

Appeal by Motor Fuel Group Site Address: Motor Fuel Ltd, Bloxham Service Station, South Newington Road, BLOXHAM, OX15 4QF Ref: APP/C3105/W/19/3223256

Bloxham Parish Council Response.

The application 18/01113/F by Motor Fuel Group was registered by Cherwell District Council in June 2018.

The applicant to now claim that;

“The procedure for such compliance is lengthy, and involves a detailed lighting assessment in order to achieve the lighting levels specified and in particular to maintain safe working light levels for the operation of the petroleum dispensing equipment on the forecourt and the safety of public and operatives.”

The applicant is a successful commercial business and as such it should be aware of the reports, evidence and information required for a planning application. The Applicant has had from June 2018 to February 2019 to provide information.

It is the Parish Council opinion that Cherwell District Council (CDC) have been extremely patient in allowing the applicant to provide the suitable additional information in order to comply with the concerns raised by the Officers.

Given that the site of the application is in a sensitive location at the edge of a village immediately adjacent to the Village Conservation Area and opposite a listed building, the concerns of the Parish Council are justified

In July 2018 the Parish Council submitted its objection to the lights at this site.

As part of the consultation process the CDC Conservation Officers on the 27th July did not object to the application as in their opinion

“ The forecourt lighting has the potential to be detrimental to character of the area particularly after dark however the level of lighting should be controlled so that the situation is not made worse than previously.”

The fact that the lights are now on throughout the night, rather than the earlier cut off time of 11.00pm (this is due to the approval by CDC Licencing Committee to allow a 24hour licence) the Conservation Officer is not comparing like with like. The lights are now on for much longer.

Bloxham Parish Council holds the view that this level of increased illumination does not enhance, but has a significant negative impact on the Conservation Area, so is contrary of Bloxham Neighbourhood Development Plan.

BL10 POLICY ON THE CONSERVATION AREA

Development shall be permitted within the Conservation Area (shown on Map 2) where it can demonstrate that it:

- a. Preserves or enhances the character or appearance of the area;
- b. Takes account of the Conservation Area Appraisal (2007) or any successor documents

BL 11 POLICY ON CONTRIBUTING TO THE RURAL CHARACTER OF THE VILLAGE

All development shall be encouraged to respect the local character and the historic and natural assets of the area. The design and materials chosen should preserve or enhance our rural heritage, landscape and sense of place.

It should:

- a. Relate in scale, massing and layout to neighbouring properties and the density of new housing development should be consistent and compatible with the existing and prevailing density and reflect the locally distinctive character of the locality in which the new development is proposed and should not usually exceed 30 dwellings per hectare.
- b. Be in keeping with local distinctiveness and characteristics of the historic form of the village;

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- c. Make a positive contribution to the character of Bloxham and its rural feel
- g. Use smart, energy efficient lighting of public areas that accords with the recommendations of the Institute of Lighting Engineers recommendations on reduction of obtrusive light (or its successors) so as to convey a rural feel and avoid light pollution wherever possible;
- h. Take account of the scale of any harm or loss that it might impose upon any non-designated historic assets and;