

Mr Jon Westerman
Edgars
The Old Bank
39 Market Square
Witney
Oxon
OX28 6AD

Our ref: 18/02236/FUL
Date Received: 20th July 2018
Parish: Great Tew

Town and Country Planning Act

NOTICE OF DECISION

West Oxfordshire District Council, as Local Planning Authority, hereby **approves** the application, as outlined below.

Proposed: Construction of an agricultural access track. (Retrospective).

At: Beaconsfield Farm Great Tew Chipping Norton Oxfordshire

For: GTBE LLP

CONDITIONS:

- 1 No use shall be made of the track hereby approved, or within 2 months of the date of this permission whichever is the sooner, until such time as a revised landscaping scheme (detailing the removal of the post and rail fence in its entirety and the non-provision of the hedge adjoining the track) along with the provision of the other proposed landscape works has been submitted to and approved in writing by the LPA. The approved landscaping details shall be implemented in full in the first planting season following the agreement of the said details, and shall be retained in place thereafter.

REASON: To ensure that the visual harm of the track is reduced to acceptable levels.

- 2 The track hereby approved shall only be surfaced as per the details contained in the application and shall not be repaired, upgraded or resurfaced other than as approved without the prior express planning permission of the LPA.

REASON: To ensure that the track retains a rural appearance once the ameliorative works have been implemented.

- 3 In the course of undertaking all works or remediation and landscaping, measures shall be put in place to ensure that contractors are aware of and undertake works to avoid damage to the remaining archaeological remains alongside the track in accordance with a briefing note first agreed in writing by the LPA.

REASON: To ensure no further archaeological harms are caused.

INFORMATIVES:

- I You are advised that this track has been approved for agricultural purposes only and that any use for non-agricultural purposes (e.g. as a residential access to Beaconsfield Farm) would require planning permission. You are further reminded of the extent and sensitivity of the archaeological remains in the vicinity and advised that the farm was formerly a model farm and its architectural importance should be reflected in any proposed works as may be considered in future. There is also scheduled monument adjacent to the farm. This clearly extends well beyond the scheduled area as clearly shown by the results of this geophysical survey and evaluation. Any such features will be subject to the same policies for designated assets. It is therefore essential that a geophysical survey of the area is undertaken before any works are undertaken so the landowner can be fully aware of the extent of the archaeology and can consider an appropriate development without having an invasive effect upon below ground archaeological features which if it does occur will need to be considered in the light of the need to ensure that such remains are safeguarded and where they are deliberately damaged contravener's are suitably dealt with.

APPROVED PLANS:

Reference No:	Version :	Description :
SRL-153.17		site levels
V.171219		Location Plan



Giles Hughes
Head of Paid Service

Dated 5th November 2019

IT IS IMPORTANT THAT YOU READ THE NOTES ACCOMPANYING THIS NOTICE.
THESE CAN BE FOUND AT www.westoxon.gov.uk/decisionnotes. If you require a hard copy or do not have access to the internet please contact us on 01993 861420 and we will provide you with a paper copy.