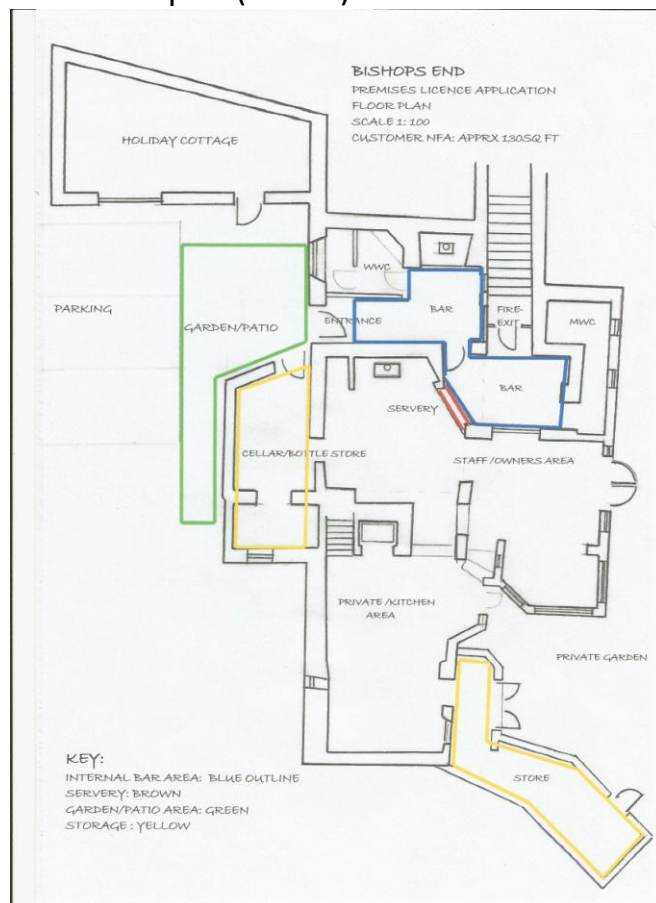


07/08/2013

FAO Graham Wyatt, Cherwell District Council, Bodicote House,
Bodicote , Banbury, Oxfordshire, OX15 4BN

Please find the copy objection below of the intended area of the Bishop Blaize/End sent to the licensing dept at Cherwell District Council, Bodicote House, Bodicote , Banbury, Oxfordshire, OX15 4BN on 1st August 2013 this application for a premises license reinforces our objection to the 13/00781/F | Change of use of a redundant barn/store into a 1 bedroom self-contained holiday letting cottage | Bishops End Burdrop Banbury OX15 5RQ in respect of the lack of car parking and the need for the old bottle store to be retained as a bottle store instead of a 1 bed holiday cottage.

Premises license plan to sell alcohol at Bishop Blaize/End OX155RQ by Mrs JE Noquet (below)



Re application for a premises license to sell alcohol at Bishop Blaize/End OX155RQ by Mrs JE Noquet

While the Bishop Blaize Support Group would welcome the Bishop Blaize/End being re-opened as Public House and would normally support an application for a premises license whole heartedly, we question both the integrity of this proposal and the validity of the plan supplied to you by the applicant.

The BBSG would strongly recommend that the licensing officer inspects the property for herself to ascertain the correctness of the plan submitted.

Our own observations are as follows:

1. There is no cellar in the Bishop Blaize/End as marked, only limited basement area with little storage capacity
2. The ladies WCs were removed in May 2013 and the whole area replastered. The resulting area is currently used as a 'show room' for wood burning stoves which were transferred from the bottle store (presently marked on the map as a 'Holiday Cottage')
3. Until a determination has been made on a retrospective application to convert the old bottle store to C3 use - not due until later in August, the reality is that it is still designated only for A4 use; it is not yet a 'holiday cottage'. In our view, the ability of the premises to function as a working pub is still entirely dependent on this facility as a store.
4. Even if the store was approved as a holiday cottage, it would then require a further 3 or 4 car parking spaces. Together with the present applicant's present need for 3 car parking spaces, the requirement overwhelms the provision made in the plan for public parking.

The present pub car park according to the applicant herself in a statement to the Banbury Guardian printed today



is for 'potential redevelopment' (itself a highly controversial presumption) so at least from the applicants point of view cannot be considered for the extra car parking needed. There would simply be no spaces for customers to park.

5. Until the submission of the Inspector's report into the viability of the pub, the whole of the area marked 'staff/owners' area', 'private/kitchen area' and 'private garden' is still subject to a Council enforcement order and can only be used for A4 purposes – precisely the areas that previously formed part of the Bishop Blaize pub, and which the applicants are appealing to retain for C3 use. Without these areas, the proposed 'bar area' is reduced to the size of two small rooms 8' x 8' - without a bar.

6. The applicant converted what was originally the bar area to domestic use without first obtaining the necessary planning permission. Her appeal against the consequent enforcement order was that in their view the pub was not viable. The applicant really can't have it both ways – to argue in one submission that the pub is not viable, and then in another submission apply for a license to run it as a pub; even less so to run it as a pub for just 8 hours a week.

7. The fire exit marked on the plan exits to an area which the

Banbury Guardian article makes clear has been designated a potential development site by Mrs. Noquet.

For this and all the other reasons given, we are of the view that the application is deeply flawed, with a number of internal contradictions which would make the facility entirely impossible for the public to use safely, if at all.

Richard L M Butt

***For and on behalf of the 498 members of the Bishop
Blaize Support Group***