

# Comment for planning application 21/00369/F

<b>Application Number</b>	21/00369/F
<b>Location</b>	Kirtlington Post Office Stores 1 Troy Lane Kirtlington OX5 3HA
<b>Proposal</b>	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)
<b>Case Officer</b>	Shona King
<b>Organisation Name</b>	Caroline Cater
<b>Address</b>	The Cottage On The Green, South Green, Kirtlington, Kidlington, OX5 3HJ
<b>Type of Comment</b>	Support
<b>Type</b>	neighbour
<b>Comments</b>	<p>Myself and a small group of supporters have worked tirelessly for 2 years to try to firstly support the success of the existing shop (working with Rachel and Amier and other volunteers) I therefore saw first hand the challenges of running the shop, firstly, high wholesale prices which make it almost impossible for small businesses to compete with the nationals, secondly, the products you would want to create a point of difference with (ie deli products and fresh) have short shelf lives, and thirdly, the support of the community and passing trade is extremely unpredictable. Whilst I saw lots of offers of support and still people saying that we need a shop in the village, the reality is that most of those people buy into the ideal and not the reality. Most didn't go to the shop for even basics like milk and bread. The shop was kept afloat by about 40 households at best. I have then worked up an alternative proposal in the village which also failed, based on the risk... you need to turn over about 7k month to just cover basic costs and one member of staff on a minimum wage for 20 hours a week... then you need volunteers to cover the remaining hours.... we had about 12 who confirmed support, other successful community shops have 30-40. Finally, the existing building is a major challenge in my view (with 30 years of commercial experience in reputable companies, writing business cases regularly) Even as a commercial building, if you could get a buyer to pay let's say 350k, you need to invest another 200k minimum to make it possible to rent the upstairs rooms and make the shop usable. You still need to refit the shop let's say another 40-50k Then you still need someone to run it, and to even break even, you need to sell about 5k a month without rent and staff costs... unless someone decides to buy it and run it as a charitable project and cover the running costs, I just don't see the way forward. Frankly, if that person existed (and who knows they might) then why doesn't that person be charitable enough to approach Rachel and Amier and make an offer that is sensible enough to allow them not to change the usage??? There's been 2 years to think about it So my view, it's time to move on and accept that we can do lots of other nice things in the village to bring the community together and we can do a whole lot more to support our pubs when they re-open... in my view it's time to let Rachel and Amier move on with their plans.</p>
<b>Received Date</b>	06/03/2021 15:36:59
<b>Attachments</b>	