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Planning Application P20/S0909FUL

Moorcourt Barn: Demolition of redundant agricultural building and construction of a new house

Summary

- This application should be refused
- The applicant already has planning permission for two uses of Moorcourt Barn that comply with relevant local and national rules, policies, and guidelines.
- To grant planning permission for this third use would require that
 - a. National and SODC rules, policies, and guidelines for Permitted Development conversion of a redundant agricultural building into a house are bent beyond breaking point.
 - b. all other relevant National and SODC planning policies and guidelines are broken or ignored
 - c. policies developed as part of the Lewknor Neighbourhood Plan are broken or ignored
- To maintain their credibility SODC must surely abide by its own, and national, planning rules, policies, and guidelines and refuse planning permission

Permitted Development Rights

- National Policy provides that permitted rights development for the **conversion** of a redundant agricultural building to a house should be allowed **even if planning permission for housing would not be granted under any other circumstances.**
- This gave SODC no option other than to grant permission for **conversion** of the barn to a house.
- When permission was granted the planning officer's written report clearly stated that under no other circumstances would permission have been granted for a house on this site.
- The current application claims that the permitted rights decision establishes the right to build a house on the site. The legislation clearly states that this is not so.
- Neither is there any provision in the legislation to allow the barn to be demolished and a replacement house built.
- The argument that the replacement house would be "prettier" than the barn conversion has no relevance within the rules, policies, and guidelines.

Planning Policies and Guidelines

The current application is not made under permitted rights, and so must follow other relevant planning rules, policies, and guidelines.

The application is contrary to the following

- **Policy CSR1 of the South Oxfordshire Core Strategy** (the SOCS) which states that outside locations listed in the policy new housing will not be permitted. This is in line with paragraph 55 of the National Planning Policy Framework which indicates that new isolated homes in the countryside should be avoided.
- **Policy H8 of SODC Local Plan 2011-2034** concerning housing in the smaller villages under which there is no defined requirement for any additional housing in Lewknor.

- **Policies CS1, CSR1, CSEN1, and CSS1, of the South Oxfordshire Core Strategy, and saved Policies G2, G4, C4, and H4(iii) of the South Oxfordshire Local Plan 2011, and advice contained in the National Planning Policy Framework** concerning infill development and the avoidance of isolated homes in the countryside.

Lewknor Neighbourhood Plan

The National Planning Policy Framework 2018 states that *“planning policies and decisions should play an active role in guiding development , but in doing so should take local circumstances into account to reflect the character, needs and opportunities of the area”*

Local considerations are reflected in the Lewknor Neighbourhood Plan which is in its final consultation stage, and should not be dismissed out of hand. The proposal is contrary to key policies in the plan in the following respects

- The site of Moorcourt Barn is in an area of open countryside and outside the village boundary that defines the area suitable for new development
- There is no support for houses of more than 4 bedrooms

Alternative Uses

- **Policy H19 Para 2 of the South Oxfordshire Local Plan 2011-2034** states *“ permission for proposals for the re-use of a rural building(s) for residential use where planning permission is required will only be granted where other uses have been explored and found to be unacceptable in planning terms and where the location constitutes sustainable development.”* In this regard planning permission for industrial use by Str8 six of Moorcourt Barn under application P14/S3832 has been granted. Thus, other uses have been explored and planning permission granted, that are NOT unacceptable in planning terms. Thus, housing development is not the only possible use of the building or site and the current application should be refused.

Conclusion

- **Planning permission for two schemes (conversion to a house and use by Str8six) that comply with all national and SODC rules, policies, and guidelines has already been granted for alternative uses of the barn**
- **This application for a third use should be refused because it breaks**
 - National and SODC rules, policies, and guidelines for Permitted Development *conversion* of a redundant agricultural building into a house
 - all other relevant National and SODC planning policies and guidelines
 - policies developed as part of the Lewknor Neighbourhood Plan
- **If SODC is to maintain credibility it must surely abide by its own rules, policies, and guidelines and refuse this application**
- **If SODC suspends application of its own and national planning rules, policies and guidelines and grants planning permission, I assume that a planning application for a multi-storey block of flats in the paddock adjoining my house will also be granted**

- **This is the umpteenth application for unsuitable development on this site and just because the planning officer is fed up with the applicant and/or has no stomach for handling an appeal, is not a reason to allow it.**

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