

Comment for planning application 23/02523/F

Application Number	23/02523/F
Location	Kirtlington Village Hall South Green Kirtlington OX5 3HJ
Proposal	Erection of single storey detached community shop and cafe
Case Officer	Clancy Sloan
Organisation Name	Richard Harwell
Address	8 Pound Close, Kirtlington, Kidlington, OX5 3JR
Type of Comment	Objection
Type	neighbour
Comments	<p>I strongly object to the above planning application because it is not needed, it is in the wrong place and its design is not in keeping with the tone of the village.</p> <p>The proposed community shop/ caf is not needed as the Dashwood, which is in the centre of the village, will be reopening next month. The Dashwood's offering will include a caf and deli / shop which will be selling local and ethically sourced products. It has a dedicated car park and its location on the A4095 will likely attract substantial passing trade. The village should be supporting existing businesses such as the Dashwood (and others) rather than setting up a competing business which would be largely dependent on the patronage of villagers and thus unlikely to enjoy long term viability. The proposed shop / cafe is in the wrong place as it is on the periphery rather than in the centre of the village. The only access to the site for motors is via single track paths / roads across South Green. These tracks are in poor condition and frequently congested as South Green residents need to park their vehicles on or alongside them. Deliveries to the proposed shop / caf would increase the volume of traffic across South Green negatively impacting the tracks. The idea that most patrons would walk or cycle to the shop is not supported by the current behaviours of villagers as evidenced by the number of village children taken to school by car. The operation of the proposed shop /caf would have a negative impact on the quality of life of nearby residents (noise, smell of cooking, lack of privacy) and would likely devalue neighbouring properties, thus contradicting a claim made on the Steering Group survey that the proposed shop would increase the value of village properties. The construction materials and design of the building would not be appropriate in the Conservation Area, nor would they harmonise with neighbouring residential properties, the Village Hall and the ancient church.</p>
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Attachments	