

# 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: Miss ALEXANDRA BAGHIU

Address: 42 Western Road, Oxford, Oxfordshire OX1 4LG

## Comment Details

Commenter Type: Members of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Amount of development on site
- Effect on adjoining properties
- Effect on character of area
- Effect on existing community facilities
- General dislike or support for proposal
- Local ecology, biodiversity
- Local plan policies
- Other - give details

Comment: I object to this Application on the basis that it is against Oxford Local Plan 2036 - Providing communities with facilities and services and ensuring Oxford is a vibrant and enjoyable city to live in and visit- 1.68 Oxford has a rich infrastructure of cultural and social activities and venues, from theatres, museums, cinemas, galleries, sports and music venues to restaurants and pubs. These uses help to keep the centres vibrant and active and add greatly to the local quality of life. The Local Plan seeks to encourage the development of the uses within the city and district centres and protect them from being lost through redevelopment to other higher land value uses.

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 Councils 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 ground and 1st floor 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. Approving this application means destroying one of the few live music venues left in Oxford, an irreplaceable place in the heart of the community.

This application is against what this city is all about and against his community.

Over the years many bands and artists, from all over the world, have played in the Wheatsheaf. It's Not just a pub with a venue, it's the Oxford community!

Best Regards,  
Alexandra