

Comment for planning application 20/02087/056

Application Number	20/02087/056
Location	Leisure Interiors 2000 47F Broad Street Banbury OX16 5BT
Proposal	Change of use to 18 x 1-bedroom flats (Class C3)
Case Officer	Bob Neville
Organisation Name	Michael Michael
Address	Mirage Venus Nightclub,47 Broad Street,Banbury,OX16 5BT
Type of Comment	Objection
Type	neighbour
Comments	<p>Firstly, as you will see from the proposed block plan, the only access to and from the Site is through a narrow entrance and corridor to the east abutting Broad Street. The development of 18 new residential units would cause an increase in movement of pedestrians and cars through this narrow corridor, resulting in disruption to the local business that use the service yard at the rear facing the Site and would ultimately not be feasible. The development would also cause a build up of traffic on Broad Street itself as cars waiting to enter the car park stop in the middle of Broad Street, which is one way. Furthermore, access to the service yard is controlled by a gate, which is locked after circa 19:00 o'clock in order to secure the service yard and protect the rear entrances of the local businesses from intruders. Only In May 2020, Banbury Kebabish, at 47c Broad St, was broken into through their rear entrance and burgled, notwithstanding that we believe the gate was closed and locked. By allowing the development of 18 flats it will no longer be possible to keep the gate locked, as the residential use will require 24-hour access. Not only will the occupiers of the 18 flats have unrestricted access to the service yard at the rear of all the businesses at 47 Broad Street, but so will the general public which will lead to an increase in crime and lack of security in the vicinity of the Site. I will also say that our club's smoking area is in the service yard facing the Site. The club operates in the early hours of the morning between 22:00 - 04:30. By allowing the Site to be used for residential use and the gate having to stay open, there would be an increased risk of: (a) members of the public attempting to gain access to the club from the rear; (b) occupiers of the Site attempting to gain access to our club; and (c) disturbance between our patrons and the residents As a result I would have to employ extra security only to secure the rear of the club, which is beyond what is currently necessary, increasing costs in a time when we have already been affected by the impact of Covid-19 and would have an adverse affect on the business Following on from the above, DRK Planning's covering letter states their will be "sufficient car parking space for 18 flats", however the block plans shows only 4 parking spaces, i.e 0.22 spaces per unit. I fear the development would cause a build up of traffic and disruption as visitors and residents will not have adequate spaces to park on the Site and will either park on the spaces serving the existing businesses (which they don't have the right to) and/or on Broad St causing a build of traffic on an already busy one way street. None of the above is addressed in the applicant's Transport Statement and the impact on traffic and highways would be "severe". I thank you council for taking the time to consider my letter and implore you to refuse planning permission for the reasons set out above.</p>
Received Date	03/09/2020 23:15:11
Attachments	