

# Comment for planning application 20/02087/056

<b>Application Number</b>	<input type="text" value="20/02087/056"/>
<b>Location</b>	<input type="text" value="Leisure Interiors 2000 47F Broad Street Banbury OX16 5BT"/>
<b>Proposal</b>	<input type="text" value="Change of use to 18 x 1-bedroom flats (Class C3)"/>
<b>Case Officer</b>	<input type="text" value="Bob Neville"/>

<b>Organisation Name</b>	<input type="text" value="M Nutt - Brown &amp; Co"/>
<b>Address</b>	<input type="text" value="Brown &amp; Co,Suite 1,Castle Link,33 North Bar Street,Banbury,OX16 0TH"/>

<b>Type of Comment</b>	<input type="text" value="Objection"/>
<b>Type</b>	<input type="text" value="neighbour"/>

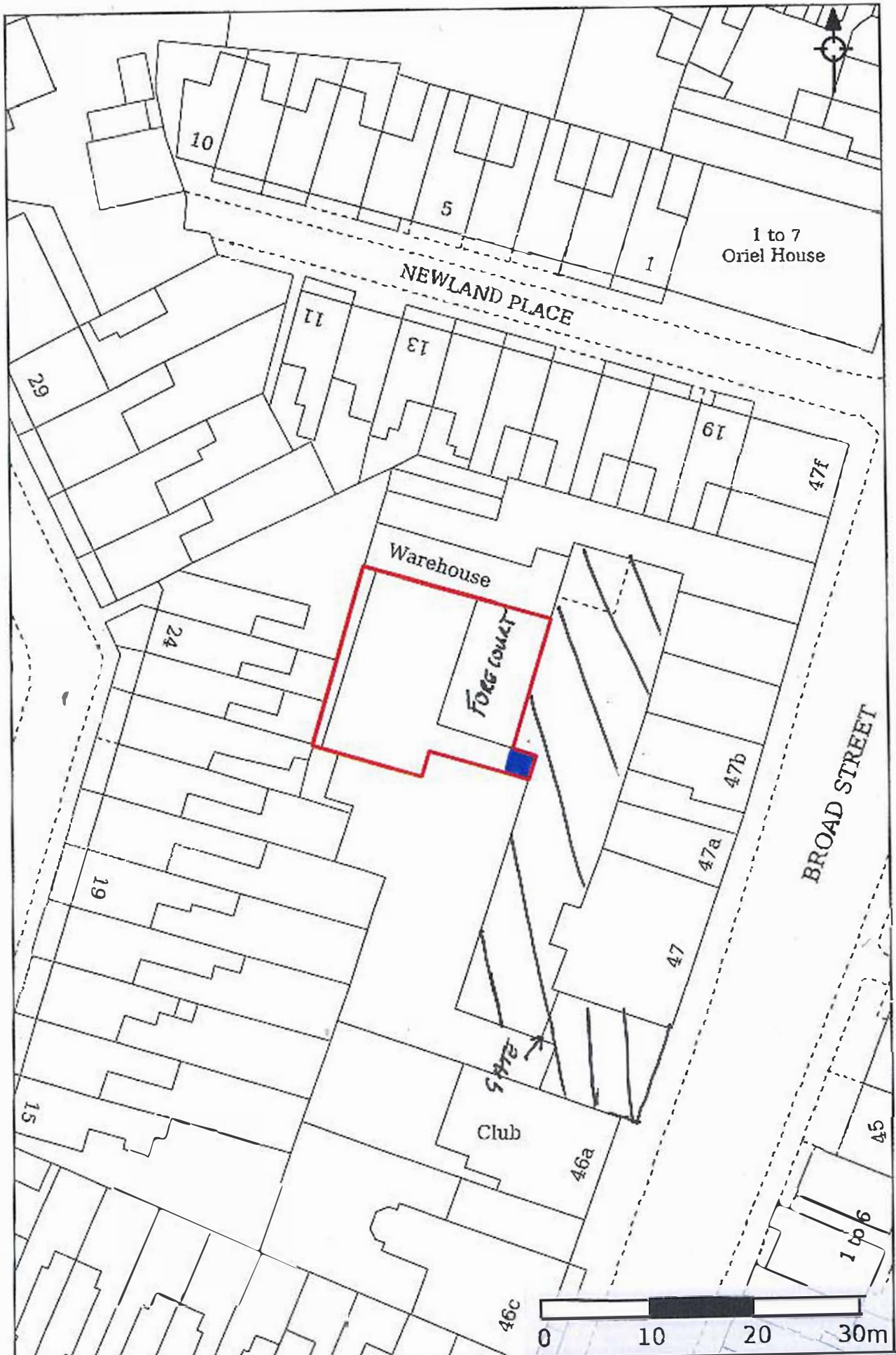
**Comments**

We are appointed on behalf of the owner of the retail units and other property close by to the subject premises to object to the planning application submitted for 18 one bedroom units on this site. We have read the application and supporting documents submitted on behalf of the applicant. 47F Broad Street does not have frontage to the main roadway. The approach to it is off a private accessway owned by our clients. At present, this is a gated access and whilst access is freely available during normal business hours, this gate is locked and secure after normal business hours. Whilst the submitted transport survey deals with the surrounding area, it does not deal with the access to the site off Broad Street in sufficient detail. The security of the commercial users which also have access over this private driveway is paramount. This is one of the attractions for the commercial users in renting the sites. Any reduction in the security will be of detriment to these occupiers and there is nothing in the planning application which addresses this issue. There can be no doubt that if the subject premises are going to be given over to residential use, access to that over the private driveway will be needed 24 hours a day and then it is imperative that the granting of planning consent does not effect the security of the commercial units. This view has been expressed to the owners of the retail and commercial units as well as to ourselves. Unless this matter is properly addressed, then it is likely that these units will become less attractive to future potential occupiers and therefore there is potential for considerable retail loss in this location. This will be of detriment to Banbury Town Centre. We note the comments that there is likely to be less vehicular traffic as a result of the proposed conversion to residential use, but we cannot accept this as, if there are to be 18 individual units there is every possibility that occupiers and visitors will seek to use the private access road and bearing in mind there are only 4 existing vehicle spaces for the subject premises, those vehicle users will seek to occupy a space elsewhere off the accessway which is demised to others. Equally, it is important from a Health & Safety and fire prospective that the driveway is not obstructed at any time. We do consider these extremely important planning issues which need to be addressed. It is our opinion that there is too much intensification of use by the present application. There is also no external lighting to this private accessway and the owners of 47F will have no rights to install lighting on buildings they do not own. We therefore consider that this coupled with the intensification of use, renders the use unsuitable for residential development, despite class PA in Part 3 of Schedule 2 of the Town and Country Planning order 2015. We are also aware that there is some dispute as to the ownership of the land shown blue on the plan attached herewith, which shows the subject site of the application edged in red. Brown & Co 3.9.20

<b>Received Date</b>	<input type="text" value="03/09/2020 13:45:19"/>
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**Attachments** The following files have been uploaded:

- Plan PDF 47F.pdf



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A4 Scale 1:500