
From: Richard Butt [REDACTED]
Sent: 04 January 2016 10:47
To: Team P11
Subject: APP/C3105/W/15/3136680
Attachments: RButt M Butt H Butt representation 2015a.pdf

Dear Kerr Brown,

Please find the attached Representation in respect of APP/C3105/W/15/3136680

from

Richard, Michael and Henry Butt



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Personal representation by Mr. R. Butt Mr. M. Butt & Mr. H Butt re APP/C3105/W/15/3136680

Date 4th January 2016

We would draw to the inspectors attention the planning background for the Bishop Blaize/End before this latest appeal.

Planning Applications (14)

- [2 No. pre-destination directional signs to public house. \(RETROSPECTIVE\)](#)
Ref. No: 01/00716/ADV | Status: APPREF
- [Single storey extensions to bar area and to form a new freezer store and replacement garden store, as amended by plans received 5.11.99.](#)
Ref. No: 99/01783/F | Status: Application Permitted
- [Single storey bar extension to provide non-smoking restaurant facility.](#)
Ref. No: 06/00248/F | Status: Application Permitted
- [Retrospective - 3 no. free standing signs \(in accordance with drawing received on 09/11/06\)](#)
Ref. No: 06/01579/ADV | Status: Application Permitted
- [Change of use from licenced premises to dwelling house.](#)
Ref. No: 06/01697/F | Status: Application Refused
- [Resubmission of 06/01697/F - Change of use from licensed premises into dwelling house](#)
Ref. No: 07/00630/F | Status: Application Refused
- [Alterations and extension to barn to provide 4no. en-suite letting rooms.](#)
Ref. No: 09/01275/F | Status: Application Withdrawn
- [Change of use from closed public house to dwelling](#)
Ref. No: 09/01557/F | Status: Application Withdrawn
- [Certificate of Lawful Use Existing - Use as a single dwelling house](#)
Ref. No: 12/00011/CLUE | Status: Application Refused
- [Change of use of a vacant public house to C3 residential \(as amended by site location plan received 18/07/12\)](#)
Ref. No: 12/00678/F | Status: Application Refused
- [Certificate of Lawful Use Existing - Use as a single dwelling house](#)

Ref. No: 12/00796/CLUE | Status: Application Refused

- [Retrospective - New roof to barn; 3 No rooflights and door installed to the upper floor](#)
Ref. No: 13/00116/F | Status: Application Permitted
- [Change of use of a redundant barn/store into a 1 bedroom self-contained holiday letting cottage](#)
Ref. No: 13/00781/F | Status: Pending Consideration
- [Certificate of Lawful Use Existing - Change of use from A4 to A1.](#)
Ref. No: 13/00808/CLUE | Status: Application Refused

[Certificate of Lawful Use Proposed - Change of use from A4 to A1.](#)

Bishops End Street Through Burdrop Burdrop Banbury OX15 5RQ

Ref. No: 14/01383/CLUP | Received: Fri 15 Aug 2014 | Validated: Fri 15 Aug 2014 | Status: Decided

[Removal of conditions 3 and 4 of planning permission 13/00781/F to allow occupation of holiday let cottage as a separate dwelling](#)

Bishops End Burdrop Banbury OX15 5RQ

Ref. No: 15/01103/F | Received: Mon 15 Jun 2015 | Validated: Wed 24 Jun 2015 | Status: Decided

- **[Removal of conditions 3 and 4 of planning permission 13/00781/F to allow occupation of holiday let cottage as a separate dwelling](#)**

Bishops End Burdrop Banbury OX15 5RQ

Ref. No: 15/00046/COND | Received: Fri 16 Oct 2015 | Status: Appeal Lodged

- **[Certificate of Lawful Use Proposed - Change of use from A4 to A1.](#)**

Bishops End Street Through Burdrop Burdrop Banbury OX15 5RQ

Ref. No: 14/00037/REFAPP | Received: Sun 12 Oct 2014 | Status: Appeal Dismissed

- **[Appeal against](#)**

Bishops End Street Through Burdrop Burdrop Banbury OX15 5RQ
Ref. No: 14/00015/ENFAPP | Received: Mon 24 Mar 2014 | Status: Appeal Valid

