lane is undesirable but less than previous agricultural use, parking standards acceptable, visibility at Oxford Road is acceptable.

CPRE Footpaths – affects bridleway BR12 – objection therefore increased traffic on bridleway.

Environmental Health – requires contaminated land condition.

## 6.0 PLANNING CONSIDERATIONS

6.1 The main issues to consider are:

- Whether the development is appropriate in the Green Belt
- Whether this is an appropriate reuse of rural buildings
- Highway safety
- Protected species
- Sustainable design

6.2 Advice in PPG2 'Green Belts' indicates that the reuse of buildings is not inappropriate development provided it maintains the openness of the Green Belt and does not conflict with the purposes of including land within it. The supporting information indicates that Kiln Farm which is 44 acres was let as an agricultural holding until 2004 when the tenancy was surrendered. For a number of reasons the farm is no longer viable as a stand alone agricultural business (para 3.0.7 Planning Statement) and the reuse of the barns for agricultural purposes is unsuitable for modern day farming. There have been pre-application discussions with the agent which have indicated that a residential conversion of these barns would not be supported and that the building

should remain as a group with the farmhouse as the focal point. The agent has been advised of the English Heritage document on rural farmsteads.

- 6.3 Your officers accept that the barns are no longer required for agricultural use and that an alternative reuse for office purposes is appropriate development provided it does not have a materially greater impact on the openness of the Green Belt. The car parking will be provided in the courtyard area such that it will not have a significant impact on the openness of the Green Belt.
- Reuse of rural buildings.
- 6.4 Policy E8 of the adopted South Oxfordshire Local Plan provides that proposals for the reuse of rural buildings will be permitted provided that a number of criteria are met. The 3 buildings are considered to be of a permanent and substantial construction and this is confirmed by the condition report. Building 1 is a full height stone barn of brick and stone construction with a corrugated iron roof and a single storey later addition. The proposed scheme will involve the reroofing of the building with plain clay tiles. Building 1 will provide 220 m<sup>2</sup> office floorspace on two floors and rebuilding the rear addition east wall. Building 2 is a two storey stone barn which will provide 94 sq metres of office floorspace. The existing rear conservatory is to be demolished. Building 3 is a small stone outhouse with a tin roof and would provide 25 sq metres office floorspace. All of the buildings can be converted to office use without any major works being carried out and their form, bulk and design are in keeping with their surroundings. Following negotiations with officers the amended drawings received in October indicate an acceptable conversion scheme for this attractive small courtyard of farm buildings with existing fenestration being retained. The provision of a modest floorspace of 339 m<sup>2</sup> is below the 500 m<sup>2</sup> threshold specified in Policy E8 vi. Officers have encouraged the provision of some car parking spaces in the open cartshed within the courtyard so that the impact of this commercial use will be minimized from outside the courtyard as indicated on drawing 05/39/06A.
- 6.5 The conversion of these buildings as proposed complies with Policy E8 of the adopted South Oxfordshire Local Plan.
- Highways.
- 6.6 Kiln lane is a bridleway in a poor state of repair being unsurfaced with numerous potholes. The Highway Authority indicate that as this use will significantly increase the use of this bridleway, it is in need of some repair to avoid further damage by vehicles. The applicants have offered a unilateral undertaking with a payment of £5000 to OCC towards upgrading of Kiln Lane which can be secured by a planning condition. Garsington Parish Council has raised concern about the access onto Oxford Road and along Kiln Lane to this development. Whilst this concern is understood, this objection is not considered sustainable for planning reasons as the previous farm use although now ceased, would have involved large farm vehicles and delivery vehicles using Kiln Lane. The parking levels proposed meet the required parking standards. Furthermore Garsington is served by an hourly bus service which is classed as premium route and there are bus stops within walking distance of the site.
- 6.7. The application is considered acceptable in accordance with Policies T1 and T2 of the adopted SOLP.
- Protected species.
- 6.8 A bat survey was submitted which indicates a low level of bat activity in and around the buildings. The Countryside officer has indicated that the proposal is likely to result in the loss of some habitat used by bats and possibly occasional roosting perches. Officers are satisfied that a planning condition can be imposed to provide suitable

conditions for bat activity and as such the application is in accordance with Policy C6 of the adopted SOLP.

- Sustainable design

6.9 The applicant has advised that the development will use timber from sustainable sources (Forest Stewardship Council) and that the units will be designed to meet minimum target CO2 emissions for the development by limiting heat gains and losses to conserve fuel and comply with building regulations. In addition natural lighting, ventilation and water conservation measures will also be included. As such the development will be in accordance with Policy D8 of the adopted SOLP.

7.0 **CONCLUSION**

7.1 The application proposes an acceptable conversion of these farm buildings for a modest office use whilst limiting the impact on the openness of the Green Belt and would not be prejudicial to highway safety.

8.0 **RECOMMENDATION**

8.1 **That planning permission be granted, subject to the following conditions :-**

1. **Commencement**
2. **Use for B1 office use**
3. **Bat mitigation measures**
4. **Sample materials**
5. **Metal rainwater goods**
6. **Scheme for external lighting**
7. **Kiln lane improvements**
8. **Contaminated land measures**
9. **Contaminated land mitigation**
10. **Sustainable design measures**

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