

Rachel Tibbetts

From: Plant, Tom - Communities <Tom.Plant@Oxfordshire.gov.uk>
Sent: 27 January 2020 09:45
To: Shona King
Cc: DC Support; Cllr Carmen Griffiths
Subject: 19-02888-F - Kirtlington Post Office Stores 1 Troy Lane Kirtlington OX5 3HA

Hi Shona,

I have looked over the above application and have the following comments to make.

Planning application: 19/02888/F
Location: Kirtlington Post Office Stores 1 Troy Lane Kirtlington OX5 3HA
Description: Change of Use of Shop to Residential, alternations to front window and two new roof lights.
Type: Full Development
Case Officer: Shona King

Recommendation:

Oxfordshire County Council, as the Local Highways Authority, hereby notify the District Planning Authority that they **do not object** to the granting of planning permission, subject to condition.

Condition:

Cycle Parking Provision

Prior to the first use or occupation of the development hereby permitted, covered cycle parking facilities shall be provided on the site in accordance with details which shall be firstly submitted to and approved in writing by the Local Planning Authority. Thereafter, the covered cycle parking facilities shall be permanently retained and maintained for the parking of cycles in connection with the development. Reason - In the interests of sustainability, to ensure a satisfactory form of development and to comply with Government guidance contained within the National Planning Policy Framework.

Comments:

The proposal is to convert the current retail space of the premises into further residential accommodation to compliment the current flat that straddles both floors of the building.

The site does not have any off street parking. However, by changing the use from retail space to residential, will cease the use of what available on street parking currently is being used for retail use, thus freeing up this space for additional on street residential.

Further, the public house adjacent to the site has a large off street car park for patrons further removing the need for on street parking in the vicinity of the site for the public house. Therefore it is concluded in this instance that the proposal is unlikely to have any adverse impact upon the local highway network from a traffic and safety point of view, therefore I offer no objection, subject to a condition for cycle parking in the interest of sustainability.

Please note If works are required to be carried out within the public highway, the applicant shall not commence such work before formal approval has been granted by Oxfordshire County Council by way of legal agreement between the applicant and Oxfordshire County Council.

If you would like to discuss any of the above in more detail, then please do not hesitate to contact me.

With regards,

Tom Plant
Area Liaison Officer
(Oxford, Cherwell and West Oxfordshire)
Oxfordshire County Council
County Hall | New Road | Oxford | OX1 1ND
Email – tom.plant@oxfordshire.gov.uk
www.oxfordshire.gov.uk



This email, including attachments, may contain confidential information. If you have received it in error, please notify the sender by reply and delete it immediately. Views expressed by the sender may not be those of Oxfordshire County Council. Council emails are subject to the Freedom of Information Act 2000. [email disclaimer](#). For information about how Oxfordshire County Council manages your personal information please see our [Privacy Notice](#).