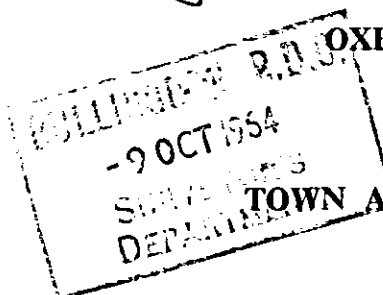


Date received.....

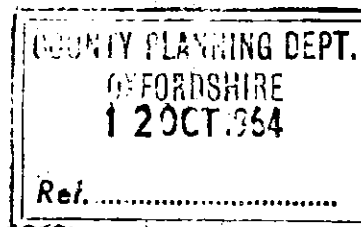
Application No. M 873/64

For Official Use Only



OXFORDSHIRE COUNTY COUNCIL

Local Planning Authority



TOWN AND COUNTRY PLANNING ACT, 1962

Application for Permission to Carry Out Development^(a)

I/We hereby apply to the Oxfordshire County Council

for permission to carry out the development described in this application and on the accompanying plans and drawings.

(Signed)

E. J. Brooks & Son E. P. Messenger

Date 3rd October 1964

If signed by an Agent: Name of Agent E. J. Brooks & Son. E. P. Messenger & Son.

Profession Chartered Auctioneers & Estate Agents.

Address of Agent Gloucester House, 4 King Edward Street,
Beaumont Street, Oxford.
Oxford.

Telephone Number Oxford 44535 Oxford 47281

This Application when completed and accompanied by the appropriate Certificates, copy notice and/or evidence as the case may be required under Sections 15 and 16 of the Town and Country Planning Act, 1962, must be lodged with the Council of the Borough, Urban or Rural District, for the area in which the land is situate.

It is essential that the appropriate plans and certificate(s) accompany this application. Failure to send these involves delay as the application will be returned as incomplete.

The following are the minimum requirements for the acceptance of an application:—

1. 1 copy of this form duly completed. (2 where the application relates to land in the Borough of Banbury.)
2. 2 site plans (showing the extent of the land to which the application relates coloured pink or edged in pink or red; in the case of a change of use of a building or the construction of a building the land occupied or to be occupied therewith must be included).
3. 1 set of Block and Building Plans (except where the application is in respect of a change of use only or for outline permission in principle).
4. 1 layout plan where this is appropriate.
5. The appropriate certificate, copy notice and/or evidence as the case may be required under Sections 15 and 16 of the Town and Country Planning Act, 1962.
6. One EXTRA copy of each appropriate plan when the development is within 220 feet of the centre of a Trunk Road: A.34, A.40, A.41, A.43 and A.423.

For detailed requirements regarding plans see notes on back of form.

PART I.—GENERAL

(In this part the word "land" includes any buildings thereon)

(I) Name and address of applicant (IN BLOCK LETTERS).

Surname (state whether Mr., Mrs. or Miss)..... See attached.

Other names

Postal address

NOTE—Specific replies must be given to all questions.

(2) Address or location of the land to be developed, in sufficient detail to enable it to be readily identified.	Wheatley, Oxon. Fronting High Street and Farm Close Lane, as shown outlined in red on the attached plan.
(3) Describe the proposed development including the purpose for which the land and/or buildings are to be used. If they are to be used for more than one purpose, give details. <i>Advertisements see note (b)</i> <i>Industrial buildings see note (c)</i> <i>Mineral workings see note (d)</i> <i>Farmhouses, etc., see note (e)</i> <i>Caravans see note (f)</i>	Demolition of cottage-residence known as Vale Brook, High Street, Wheatley and change of use from private dwelling-house and gardens to Shops with living accommodation over on the High Street frontage and residential development at the rear to link up with Pye's Station Road Estate.
(4) State the purpose for which the land and/or buildings are now used, and if used for more than one purpose, give details.	Private Residence and garden ground.
(5) State whether the proposed development involves the construction of a new, or the alteration of an existing, access to or from a highway. If so state the purpose for which the new or altered access is required (see note g) (e.g. pedestrian or vehicular).	It is suggested that a lay-by be constructed along the High Street frontage to serve the shops and that access to the residential development at the rear should be via Pye's Station Road Estate.
(6) State the proposed method of foul water drainage (e.g., septic tank, cesspit, local authority main sewer).	Main sewer.
(7) State whether the proposed development, or any part of it, will be less than 220 feet from the middle of the nearest Trunk Road; namely A.34, A.40, A.41, A.43 and A.423.	<p>Answer "Yes" or "No." (See note 6)</p> <p>No.</p>
(8) If the Parish is listed on the County Council's Notice to applicants accompanying the form of application state the date on which particulars of the proposed development were sent to the Parish Council.	3rd Oct. 1964.

