

Please help us to seek a delay to planning application
to allow for more discussion and secure the funding.
DEADLINE EXTENDED



This is an important message from the Wolvercote Commoners and the Wolvercote Neighbourhood Forum.

A planning application on the city planning website seeks a change of use to provide apartments instead of workshops and a surgery on the Mill Site. CALA Homes are permitted to apply in accordance with the original planning approval after a failure to find tenants for the premises within two years.

The deadline for your comments has now been extended to 28th December. It is important that you as local residents express your concern about this and, to demonstrate your concern, please be sure to post your comments on the Council website using the link below. So far, about 80 residents have done this! However, if you have already commented there is no need to take any further action.

Comments have to be relevant to planning and not simply expressions of disappointment or outrage. It is not worth blaming CALA for something that is permitted in the planning approval, as those comments will be disregarded.

We suggest that objections should probably be confined to the change of use for the area for a surgery. It is more difficult to contest the change of use for the workshop spaces without knowing if potential users might have been deterred by the terms offered.

In the planning approval, Condition 11 says the land comprising the 303m² surgery space should be transferred to a GP partnership if one is willing to take it on. There is nothing about rental or a lease, nor anything about for how long a transfer would last. Nor is there anything about the tenure of a space on the ground floor of an apartment building. As it is, the planning conditions simply require a transfer of the area to a willing GP Partnership as an 'amenity [for] future residents', without other explicit

conditions.

The reason for the failure to find a tenant was largely because it was assumed by all parties that a rent would be required, though the planning conditions make no reference to requiring it. The commercial rental proposed by Savills was completely unaffordable.

At least a postponement of a decision on this part of the application should be sought, so that the issues not clear in the planning conditions set by the Council for the developer can be resolved by discussion between CALA, the Council and representatives of the local community.

We suggest objections should include a request for postponement as above. Log on to [oxford.gov.uk](https://public.oxford.gov.uk), select planning, then applications, then view and comment. Enter the reference (20/02303/FUL), and select the change of use application. (Or copy this link: <https://public.oxford.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QGSJHGFMFKQX00> and click on the 'comments' tab.)

You may wish to follow these suggestions:

- The Section 106 Agreement, which was an agreed part of the planning approval, is very unclear about the tenure of the surgery space to be provided and says nothing about rent.
- It is therefore most important that time is allowed for clarification of this part of the Agreement, as it may still be possible to find a way forward.
- I am requesting a delay to the decision on this basis.

It would be better not to 'cut and paste'; just use these as the basis of individual comments.

Thank you for your consideration.

Steering Committee of Wolvercote Neighbourhood Forum
Wolvercote Commoners' Committee