

Comments for Planning Application 21/00345/FUL

Application Summary

Application Number: 21/00345/FUL

Address: Wheatsheaf Yard, The Wheatsheaf High Street Oxford OX1 4DF

Proposal: Conversion of first and second floors to create 9no. student rooms, shared kitchen and common area. Formation of 2no. front dormers in association with a loft conversion. Removal of 1no. window to front elevation. Alteration to 1no. window and 1no. door to front elevation. Insertion of 1no. door to front elevation. Provision of bin and cycle stores

Case Officer: Tobias Fett

Customer Details

Name: Dr Richard Walker

Address: 34 Lincoln Road Oxford OX1 4TB

Comment Details

Commenter Type: Members of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Effect on existing community facilities
- General dislike or support for proposal
- Light - daylight/sunlight
- Local plan policies

Comment: I wish to object to this Application due to the cultural importance of the upstairs at the Wheatsheaf. I've lived in France and in Germany, and in the UK. I've also played in bands which have toured all over Europe and the US. In all these instances, I've had the pleasure of visiting music venues of the size of the Wheatsheaf, and their importance on the music scene cannot be underestimated.

Within Oxford, where I've lived for the past six years, I can see that there is nowhere else like the Wheatsheaf. It's suitability for music is perfect, and is a venue that benefits both locals and students both for live music and other events such as comedy. Losing the Wheatsheaf's upstairs is just unthinkable; there is no alternative, especially after the closure of the Cellar.

The location is also completely unsuitable for accommodation. It has little, if any, natural light, and is above a busy pub and passageway, with all the associated noise until late at night.

Additionally, I object to the Application on the basis that it does not satisfy the requirements of Policy V6: Cultural and Social Activities as set out on p122 of the Oxford Local Plan 2036 and in Appendix 8.1. It is also not compatible with the City Council's stated commitment of protecting existing music venues set out in Paras 8.22 & 8.23 p122 & para 1.68 p23.

The Applicants Viability Assessment does not comply with Policy V6.

Financial Viability - The Wheatsheaf is a single business. A pub with 2 bars 1 of which has the facilities to host live music and comedy. The Applicant has artificially & simplistically separated the revenues of the grd and 1st flr bars (p18 Facilities} using hearsay (Para 1 p17). The venue isn't divided financially or by use. Their financial information is not relevant to Policy V6 and does not meet its stringent requirements. Customers behave permeably moving from one bar to the other during gigs, often meeting downstairs pre gig, buying drinks at either. Revenue cannot be rigidly divided. Gigs attract custom to both. Their assessment actually shows the whole pub is thriving financially, with the venue historically contributing 25% of the revenue to the business (p 22). Their figures have shown that the business is viable with both bars running which is exactly opposite to the requirement in Policy V6 which requires proof that it is not a viable business.