

**From:** Charlotte Labbett [REDACTED]  
**Sent:** 18 February 2021 17:07  
**To:** Planning <[planning@oxford.gov.uk](mailto:planning@oxford.gov.uk)>  
**Subject:** Objection to 20/00934/FUL

Dear Ms Gray,

Please see below and attached my objection to the planning application 20/00934/FUL

I am writing as the owner of The George Public House, 5 Sandford Rd, Littlemore, Oxford OX4 4PU.

Some of the land at the rear of the pub was sold in good faith to a local developer and the measurements on the plan and mentioned in the Design and access statement does not reflect the measurements of the land that was sold to him.

He is suggesting he is putting in a wider access road than he is allowed to do as part of his planning application. He has shown a road that is 7.3m wide but he has only purchased a road of 6.9m wide at its widest point. I attach the plan of the land sold to the developer which shows clear measurements.

Where he has currently sited the bin store and cycle rack it is on our land. This is not ideal as people will be dining in our beer garden making it unhygienic and smells will be coming from bins and even if he were to move them back onto his land, we would require some form of separation from our beer garden and his bin store i.e a 2m wall or fence. Application is currently unimplementable in its current form.

He also shows a grass verge mid way up the access road on the right hand side next to the bin store which runs across what is our rear and fire exit to the pub. This is also partly shown on our land and would create a slip/trip hazard in the case of an evacuation.

Where the parking spaces for the pub are now shown our right of way doesn't extend far enough back to service those spaces which would make them unusable for the pub and therefore the application would not conform with policy stating the requirement for the pub to have 6 useable spaces.

We have today had a constructive site meeting with the applicant and he has informed us that he will amend the plans to deal with these issues mentioned above and extend the right of way up to the parking spaces. Should this be done and amended plans submitted we are prepared to withdraw the objection and will keep you informed of matters.

Kind Regards,

Charlotte Labbett



5 Sanford Rd

Littlemore

Oxford

OX4 4PU