

Sent: 02 December 2020 17:35

To: Planning

From: [REDACTED]

Subject: Objection to 20/00934/FUL

To whom it may concern,

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 builder and it has come to my attention that he is [REDACTED] his ownership of part of the land and 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 7.7m wide but he has only purchased a road of 6.9m wide at its widest point.

There are also 6 parking spaces shown for the pub on the proposed site plan but only 3 of those are within his land. The other 3 spaces encroach onto our land into my beer garden/smoking area. I have not and will not agree to these 3 spaces. This will make the application unimplementable and the pub will only end up with 3 parking spaces which doesn't conform with policy.

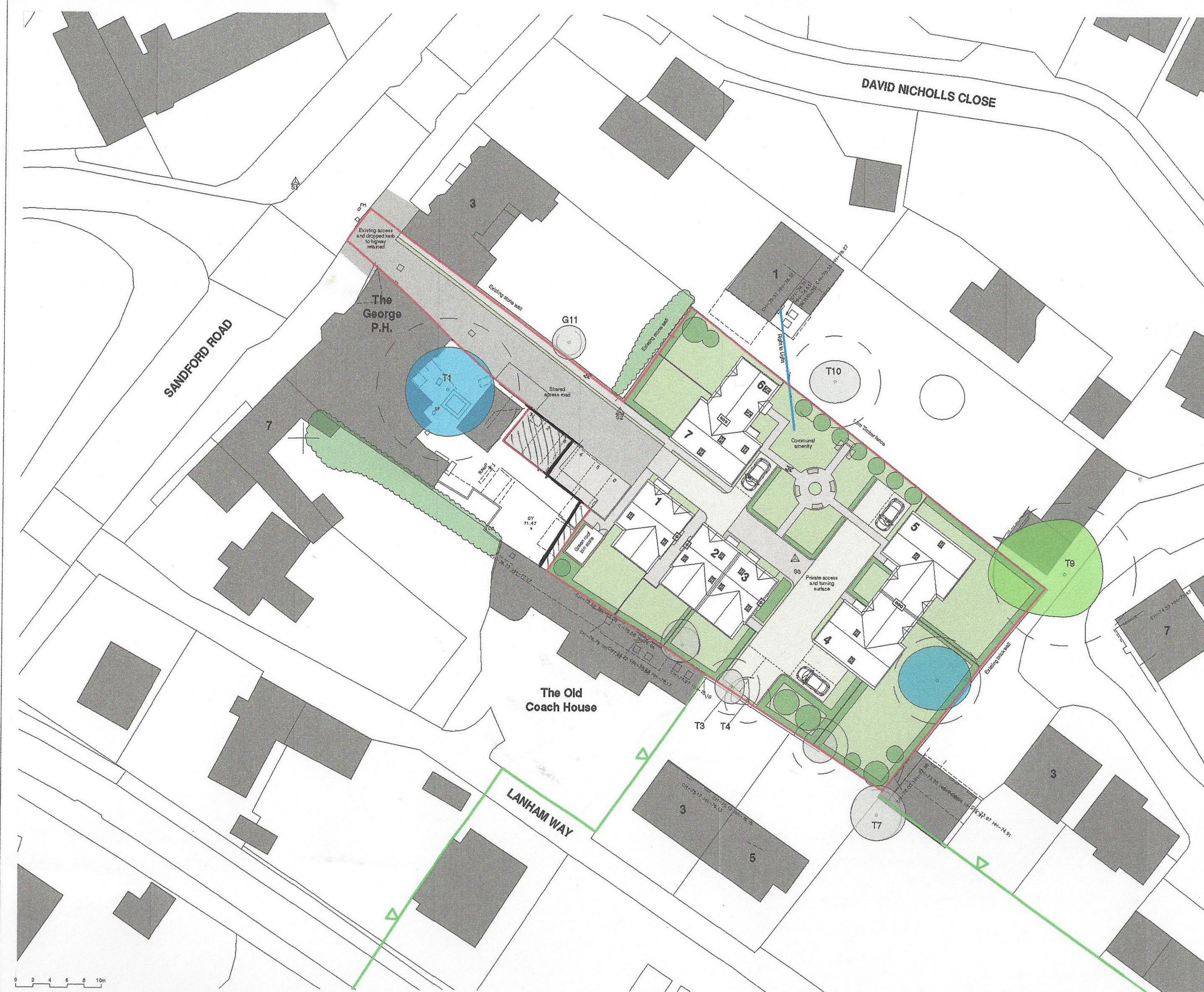
I also attach the proposed site plan that is on the planning portal where I have marked in black the correct boundaries reflecting the true position of what was purchased by the applicant. You can see the area in question is 3 parking spaces cross hatched which do not belong to the applicant and is currently part of our pub beer garden.

Regarding the certificate of ownership, we have not been served notice of this to date and the date which is stated on the certificate as notice served is 1/7/19. This was the date the rear land was sold and does not constitute being served notice. The plans had not even been drawn up for this application in July 2019 questioning its validity.

I ask for this to be refused on 2 grounds. 1 being that the certificate of ownership on the application form was untrue and in my understanding this voids the application and also the fact that some of the provided parking is shown on my land that the applicant has no control over and makes any planning permission if granted unimplementable.

Kind Regards,

Charlotte Labbett
5 Sandford Rd
Littlemore
Oxford



GENERAL NOTES

1. All dimensions, levels and clearances to be checked on site prior to works commencing.
2. This drawing should be read in conjunction with all other project related drawings, specifications and documents.
3. Any discrepancies between this drawing, other drawings forming as part of this contract, or the specification / bill of quantities must be clarified before commencement of any work or ordering of any materials.
4. Please consult the author or project manager should the reader require clarification on any part of this drawing.
5. The copyright of the drawing and design is the property of the company. This information has been issued under specific terms for this project and may only be used and reproduced accordingly.

Rev	Date	By	Chk	Comment
C	17.11.2020	JR	JC	Red line amended
B	21.10.2020	JR	JC	Scheme redesign
A	01.05.2020	RK	JC/NC	Boundary amended
-	03.04.2020	RK	JC/NC	Planning Issue

- Conservation Area Boundary
- Unit Entrance
- Category A Tree
- Category B Tree
- Category C Tree

Category U Trees to be removed
Refer to Tree Schedule 19-2583 prepared by Lockhart Garratt

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Client:

KJD Investments

Project Title:

Land to rear of George Pub, Littlemore

Drawing Title:

Proposed Site Plan

Status:

PLANNING ISSUE

Issue Date:	Scale:	Drawn:	Check:
22.07.2020	1:200 @ A1 @ A3	JR	JC
Job No	Disc.	Type	Number Revision
190277	A	ST	004 C