

BATES LEYS FARM, MORETON LANE

Change of use to residential curtilage and the erection of a timber garage.

1. Officer Recommendation:

SUPPORTS with comment:

- Subject to the District Council's approval of the vehicle access.
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2. Key Issues:

This application relates to the approved application [P21/S0689/N4B](#) – “Prior Approval for change of use of agricultural buildings to three dwellinghouses with associated building operations.”

The proposed timber garage is connected to Barn A, a four-bedroom property on the south side of the existing farmyard cluster.

- A short (approximately 15 metre long) section of extra gravel driveway would be required to serve the proposed 2-bay garage. There is space for an extra 2 vehicles in front of the proposed garage. The layout of this forecourt area would not, however, easily allow a vehicle to be turned in this space in order that a vehicle could enter Moreton Lane facing forwards. Vehicles may have to be first reversed into the existing farmyard, or even the Bates Leys Farm frontage.
 - The proposed garage's height, mass and orientation have been informed by the existing barn conversion, which is underway. The building would be around 150 metres' distance from the nearest public footpath and the introduction of additional domestic garden land and a garage on the scale proposed would not appear intrusive in the landscape.
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3. Planning History:

[P21/S0689/N4B](#) – Prior Approval for change of use of agricultural buildings to three dwellinghouses with associated building operations.

TTC objected – concerns over access arrangements and safety. Works and change of use do not meeting PD criteria.

SODC agreed PD application on 14 April 2021

[P18/S0370/PAR](#) – Change of use and conversion of three agricultural barns to residential dwellings.

TTC objected – concerns over access arrangements and safety. Works and change of use do not meeting PD criteria.

SODC agreed PD application on 14 April 2021

4. Risk Appraisal

Dependent on the Town Council's recommendation to SODC is it likely that there would be a contrary decision by SODC? If so then a councillor should be nominated at the meeting to represent the views of the Town Council at the planning committee.

5. Policies Relevant to the Application

The following policies are of particular relevance when considering this application.

Thame Neighbourhood Plan

H6	Design new development to be of high quality
GA6	New development to provide parking on site for occupants and visitors
ESDQ15	Developers must demonstrate in a Design and Access Statement how their proposed development reinforces Thame's character
ESDQ16	Development must relate well to its site and its surroundings
ESDQ19	The Design and Access Statement and accompanying drawings must provide sufficient detail for proposals to be properly understood
ESDQ21	Development proposals, particularly where sited on the edge of Thame or adjoining Cuttle Brook, must maintain visual connections with the countryside
ESDQ22	The visual impact of new development on views from the countryside must be minimised
ESDQ28	Provide good quality private outdoor space
ESDQ29	Design car parking so that it fits in with the character of the proposed development

SODC Local Plan 2035 Policies

DES1	Delivering high quality development
DES3	Design and access statements
DES5	Outdoor amenity space
DES6	Residential amenity
DES7	Efficient use of resources
DES8	Promoting sustainable design
ENV1	Landscape and countryside
TRANS2	Promoting sustainable transport and accessibility
TRANS4	Transport assessments, transport statements and travel plans
TRANS5	Consideration of development proposals