**PART II.—ADDITIONAL PARTICULARS REQUIRED ONLY IF THE APPLICATION
IS FOR THE CONSTRUCTION OF A BUILDING**

(If there is more than one building give separate particulars for each)

(9) (i) State the material proposed to be used for external walls.	(8) (i)
(ii) State the type of roof covering (e.g. plain concrete tiles).	(ii)
(iii) State the colour of—	(iii)
(a) External walls	(a)
(b) Roof	(b)
(10) If the building is to be used wholly or partly for industrial or commercial use, state—	(9)
(i) the nature of the proposed industry or business, including, if for industrial use, a brief description of the type of processes to be carried on;	(i)
(ii) the total floor area. See notes (c) and (h);	(ii)
(iii) the intended provisions for the loading and unloading of vehicles;	(iii)
(iv) if for industrial use, the means of disposal of any trade refuse or trade effluents.	(iv)

GENERAL NOTES AND NOTES FOR GUIDANCE IN COMPLETING THE APPLICATION

- (a) Subject to the provisions of Section 12 of the Town and Country Planning Act, 1962, "development" includes the making of any material change in the use of any building or other land, as well as the carrying out of building, engineering, mining or other operations in, on, over or under land.
- (b) There is a separate application form for express consent for the display of advertisements.
- (c) If the application relates to the erection of an industrial building or a change of use whereby premises will become an industrial building, the applicant must furnish to the local planning authority, with the application, an industrial development certificate issued by the Board of Trade certifying that the proposed development can be carried out consistently with the proper distribution of industry. Such a certificate is not required if the industrial floor space to be created by the development in question, together with any other industrial floor space created or to be created by any related development, does not exceed 5,000 square feet, excluding, where an industrial development certificate has been issued in respect of any related development, any floor space created or to be created by that development or by development carried out, or for which planning permission has been granted, before the issue of that certificate. A certificate is not required for the extension of an industrial building, if the extension, taken by itself, would not be an industrial building (for example—office accommodation). If an industrial development certificate is required but is not furnished with the application the application is of no effect. Nonetheless, under Section 40 of the Act the local planning authority are empowered to consider whether, if an appropriate industrial development certificate had been furnished, they would nevertheless have refused permission and if so they are to serve on the applicant a notice in writing to that effect. The meaning of "industrial building" is set out in Section 21 of the Local Employment Act 1960. For further information reference should be made to Sections 38, 39 and 40 of the Town and Country Planning Act 1962.
- (d) If the application relates to the winning and working of surface or underground minerals, attach details to this application, stating:—
- the type of minerals to be extracted;
 - the estimated quantity to be extracted yearly;
 - the method, direction and estimated rate of working;
 - how it is proposed to deal with overburden, and the proposals (if any) for the treatment of the land after extraction, and
 - in the case of surface working, the estimated maximum depths of the excavations and whether the floor of the working will be inundated in winter.
- In place of the site and layout plans detailed overleaf, plans should be attached to the application on a scale appropriate to the development (normally 25"—1 mile), showing the land to which the application relates, coloured pink or edged in pink or red, together with any adjoining land in the same ownership shown edged blue; the area, if any, already excavated, shown edged or coloured yellow; the sites of existing and proposed buildings, tips, and means of access; and any proposals for restoration or the planting of trees.
- (e) If the application relates to the construction of a farmhouse, farm cottage or house to be used in connection with a small-holding an additional plan must be submitted showing the total extent of the farm or small-holding. The application plan should show coloured pink or edged pink or red the curtilage of the dwelling; not the extent of the farm or small-holding.
- (f) If the application relates to the siting of a caravan it is essential that the site plan, see note 1 (overleaf) indicates the exact position of the caravan on the land. Normally only site plans are required for single caravans but a detailed layout is necessary where permission is sought for more than two or three. When caravans are to be sited in the under-mentioned areas all inquiries and applications should be made to the County District Council concerned who will advise on their individual requirements, and supply a form of application—
Chipping Norton Borough, Bicester, Thame and Witney Urban Districts, and Banbury, Bullingdon (except for the Parish of Marston), Henley-on-Thames, Ploughley and Witney Rural Districts.
- (g) If the application relates only to the construction or alteration of an access question 3 must also be answered.
- (h) The floor area of a building should be taken as the sum of the roofed areas of the building at each floor level, including all wall thicknesses, corridors, staircases and basements.

For Notes regarding detailed requirements in respect of the plans to be submitted (see overleaf).

NOTES WITH REGARD TO THE PLANS TO BE SUBMITTED

Plans should be drawn or reproduced in a clear and intelligible manner on suitable durable material and should be signed on every sheet by the applicant or by his agent, all duplicates being true copies of the original plan or set of plans.

I. Site Plan.

(1) The site plan should be drawn on a scale appropriate to the development (e.g., 25"—1 mile or 6"—1 mile), showing the land and buildings to which the application relates coloured pink or edged in pink or red, any adjoining land in the same ownership coloured or edged blue, and sufficient details readily to identify the site in comparison with the Ordnance Survey Map of the same scale. In any case of doubt as to which scale is appropriate please consult The County Planning Department, whose address is Park End Street Offices, Oxford (Tel. Oxford 49871).

