

Comment for planning application 21/00477/F

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| Application Number | 21/00477/F |
| Location | The Pheasant Pluckers Inn Burdrop OX15 5RQ |
| Proposal | Erection of an agricultural barn store (re-submission of 20/03347/F) |
| Case Officer | George Smith |

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| Organisation Name | Marianne Allen |
| Address | Oaklands, Acre Ditch, Sibford Gower, Banbury, OX15 5RW |
| Type of Comment | Objection |
| Type | neighbour |

Comments

I request that the application for a barn as detailed in Planning Application - 21/00477/ be refused for the following reasons: The sites for the proposed barn and septic tank are land set within a conservation area of outstanding beauty; close to the River Sib. To allow any building within this area would set a precedent which could lead to further development, and the undermining of the protections afforded to the area. In addition to housing toilet and shower facilities, the applicant's proposal to use the barn for a spring water bottling production plant means the barn will not be a storage facility, but will become an industrial work place. The size of the vineyard, as current works and planting indicate, does not warrant a barn for the reasons outlined under item one of the applicant's supporting statement: Whilst a vineyard would of itself be an apparent benign use of the land, I believe a change of use to an industrial bottling production plant, camping parking area, and all related access requirements, would not be. The ensuing increased traffic into, and out of the site, onto Hawks Lane that will be created by such changes of use, could significantly increase the risk of accidents on what is a narrow stretch of road, on a bend with limited visibility. The industrial use of the proposed barn for a bottling plant production purposes, along with parking facilities, will impact on the immediate environment. The applicant's proposals will further greatly increase noise, air, and possible water pollution in the village; and will prove highly detrimental to the current enjoyment of village residents' homes and gardens. The applicant has answered "no" to both parts of question ten of their current planning application: Planning Portal Reference: PP-09522749 10. Trees and Hedges Are there trees or hedges on the proposed development site? And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? Contrary to the applicant's answers "no"; before recent works on the site began there were many young trees on the aforementioned land. Most of these trees have now been cut down by the applicant, and removed during recent ongoing site clearance. Hedgerows have also been removed from along the boundary between the site and the highway. Many trees and shrubs along the verge and highway adjacent to the site have also been cut down and/or removed. Much of the spoil has be burned on the site. Whole stretches of the fencing marking the boundary between the site and highway have currently been removed. The applicant made clear in their * Rebuttal statement re Planning Application Reference: 20/03347/F * that - and I quote: "Camping will proceed when the pandemic restrictions are lifted regardless of any Objections from the LPA, Highway Authority..." "The Barn Store proposal is required for maintaining the Allowed Vineyard and will help us to provide hidden toilet/shower facilities for the Allowed Camping instead of unsightly Portaloos/Showers next to Hawks Lane. "It is a 'Fait Accompli' with or without Planning Permission, we are dedicated to our Ultimate Business Plan of providing more and improved facilities for our Biker Customers and we will implement this next phase as soon as possible." Signed: Dated: 13.01.2021 Geoffrey Richard Noquet." I believe planning laws, their requirements and restrictions apply to us all - equally. Any breaches of planning laws, their requirements and restrictions, should be pursued by the relevant departments, authorities and agencies. The consequences of actions of non compliance should be enforced, and restitutions fully applied. I believe this also applies to us all - equally. In conclusion, for all the reasons outlined above, as stated I object to the application for both barn and septic tank as detailed in Planning Application 21/00477/ and strongly urge that planning permission be refused. *Please note the applicants 'Rebuttal Statement' as quoted above is temporarily removed from the website whilst under review, as detailed below: Mr Alex Chrusciak BA (Hons) DipTP MBA MRTPI | Senior Manager - Development Management (Interim) | Cherwell District Council "In relation to the comments by the Applicants in their 'Rebuttal Statement', we have taken the step of (temporarily) removing this document from the website whilst we review it. Our guidance

states that we reserve the right to withhold from publication on our website any comments or parts of comments not considered suitable for public view for reasons including being offensive or defamatory. The Council has not reached any formal view on the content of the document. However, we will be considering if any elements might need to be redacted before it can be republished as a viewable document against this application."

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Attachments