

Comment for planning application 21/00369/F

Application Number	21/00369/F
Location	Kirtlington Post Office Stores 1 Troy Lane Kirtlington OX5 3HA
Proposal	Change of use of shop to residential, alterations to rear of property, alterations to front window and two new roof lights (Re-submission of 19/02888/F)
Case Officer	Shona King
Organisation Name	Steven Clark
Address	11 Oxford Close, Kirtlington, Kidlington, OX5 3HH
Type of Comment	Objection
Type	neighbour
Comments	<p>I have read the new application requesting for change of use of the current village store to retail to residential accommodation and I still object to this application. The last time planning application was sought the notice was not prominently displayed, in fact it was situated on the rear of a telegraph pole adjacent to the existing post box, despite the fact there is an underutilised shop window. The reason I now mention this is that at the time of writing this objection there is still no prominently displayed notice of this application. There is still mention of the Co-Op Store 1.5 miles away and a 3-minute drive with ample parking. I shall break this part of the application down as follows: 1) The walk to this store is via an unlit, unpaved roadway with national speed limit a perilous journey in good weather- if the authority were to allow this application then there must be additional consideration. If experience shows anything, the next headline would be residents calling out for paving with lighting at additional cost to the public purse. 2) The 3-minute drive, cars work more efficiently and emit less greenhouse gases when they are warmed up; such a short journey would be detrimental to the environment and place additional risk for the villagers wanting to walk to that Co-Op. 3) Once again, ample parking is given to support this application, at Co Op; this is not the case. There are two disabled spaces; people are parking on the pavement, in the loading bay or on the junction causing additional danger to the adjacent school. The new development side of Co-Op to limit parking has placed barriers in front of housing to prevent parking. I also understand that residents are moving to have bollards erected to prevent the parking. The application states that there is limited parking at the current shop which there is no disputing but the majority of villagers walk to the shop whereas they will drive to Bletchingdon. The village shop has occasionally kept open for Post Office during this current pandemic and every time they have publicised that they may offer limited essential grocery items on the village Facebook page there has been a clamour from villagers to purchase those items. In fact, during lockdown, there has been ample chance to open and offer services but due to the unfortunate ill health of one of the owners, they have been unable to do so. I can understand that to get the shop up and running during the pandemic would have involved some cost but the example of Tackley Community shop where they continued trade via a socially distanced table in the doorway preventing entry where you'd request the items you wanted has worked. I know there are plans which the village have ardently supported to open a community shop at The Dashwood Pub, which I for one support but this is within the premises of a business who in the future could potentially withdraw the use of their premise. There are many examples of village shops locally who manage to stay open such as Weston on the Green- this is a thriving shop which is off the main road and does not have the volume of passing traffic that Kirtlington Village Stores has, there is also a smaller population (523-source 2011 census) Co-Op in Bletchingdon may have had some impact on the business, but if Kirtlington Village Stores was sold as, a shop it has the potential to thrive an example of this as I have previously quoted is Deddington, there is a Co Op and Village shop virtually side-by-side and limited parking. The only reason for this application is that a residential property in a popular Oxfordshire village with local road and rail links with 2 pubs, will be a more valuable proposition in the short term for the current owners rather than a shop, which would benefit the village for decades to come. This application should must be rejected, as every time the shop has made a call to arms for support such as staffing it there has been an enthusiastic response from villagers.</p>
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Attachments	