

On Behalf of: Mr S Gill
C/o Mr Alex Cresswell
JPPC Chartered Town Planners
Bagley Croft
Hinksey Hill
Oxford
OX1 5BD

APPLICATION FOR PERMISSION IN PRINCIPLE

Town and Country Planning (Permission in Principle) (Amendment) Order 2017

DECISION DATE: 30th September 2022

PROPOSAL: Permission in principle application for the re-development of the former public house for between 7no. and 9no. dwellings (Use Class C3) (All matters of design including scale, demolition and/or conversion and all technical matters reserved for future application) (Amended description)

AT: The Crown And Thistle 132 Old Road Headington

NOTICE OF REFUSAL OF PERMISSION IN PRINCIPLE

22/00040/PIP

Following consideration of the application in respect of the proposal outlined above it was resolved to **REFUSE PERMISSION IN PRINCIPLE** for the following reasons:-

REASONS :

- 1 The proposed change of use of the site from a public house to dwellings would fail to accord with the requirements of Policy V6 of the Oxford Local Plan 2036 as it has not been adequately demonstrated that all reasonable efforts have been made to market the premises for its existing use as a public house. Furthermore it has not been adequately demonstrated that all reasonable efforts have been made to support and improve the operation and management of the business in order to allow the site to continue to operate in its existing lawful use as a public house. There are also not adequate alternative public houses within the vicinity of the application site that would meet the needs of the local community that the existing use of the site as a public house could currently accommodate. The proposal would therefore fail to accord with Policy V6 of the Oxford Local Plan 2036 and paragraph 84 of the NPPF.

PLEASE NOTE All local plan policies and proposals which are relevant to this decision are specified in the list below which forms part of this decision notice. However, in circumstances whereby this notice relates to a refusal of permission in principle, the particular policies and proposals in each local plan which form the basis for the Council's refusal to grant permission in principle are referred to in the reasons for refusal set out above.

S1 - Oxford Local Plan 2036

S1- Presumption in favour of sustainable development

S2 - Oxford Local Plan 2036

S2 - Development Contributions

DH1 - Oxford Local Plan 2036

DH1 - High quality design and placemaking

DH5 - Oxford Local Plan 2036

DH5 - Local Heritage Assets

V6 - Oxford Local Plan 2036

V6 - Cultural and social activities



Tom Bridgman

Executive Director – Development

For and on behalf of Head of Planning Services

Please quote reference number 22/00040/PIP in all communications

IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES ACCOMPANYING THIS NOTICE

GUIDANCE NOTES FOR APPLICANTS WHERE AN APPLICATION FOR PERMISSION IN PRINCIPLE HAS BEEN REFUSED

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission in principle for the proposed development, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this decision notice.
- If you intend to submit an appeal to be examined by an Inquiry, then you must notify the Local Planning Authority (planningappeals@oxford.gov.uk) and Planning Inspectorate inquiryappeals@planninginspectorate.gov.uk) at least 10 days before you submit the appeal. Further details are available online at [1. _____ at https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries.](https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries)
- Appeals must be made using a form which you can obtain online from www.gov.uk/government/organisations/planning inspectorate or from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.
- The Secretary of State can allow a longer period for making an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in making an appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted permission in principle for the proposed development having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by the Secretary of State.