- **Appeal against**

Bishops End Burdrop Banbury OX15 5RQ
Ref. No: 13/00073/ENFAPP | Received: Wed 06 Nov 2013 | Status: Appeal Dismissed

- **Certificate of Lawful Use Existing - Use as a single dwelling house**

Bishops End Burdrop Banbury Oxfordshire OX15 5RQ
Ref. No: 13/00071/REFAPP | Received: Tue 05 Nov 2013 | Status: Appeal Invalid

- **Certificate of Lawful Use Existing - Change of use from A4 to A1.**

Bishops End Burdrop Banbury OX15 5RQ
Ref. No: 13/00041/REFAPP | Received: Tue 13 Aug 2013 | Status: Appeal Withdrawn

- **Change of use of a redundant barn/store into a 1 bedroom self-contained holiday letting cottage**

Bishops End Burdrop Banbury OX15 5RQ
Ref. No: 13/00042/NONDET | Received: Fri 09 Aug 2013 | Status: Appeal Allowed

- **Change of use of a vacant public house to C3 residential (as amended by site location plan received 18/07/12)**

Bishops End Burdrop Banbury Oxfordshire OX15 5RQ
Ref. No: 13/00001/REFAPP | Received: Wed 09 Jan 2013 | Status: Appeal Dismissed

- [Appeal against](#)

Bishops End Street Through Burdrop Burdrop Banbury Oxfordshire OX15 5RQ
Ref. No: 12/00068/ENFAPP | Received: Tue 01 May 2012 | Status: Appeal Dismissed

- [Appeal against](#)

Bishops End Street Through Burdrop Burdrop Banbury Oxfordshire OX15 5RQ
Ref. No: 12/00024/ENFAPP | Received: Wed 15 Feb 2012 | Status: Appeal Dismissed

The appellant states in his statement to the Planning Inspector that he is financially ruined!

Mrs J. Noquets was offered £575,000.00 in 2006/7 for the Bishop Blaize which was £150,000.00 more than she paid for it. Mrs Noquet refused the offer such was their joint determination to develop the Bishop Blaize and its site into domestic housing. The Noquets knew that this was against the local residents wishes who all wanted to keep the Bishop Blaize/End public house as an asset of extreme community value(a PUB), The Noquets therefore underestimated the resistance of the local folk many of who attended all of the Publicly held appeals by Noquet all of which subsequently failed.

Mrs. J. Noquet had the opportunity of making a capital profit from the Bishop Blaize within the first year that she purchased it and that was after his/her first planning application to de-license the pub was refused , a further 9 years have passed by with continuous planning applications and appeals all of them in an attempt to obtain domestic uses of the Bishop Blaize, **IF** the Noquets are **financially ruined** it is of their own making.

The BBSG have made a representation which we are party to and do not therefore need to reiterate what has already been written within the BBSG representation as we completely agree with its content.

We would however bring to the inspectors notice our calculations on the possible rental income supplied by the Bishop Blaize Holiday let

The impact that the holiday let accommodation has upon the viability of the lawful use of the Bishops Blaize as a public house.

If planning permission were given to change the use of the Holiday let at the Bishop Blaize it would impact the income of the Bishop Blaize by £34,230.00 per annum

Letting as a residential unit as a 1 bed room flat

Rent per month	Rent per year
£550.00	£6,600.00
£575.00	£6,900.00
£600.00	£7,200.00
£625.00	£7,500.00

Letting as a Holiday unit as 1 bedroom flat sleeping 4

Rent per week	Rent per year	assume 80% letting per annum	Assume 90% letting per annum	The monetary income difference between residential letting and Holiday letting
£550.00	£28,600.00	£22,880.00	£25,740.00	£19,140.00

Bearing in mind that the Bishop Blaize/End is up for sale, when it is sold the next owner would need the income from the holiday let to help pay the overheads of the Public House.

Sibford Gower Parish Council have applied for an ACV (ACV029) which has been accepted by Cherwell District Council who will undoubtedly reach their decision in due course. As part of the ACV process 2 Notices were posted outside the Bishop Blaize both of them have been removed and not by any of the local population.

We consider that the original conditions imposed by a planning Inspector were absolutely correct and should not be altered under any circumstances.

Please dismiss the appeal .

Signed

Richard Butt, Michael Butt & Henry Butt College Barn Farm OX15 5RY