II. Layout Plan.

(2) A layout plan should be attached to all applications for permission for building development, except as in paragraph (3) below. The plan should be drawn to a scale of not less than 1 : 1250 and should show—

- (a) the boundaries of the land to which the application relates, and the existing and proposed layout thereof, including any proposed division of the land into plots ;
- (b) the position of all existing and proposed buildings, roads, streets and carriageways thereon (distinguishing existing from proposed), indicating for proposed buildings the maximum height for each building which will not be exceeded, and the levels and widths of any proposed roads and streets ;
- (c) the proposed use of each building and any land not built on ;
- (d) if the layout is for residential development, the maximum number of habitable rooms which will not be exceeded ;
- (e) if the layout is for commercial or industrial development, the maximum floor area which will not be exceeded ;
- (f) sufficient details of levels to indicate the general contour of the land ;
- (g) the approximate lines of water supply pipes, and of drains and sewers, giving sizes and gradients, with reference to any existing services in the locality ;
- (h) the situation of the land in relation to the nearest public road ;
- (i) the position and width of all means of access to roads, distinguishing between existing, alteration to existing, and proposed access ;
- (j) any trees or natural features to be preserved.

(3) The layout plan is intended to enable the Local Planning Authority to examine the layout of the proposed building development in relation to the layout (either existing or intended) of the land surrounding the site.

It may be dispensed with—

- (a) where the proposed development is a single building on an isolated site, surrounded by undeveloped land, which will remain undeveloped, and
- (b) where the layout of the site is completely determined by existing and adjoining development.

III. Block and Building Plans.

(4) Block and Building Plans should be attached to all applications for the erection, rebuilding or alteration of a building. The Block Plan should be drawn to a scale of not less than 1"—40ft. and the Building Plans to a scale of not less than $\frac{1}{4}$ "—1ft., except for large buildings, where after consultation with the Local Planning Authority a scale of not less than $\frac{1}{16}$ "—1ft. may be used.

(5) Block Plans should show—

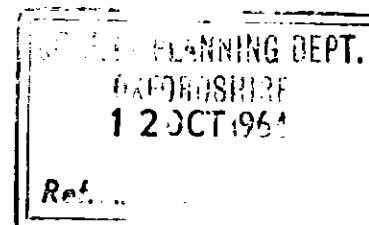
- (a) the boundaries of the plot ;
- (b) the position of existing and proposed buildings ;
- (c) position and width of existing and proposed means of access ;
- (d) existing and proposed drains, manholes, septic tanks, cesspools, indicating the size, depth and inclination of any drains and means of ventilation, and distinguishing in all cases existing from proposed works.

(6) Building Plans should show—

- (a) the materials to be used ;
- (b) the colour of the external walls and roofs ;
- (c) a plan for the roof and for each floor ;
- (d) elevations of all sides of the building excluding party walls, and
- (e) the level of the ground floor, and of the site in relation to the level of the adjoining street or streets.

In the case of alterations or extensions to buildings, the materials and colour of the existing building must be indicated.

OXFORDSHIRE COUNTY COUNCIL



**FORMS OF CERTIFICATE TO BE GIVEN BY
APPLICANTS FOR PLANNING PERMISSION**

You should read the "Notes for Applicants" particularly Nos. 4 and 6 before completing the appropriate certificate. ONE of the alternative paragraphs numbered 2 must be completed.

CERTIFICATE A

**TOWN AND COUNTRY PLANNING ACT, 1959
Certificate under Section 37**

WE ~~+~~ HEREBY CERTIFY THAT:

1. * ~~I am~~ * the estate owner in respect of the fee simple
The applicant is are ~~entitled to a tenancy~~ of every part of

the land to which the accompanying application dated 3rd October 1964 relates;

- * 2. None of the land to which the application relates constitutes or forms part of an agricultural holding.

or:—

- ~~* I have~~
~~* 2. ~~The applicant has~~ given the requisite notice to every person who, 21 days before the date of the application was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates, viz:—~~

Name of tenant

Address

Date of service of notice

J. Brooks-Loy
E. Messner

Signed

Messrs. T.M. Mills & R.M. Van Oss
*On behalf of. (Trustees of the Hall Estate) and
Messrs. R.D. White, J. Lewis and R. Nash.
Date 3rd October 1964.

* Delete where inappropriate.

CERTIFICATE B

TOWN AND COUNTRY PLANNING ACT, 1959

Certificate under Section 37

I HEREBY CERTIFY THAT:

1. * I have _____ given the requisite notice to all the persons who, 21 days
The applicant has
before the date of the accompanying application, were owners of any of the land to which
the application relates, viz:—

Name of owner	Address	Date of service of notice
---------------	---------	---------------------------

* 2. None of the land to which the application relates constitutes or forms part of an
agricultural holding.

or:—

* 2. * I have _____ given the requisite notice to every person who, 21 days before
The applicant has
the date of the application, was a tenant of any agricultural holding any part of which was
comprised in the land to which the application relates, viz:—

Name of tenant	Address	Date of service of notice
----------------	---------	---------------------------

Signed

*On behalf of.....

Date.....

* Delete where inappropriate.