**Blaze-Inn Saddles**

**Street Through Burdrop**

**Sibford Gower**

**OX15 5RQ**

**Planning Application:**

**Description:**

**Planning permission is sought for the Erection of a Barn Store situated in the field below the Beer Garden of our Public House.**

**Reasons:**

**We are in the process of cultivating and planting the Land to form a small Vineyard. The Barn is required to Store Agricultural Plant and other associated paraphernalia that will be used in the maintenance of the Vineyard. This will not only greatly enhance the overall look of the area it will also enable us to provide seasonal Camping Facilities that will help towards the viability of the Public House. Furthermore, it is estimated that in 4 to 5 years the Vines will start producing Wine and that will also contribute to profitability of the Business.**

**History:**

**We have it on good authority that when Sibford Gower Village Hall was built, the earth and stone that came from digging out the foundations was unlawfully dumped in our field. This irresponsible act not only blocked the flow of a Natural Spring it also covered large areas of the land with huge mounds and resulted in many uneven ground levels. This rendered the land unfit for any form of crop growing although it was sporadically used as grazing for Horses and Sheep. The field is Officially Classed as Agricultural Land and we are therefore fully entitled to cultivate and farm it as we see fit and as a consequence, we have undertaken the following:**

1. **We have exposed and re-instated the open flow of the Natural Spring which will be utilised for crop irrigation.**
2. **In addition, we have created several Flat Levels (Terraces) to enable the planting and cultivation of new grapevines. The land is South Westerly facing and sloping, the drainage and sunlight exposure is ideal for grape growing.**
3. **There is an existing entrance that has been in place for decades and at this stage we will not require a new opening, however we will make a further application in the event that this proposal is approved/**

**continued**

 **2.**

**Proposed Barn Position:**

**The siting of the Proposed Barn is as far away from Hawks Lane as physically possible and therefore it will be virtually hidden from public view. Furthermore, the building will be dark stained timber and screened by the many Blackthorn Trees that already cover this part of the site.**

**Planning Policies:**

**Cherwell Council’s Local Planning Policies are aimed at Promoting Tourism in Rural Areas and Local Planning Authorities are actively encouraged by Government to give their support to Rural Businesses in particular Public Houses when it can be seen that by Diversification it could increase their chances of long-term Viability. The LPA should therefore give their full support to any sensible proposals or schemes.**

[Cherwell Local Plan Part 2 - Development Management Policies ...](http://modgov.cherwell.gov.uk/mgConvert2PDF.aspx?ID=30942)

4.64 Policy SLE 3 of the Local Plan Part 1 relates to Supporting Tourism Growth and sets out that the Council will support proposals for new or improved tourist facilities.

**Business Model:**

**It is common knowledge that we do not believe that there is enough population in the Sibfords to support 2 public houses and that is why we changed our Trading Model to that of a Bikers Pub. We have never received any Local Support from the Villagers and to the contrary most of them continue to Boycott our Pub. It is extremely unlikely that the Tenant of The Wykham Arms (the other village pub) would have a full-time job as a Chef at Soho Farmhouse if his business was actually trading viably.**

**When we re-opened as Blaze-Inn Saddles we were quietly confident that by catering for the Motorcyclist Community that we would appeal to customers from much further afield. That is exactly what happened and we were thrilled by the response from these truly wonderful Biker Customers. Our new Client Base comes from all over the Country, prior to Covid 19 restrictions we also had a great Monday Night following. There were our Biker Guys from Brailes, Shipston and Stratford and also our local Hook Norton Group of Vintage Motorcycle friends.**

**Our Saturday and Sunday Trading attracted Bikers from all over the Country and some came from many miles away. Without exception they are all great, friendly, respectful, pleasant and polite people. Planning Officers are invited to view our Facebook and website pages to understand just how much our customers truly appreciate our venue, we receive fantastic reviews.**

**continued**

 **3.**

**Viability:**

**We wish to continue operating as ‘The Bikers Pub’ however we have realised that our business operation is mainly Weather Dependent, Seasonal and mostly in the Day-Time Hours and therefore we need to maximise our Trading Potential to ensure we can Financially survive.**

**On site Camping will give us the opportunity to hold Biker Rallies and Group Camping Nights. The additional income attained from Pitch Fees and the ability to serve a captive audience for a much longer period is both vital and obviously very attractive. We are lawfully allowed to provide Camping for 28 days of the year which has now been extended to 56 due to the Pandemic and that is why we are making these investments into the Business.**

**The Barn is required for the Vineyard which will both enhance the visual impact and also shield most tents from public view. Camping Pitches will be easily sited and concealed between the rows of vines, initially we will provide a Portaloo for Campers with the intention to provide more permanent Shower and Toilet facilities within the proposed Barn if the amenity proves to be popular.**

**Conclusions:**

**We believe this Application has great merit and the overall concept will enhance the views from Hawks Lane and the surrounding area. The proposal should contribute to the Viability of the Public House both in the short-term and the long-term. Many of Our Biker Customers have expressed their wish to Camp at our site if we were able to provide those facilities. We are hopeful that this proposal along with our significant financial investment will give the Public House a better chance of long-term viability and survival.**

**This is a very sensible and logical scheme; it makes purposeful and likely profitable use of what was essentially wasted land. In addition, it should bring more visitors/tourism to the area, in essence it will not only complement our Business it will provide much needed custom for the Village Shop.**

**For all of the above reasons this Application should be granted.**

**Signed: Dated: 10/12/20**

**Geoffrey Richard Noquet**