

Rachel Tibbetts

From: George Smith
Sent: 04 January 2021 13:49
To: DC Support
Subject: FW: 20/03347/F application for an Agricultural Barn
Attachments: RegisterON103473 (3).pdf

From: richard.butt [REDACTED]
Sent: 04 January 2021 13:48
To: George Smith <George.Smith@Cherwell-DC.gov.uk>
Subject: FW: 20/03347/F application for an Agricultural Barn

Richard Butt

College Barn Farm

Sibford Gower

Banbury

OX155RY

Objection to planning application 20/03347/F application for an Agricultural Barn

(1)The land is situated in a superb Conservation area with a grade 2 listed house neighboring the Pub which used to be the highly thought of and successful Bishop Blaize Inn until the applicant (s) started to run it in 2006 The applicant has in his supporting document downgraded the land which without any visible evidence to support his statement saying it was “unlawfully” covered in debris from the building of the Village Hall 50 plus years ago. If this were true it would have affected the price that the applicant’s wife paid for it in 2006 so he/they are no worse off.

(2)The applicant has applied for Planning permission for the land behind the Pub to be changed into a “camping site” with vines. (camping is only allowed for 28 days of the year on agricultural land without planning permission) The applicant has stated he/they are opening the camping site due to the temporary increase to 56 days permitted use per annum, this runs out on 31st December 2020. see <https://www.fwi.co.uk/business/business-management/planning-permission/planning-rules-relaxed-to-benefit-tourism-sect> campsites could open for 56 days last year rather than the usual 28 days, under a new permitted development right for the temporary use of land. The government is allowing outdoor activities that occur as permitted development to take place for a further 28 days between 1 July and 31 December 2020. it will not (unless renewed) help his proposed new business as we are now in 2021.

(3) He has also stated in his application that the vineyard will be situated in a good position to grow vines. I would not agree that it is a good place to grow vines.

I would suggest that the Planning Officer contacts Strutt & Parker via their web site (link below) for their opinion on the viability of the applicant's proposal.

To grow the proposed vines and abide by the governing law Read :

<https://www.struttandparker.com/knowledge-and-research/how-easy-is-it-to-plant-my-own-vineyard>

Strutt & Parker say Where can you do it?

In the UK there are vineyards as far north as Yorkshire. In fact, vines will grow on many sites, but to make the most of your investment through maximum grape yield, the right site is key.

The best sites are found on free draining, gentle south-facing slopes that aren't exposed to strong winds or late frost, are not too high, and where average temperatures and sunshine hours are highest. The soil type and site characteristics, or 'terroir', as the French say, is reflected in the taste of the wine. For sparkling wines loam over chalk is traditionally favoured, but vines can thrive on many soil types as long as the soil is free draining and matched to the appropriate root stock.

Vines can be grown in many locations, but the best are in the sunnier, drier parts of the UK such as the south east of England.

You will also note from Strutt & Parkers web site that the Barn is not necessary for the Vineyard as most of the equipment needed to service the Vineyard will belong to contractors.

(4) In the application for the Agricultural Barn (which has already had the ground levelled for its base before the planning application was made) The application also mentions a Septic Tank for the vineyard site but does not give any indication of its situation. A toilet is not a necessary facility for the vine yard as the pub is very close if a vine worker needs to use a toilet, so why include it in his application?

(5) The access to the barn in the application is at the bottom of Mannings Hill and will interfere with the traffic going both ways with a high chance of a life-threatening accident to anyone using the road or for pedestrians including school children using the road to get to school, or the proposed campers coming and going.

It is my belief that a Campsite that the applicant can use is the main reason for this application, he has been advertising for campers on his face book site for months, in the vineyard.

Down loaded from the Hairy Bikers Pub Website: <https://www.facebook.com/Burdrop/> on 21/12/2020

Camping in our new vineyard. Aiming for Easter, who is interested?

Any use allowed for any of the fields apart from Agricultural Equestrian use including the one in this application will affect the conservation area and neighbors' in a derogatory way.

I would also state That the applicants reply to question 25 on the application form is incorrect

25. Ownership Certificates and Agricultural Land Declaration CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate

under Article 14 I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner* of any part of the land or building to which the application relates, and

that none of the land to which the application relates is, or is part of, an agricultural holding** * 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act. NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding. Person role The applicant The agent Title Mr First name Geoffrey Surname Noquet Declaration date (DD/MM/YYYY) 23/11/2020 Declaration made

Please see the attached Land Register record dated 28/12/2020 for the correct owner.

Please reject this application for the above reasons and insist that the applicant restore the land already moved/flattened before he made a planning application, back to its original position and reseed it with grass.

Richard Butt



Virus-free. www.avast.com

This e-mail (including any attachments) may be confidential and may contain legally privileged information. You should not disclose its contents to any other person. If you are not the intended recipient, please notify the sender immediately.

Whilst the Council has taken every reasonable precaution to minimise the risk of computer software viruses, it cannot accept liability for any damage which you may sustain as a result of such viruses. You should carry out your own virus checks before opening the e-mail(and/or any attachments).

Unless expressly stated otherwise, the contents of this e-mail represent only the views of the sender and does not impose any legal obligation upon the Council or commit the Council to any course of action..