**From:** Public Access DC Comments   
**Sent:** 06 September 2018 21:53  
**To:** Public Access DC Comments  
**Subject:** Comments for Planning Application 18/01363/F

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 9:52 PM on 06 Sep 2018 from Mr Jeremy Pell.

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| **Application Summary** | |
| **Address:** | Wendlebury Village Hall Main Street Wendlebury Bicester OX25 2PS |
| **Proposal:** | Improvement of community facilities compromising construction of disabled toilet, garage for community minibus, bi-fold door and patio |
| **Case Officer:** | Michael Sackey |
| [Click for further information](https://www.publicaccess.cherwell.gov.uk/online-applications/centralDistribution.do?caseType=Application&keyVal=PCOIO7EM0N400) | |

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| **Customer Details** | |
| **Name:** | Mr Jeremy Pell |
| **Email:** |  |
| **Address:** | The Plough House, Main Street, Wendlebury, Bicester OX25 2PS |

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| **Comments Details** | |
| **Commenter Type:** | Adjacent Authority |
| **Stance:** | Customer objects to the Planning Application |
| **Reasons for comment:** |  |
| **Comments:** | Dear Mr Sackey,   RE: Planning Application 18/01363/F : Wendlebury Village Hall Main Street Wendlebury Bicester OX25 2PS  Part 1 of 2   We wish to make you aware of a number of strong objections that we have with regard to the proposed improvement of community facilities to Wendlebury Village Hall Main Street Wendlebury Bicester OX25 2PS, application number referenced above. As an immediate neighbour to the site of the proposed development, we are of the view that the proposed improvements will have a serious impact on our standard of living and impact highways safety due to no additional parking being included in the improvements application. Our specific objections are as follows:  Highways safety  The improvements adding bi-fold doors and patio to the rear of the Village Hall will become an attractive sought-after feature undoubtedly adding to the Village Halls appeal. As outlined in the planning application supporting statement the bi-fold doors and patio will benefit all users and we feel this will further increase the hiring popularity.  The village hall is already a heavily utilised resource with the majority of hiring groups being non-villagers therefore commuting from outside of the village relying on private transport. I ask that the planning and highways officers, obtain from the applicants the past 12 months bookings, identifying the total number of individual hires and which of those hires are not from the village. Then take into consideration traffic impacts these external village hires have on the village.  Due to the nature of the Village Hall access and narrowness of the carpark we have serious concerns that the proposed location and orientation of the proposed bus garage does not take into account the manoeuvring space required for a bus of this size. Access is further restricted due to the 3 glass recycling bottle banks not indicated on the proposed submitted plans 02 bus garage.   When the village hall is in use and cars parked, no space is available to safely turn the vehicle round. This therefore means the driver has to reverse the 6.4m bus through the carpark, past the play park gated entrance and onto the main road. Due to the reduced visibility when reversing a bus of this size we feel this puts at risk children entering and exiting the play park, highway safety for walkers, horse riders, cyclists and other road users.   Without a doubt, traffic and traffic safety is the major concern in the village. Wendlbury is a small rural village with no footpaths through the village and a number of points single-track and narrow we ask that the planning and highways officers investigate the overall impact to highways safety these improvements will have.   Inadequate parking The construction of the disabled toilet and garage for the village minibus coupled with the bi-fold doors increasing the popularity of the Village Hall will jointly impact the already limited parking. Our concerns relate to:  a) The Village Hall does not provide sufficient parking space to meet the current needs, leading to intense on-street parking pressure on the main street through Wendlebury.  It is not uncommon for users to park on the roadside and verges surrounding the Village Hall. Please see the following photo evidence as examples of such intense on-street parking documented Sun 5th Mar 2017, Sun 10th Jun 2018, Sat 23rd Jun, & Sun 24th June <https://photos.app.goo.gl/B4pqXYVLedGSydQz6>   On-street parking around the Village Hall causes disruption to residence, impacts access for farm vehicles & present a serious threat to highway safety for walkers, horse riders, cyclists and other road users.   We have serious concerns that the current size of the existing parking will not easily accommodate the increase in cars generated by the improvements without additional parking provisions being made  b) The planning application form submitted 30th July 2018 sub section 10-Vehicle Parking, indicates a total of 20 on-site parking spaces currently available. The submitted plans 02 bus garage identifies allocated carparking bays. The governments planning parking standards indicate a car parking bay should be a minimum of 2.4 metres x 4.8 metres.   Currently 7 parking bays are marked out filling the northern edge of the car park (see image IMG\_1586 taken 6/9/18 <https://photos.app.goo.gl/B4pqXYVLedGSydQz6>).   The southern edge of the carpark has no parking bays marked out but measures approximately 17 meters up to the edge of the village hall building line. Therefore, using the government standards for parking a total of 7 parking bays can be placed in this space totalling 14 available spaces for users to park their vehicles.   3 glass recycling bottle banks located alongside the Village Hall are clearly visible in the image IMG\_1586 taken 6/9/18, so conclude that the submission of 20 available parking bays is incorrectly represented in the planning application and submitted plans.   We believe that in total the car park can accommodate a maximum of 14 vehicles, not 20  The proposed improvements and easy access required will reduce the already existing precious parking and provide only 11 vehicles with off street parking. This will lead to further disruption to residence, impacting access for farm and emergency vehicles whilst presenting a serious threat to highway safety for walkers, horse riders, cyclists and other road users  Concluding comments in part 2 of 2 |