

**From:** Grahame Mitchell  
**Sent:** 31 July 2019 11:10  
**To:** DC Support  
**Subject:** EA2BEE3D-9587-4FED-B3DE-E1783B55D69A

Dear Sir / Madam

Please find the response to the public consultation with regards the North Arms Public House 19/01148/F

Kind Regards

Sent from my iPad

Planning Application 19/01148/F

We have read through the application to increase the useable space at the North Arms and believe that this speculative proposal is over developing the Listed Building and Site that sits within Wroxton's Conservation Area. We live in the immediate vicinity of The North Arms Public House.

We are supportive that the North Arms Public House, registered as community asset, is brought back into use, and recognise that the building has deteriorated in the past 4 years under its current ownership. It is disappointing that Wroxton College have effectively used this to store and process rubbish in full view for residents.

### Observations

This proposal does remove the landlords flat, so a dwelling will be lost to the community.

The current proposal does indicate that by proposing to increase the useable space by 300% will significantly increase travel to this business, and parking will become more challenging for the whole community.

We were encouraged that the College have offered on site parking for all users of the college grounds and the new business, we were not sure if this will always be available as typically the college close its grounds for several weeks in peak times of the summer and Christmas period. The current on-site parking is only suitable for 6-8 cars and as all staff will live off site maybe this will be filled with parking for staff.

There is a proposal to convert the stable block into a private dining room, there are no further details of how this space will be used, we appreciate that this speculative proposal may not have this level of detail, it may be possible to protect residents from any potential nuisance with a planning condition.

It appears that the proposal suggests the re-introduction of a historically blocked up doorway on the Mills lane elevation, we note that there is a commitment to keeping

the door and altering it so both doors open outwards as part of the protected means of escape. There needs to be a balance in that if any customers or staff were to use this door it exits directly onto Mills Lane and in an emergency will see persons escaping in an emergency standing in the road with little or no safe place. It maybe possible to protect customers and staff alike with a planning condition that this exit is used in emergency only.

### Objection

The proposal introduces a significant impact on residents by relocating a commercial kitchen from its current location (discharging over the North Arms Public Car Park), with an option to relocate the commercial kitchen to within meters of neighbouring properties. Lack of detail in the planning application raises several concerns.

- i) The proposal indicates that the commercial kitchen will have low level extraction (first floor) and the discharge of cooking fumes, heat and steam will directly affect surrounding properties that have windows at the same height. We therefore note that it is foreseeable that both noise and odour will be a concern or constitute a nuisance when applying Local Authority Guidance for extraction systems. We understand that a high specification filtration system maybe able to offer an engineered solution to any potential odour issue. The noise issue will need very careful design and any impact will need careful consideration.

### Note

We have proposed that one option could be for the application to consider extracting the kitchen with the use of the existing redundant chimney, this will alleviate the low-level discharge issue and would assist with odour control. We were unsure and a little concerned that the Environmental Health professional assessment of these were stated as no comment response to all the material matters there were internally consulted on as part of this application. It was not clear if the British Standard for Extraction had been used as guidance for this professional assessment. It is not clear if there are no adverse comments, or the proposal is considered acceptable, or just no comments.

Grahame and Sam Mitchell  
Lavender Cottage  
Mills Lane  
Wroxton  
Oxfordshire  
OX15 6PY.