

# Graham Soame

## Planning & Development Ltd

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Reference 22013

07/04/2022

Director of Planning  
West Oxon District Council  
Elmfield  
New Yatt Road  
WITNEY  
OX28 1PB

Dear Sir,

**Proposal to replace commercial waste storage area with agricultural store for storage of necessary equipment to maintain the agricultural land owned by L.A. Lockhart Ltd., Black Bourton.**

This letter accompanies the planning application for an agricultural maintenance store. We felt this would help to explain the need for this building, and some of the history pertaining the current material storage that this building will replace.

L.A. Lockhart Ltd. Has operated a commercial vehicle hire business from the adjoining premises for many years. It now has the benefit of a Certificate of Lawfulness for this use.

The adjoining agricultural land of some 20 acres was acquired by the current owner of L.A. Lockhart Ltd, at the time of taking over the established business.

Until now, the maintenance of the land has been managed partly by outsourcing the work, or by bringing in other contractors and use of equipment under the control of the business. With changes to the

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business to make it more efficient and thus retain profitability in volatile times, it has been decided that it is best longer term to locate all the necessary maintenance equipment under one roof and on the edge of the land, up against the hedge boundary with the commercial site.

The building has to be the size shown due to the size and scale of the tractor and other equipment, which require a high entrance for the cab and other features in order to be able to enter the building.

Enclosed with this application is an aerial photo taken in 2004. This shows that the previous owners were storing all manner of old and outworn commercial equipment over a large area, just where the new building is proposed. I am advised that there are plenty of people, staff and local, who can confirm this long established storage area, in other words, we see this part of the site as having an established storage use.

It is not the intention of the applicant to continue with this use, the intention is to remove the material and clean the site.

He wishes to completely clear the site and restore all the land to pasture, in exchange for approval of this agricultural building.

In addition, the thick evergreen hedge that is just behind this site will be retained, its height compares with the eaves of this building. The location of the building ensures it reads with the commercial features of the Plant hire site, and is not visually isolated.

Some additional planting can also be considered, as well as bird boxes and bat roosts on the building, thus complying with recently introduced guidance for enhancing bio-diversity with all developments.

The following are notes given to me by the firm, and they are to be read as part of the explanation for this new feature:

*"1. The proposed building is required for multipurpose agricultural uses including the storage and maintenance of agricultural plant, implements and associated equipment utilised partly on the adjacent owned working agricultural holding and also sometimes elsewhere for agricultural purposes.*

*2. The site on which the proposed building is to be constructed has for many years and is currently used for the open storage of the above described equipment although the more recently purchased*

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*items are presently stored offsite in a secure covered rented building. Modern equipment is not only very expensive but also by reason of its technical controls/components is best not stored in the open.*

*3. The siting of the building results in the main structure not being immediately visible from the roadside other than a section of roof slope, the wall elevation being screened by the existing tall hedge. Our neighbours do not look out directly onto the site and the existing view across the fields will not be significantly changed and the residents therefor will not experience any adverse visual impact. There will be no increased daily activity and any existing noise levels will with the new building in place be reduced as the outside maintenance tasks will be carried out inside.*

*The Company has been on the site at Burford Rd for many years and this proposal is part of the ongoing plan to improve and maintain the areas occupied to a modern standard thus reducing the possibility of any negative input to our neighbours and the environment.”*

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All reasonable planning conditions are to be considered and likely to be accepted. The purpose is to find a long term solution for containing all necessary items and equipment for maintaining this land, and we request that the council grant planning permission accordingly.

Yours Sincerely,

Graham A J Soame MRTPI

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