

Objection to planning application 21/00477/F application for an Agricultural Barn and Spring water bottling plant

The land is situated in a superb Conservation area with a grade 2 listed houses neighbouring the Pub which used to be the highly thought of and successful Bishop Blaize Inn (built in 1640) The pub no longer opens its doors to the general public and only serves drinks and fast food out in the garden.

The applicant has applied for Planning permission for the land behind the Pub to be changed into a "water bottling Vineyard" with vines and water bottling as a profitable business.

He has also stated in his application that the vineyard will be situated in a good position to grow vines .

I would suggest that the Planning Officer contacts Strutt & Parker for their opinion on the viability of the applicant's proposal, below is a link to their web site which will tell you how Vines should be grown.

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>

From what I have read: The vines need to be planted in an area of massive sunlight North to South not East to West and not in the bottom of a valley which would be subject to frost for long periods of the day and very little warm sunlight They will not grow properly and the grapes if any grow, will not be commercially usable as the area planted is too small and It takes 4 years minimum for the grape vines to mature in a suitable area, it will take 15 to 20 years for the apple trees to fruit in any quantity! The applicant will be too old at 85 to manage to pick the grapes or apples in 15 years time much less make cider or wine.

In the application for the Agricultural Barn (which has already had its base levelled before the planning application was made) it mentions a Septic Tank for the vineyard Barn site, but does not give any indication of its situation. A toilet is not within the plans for the barn and is not a necessary facility for the vine yard as the pub is very close by if a vine worker needs to use a toilet, so why include it in his application? Is it for the Campers to use? that they are expecting this spring? It is the most likely reason.

The access to the proposed barn and bottling plant mentioned in the application without the bottling plant being given a position on the application maps 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 anyone trying to access the proposed Spring Water bottling.

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.

Any use allowed for any of the fields apart from agricultural Equestrian use including the ones in this application will affect the conservation area in a derogatory way.

I would also state that the answer to question 25 on the application form is incorrect it states:

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 previously sent to CDC Land Register record dated 28/12/2020 for the correct owner.

The Proposed bottling of Spring Water should not be included within this application until all of the background work as per the gov website <https://www.gov.uk/guidance/spring-water-how-to-produce-and-label> has been carried out and the answer to the following question provided WHY HAS THE COUNCIL BLANKED OFF THE THREE FRESH WATER SPRINGS IN AND AROUND SIBFORD GOWER that used to be used daily by the residents of the village for drinking water, was it all polluted? The viability of the project is unlikely to be profitable and questionable!!!!?? The only way he will make money within this conservation area is with his previously proposed "Camping site"

Please reject this application for the above reasons.

Richard Butt