

Recommendation:

Planning ref: 21/00477/F

Location: Pheasant Pluckers Inn aka Blaze Inn Saddles, Burdrop

Sibford Gower Parish Council **OBJECTS** to this application

The Sibford Ferris, Sibford Gower and Burdrop Conservation Area Appraisal 2012 (SFSGBCAA) identifies "an attractive valley which runs east-west" (para 3.5). This prominent and sensitive location is further referenced as: "The valley is an integral part of the conservation area and is included.....as it has significance within its own right and not just as a setting for settlements" (para 8.1.6). Further, "The openness of the valley has not as yet been compromised and in the interest of maintaining the character and appearance of the valley" any further infill "should be resisted" (para 8.3).

The Blaze Inn Saddles public house is located centrally within the Sib Valley. The Sib Brook forms the southern boundary of the small parcel of land identified as the site for the proposed agricultural storage barn.

With the application referencing the proposals for the field as being directly related to the business model and viability of the public house, the field must be considered as part of the curtilage of the public house, rather than as a separate entity.

It is our view that there are significant and material issues for objection associated with this application, namely:

Despite being located prominently within the sensitive Sib Valley conservation area, this material issue is not referenced in the application.

The field has recently undergone significant reprofiling to create several wide terraced areas where some limited planting has recently taken place. No ecological impact evidence is offered or sought to permit a) the complete removal of a large section of the mature hedging from the Hawkes Lane boundary, with consequent ecological damage b) the removal of blackthorn at the identified site location for the barn. Such actions are believed to be in direct contravention of conservation area planning requirements.

Any land use within the conservation area has to be managed within the relevant constraints applicable at that time.

No precedent has been identified for an earlier building in this field.

The erection of any building in such a prominent and sensitive location would cause significant visual intrusion and unacceptable harm to the undeveloped character and nature of the Sib Valley conservation area.

The provision of any new building would set a significant precedent, rendering the area potentially vulnerable to further development.

The reference to "dark stained timber" offers very limited evidence for proposed construction materials. The current design presentation lacks the required detail for this sensitive and prominent conservation area location.

The proposed site for the barn is located across the full diagonal width of the field; the relationship with the natural spring is not developed.

The site currently identified is immediately adjacent to the Sib Brook, raising fears of potential contamination associated with both initial building activity and subsequent commercial use.

There is no contextual reference or identified location within the application for the provision of a septic tank, with consequent concern regarding the potential for overflow discharge to pollute the Sib Brook

No provision is identified for mains services, yet an extensive range of processing equipment is proposed.

Any vehicles requiring access/egress to the field are constrained by the current historical access provision which presents a significant safety hazard for vehicle movements in this dangerous highway location ie a dangerous bend at the bottom of a steep sided valley on the road with a 60 mph speed restriction zone and restricted public footpath provision. Clearly, the location would benefit from a full appraisal by OCC Highways.

No objective evidence is provided to support the viability of the possible commercial enterprises identified – eg nature and volume of planting; relevant flow volume data for the natural spring; compliance with relevant DEFRA regulations.

The identified commercial elements within the proposal (Planning Application, point 20), implies the potential for generating significant quantities of associated trade effluent which is not acknowledged (Planning Application, point 15). This conflict would appear to justify a detailed environmental impact assessment for the site.

No evidence is offered to identify the means whereby all identified equipment associated with the production of wine, cider and bottled water, together with agricultural plant and other paraphernalia, can be accommodated in the proposed barn, whilst maintaining appropriate hygiene and health & safety requirements.

No substantive evidence is provided to support the viability of the possible business enterprises identified. Capital outlay costs associated with the initial purchase of processing and bottling equipment identified in the application, together with on-going distribution and maintenance costs, would appear to be at considerable variance with economic viability.

There is continued concern within the community that this application may inform through omission– namely the creation of facilities required for establishing an enduring camping facility within this prominent and sensitive conservation area location, as referenced in 20/03347/F