

# Comment for planning application 20/03347/F

<b>Application Number</b>	20/03347/F
<b>Location</b>	The Pheasant Pluckers Inn Burdrop OX15 5RQ
<b>Proposal</b>	Erection of an agricultural barn store
<b>Case Officer</b>	George Smith
<b>Organisation Name</b>	John Berry
<b>Address</b>	2 Barley Close,Sibford Gower,Banbury,OX15 5RZ
<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour
<b>Comments</b>	<p>I object to this application for the following reasons:- 1. The proposal is within an area of high landscape value (1995 term) which as I see it is now incorporated in Cherwell Local Plan Policy ESD13 which states that" Policy ESD 13 therefore seeks to conserve and enhance the distinctive and highly valued local character of the entire District " of which this conservation area forms part and therefore must be protected.The proposed camping together with its necessary access-ways does not in any way enhance the landscape value which it should endeavour to do and therefore is contrary to Policy ESD 13 2. The area proposed for the development forms part of the valley which separates Sibford Gower and Sibford Ferris and which has been protected under various local area plans for significant years as forming an important gap between the two villages. Various applications have been rejected on this basis over the years and thus forms an important precedent when dealing with this application. 3. Permission to use this area as a campsite will create an important precedent for future similar applications which could involve mobile home holiday lets etc. 4. The sketch view impression is somewhat misleading as the gradient at north appears to be considerably steeper than that shown and it is unlikely that eight rows of vines could be accommodated without considerable more excavation to the north which potentially could de-stable the north side of the valley or moving the vines nearer the stream into what is extremely wet and boggy ground. An elevation to scale showing both existing and proposed levels together with a site plan to scale showing the proposed layout of the vines and barn is essential before the application can be determined. 5. The sketch view impression indicates the barn to be in close proximity to the stream. There is a clear risk of pollution from any leakage/spillage of fertiliser, chemicals, fuel for agricultural machinery etc which is almost inevitable. 6. There is mention in the application to incorporate shower/wc facilities in the barn. Again how is the effluent to be disposed of in what is an extremely wet area prone to flooding, a septic tank in such an area is, in my view not feasible and a clear pollution risk. 7. Access /exit arrangements over a footpath exiting onto blind bends in both directions at the bottom of the two hills between the two villages on a busy road can only be described as dangerous. Although a gate has been existing for a number of years it has only been used infrequently and mainly for access for animals to graze. If the application is approved it will be used more frequently thus creating clear risks to vehicles and pedestrians. If the applicant proposes to develop a wine business I see no details of where he will be locating his manufacturing equipment which has to be to a very high standard similar to that found in operating theatres and is extensive. Therefore I consider that this application should be completely rejected. One further point, I notice that the application is to be considered under delegated powers. With due respect to the planning officer involved, bearing in mind the planning history at this site, I consider that the application should come before the full planning committee. It should noted that the area has been left unkempt for a number of years and used to park derelict vehicles, skip etc. and now some excavation and sporadic hedge cutting has taken place. This appears to be a deliberate attempt trash the area and thus reduce its landscape value prior to making this planning application. The motive behind this move is obvious.</p>
<b>Received Date</b>	04/01/2021 16:00:37
<b>Attachments</b>	