

Comment for planning application 21/00477/F

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

Organisation Name	Berry
Address	2 Barley Close,Sibford Gower,Banbury,OX15 5RZ
Type of Comment	Objection
Type	neighbour

Comments

Planning Application 21/00477/F I consider this application to be disingenuous in certain respects. When compared with the previous application 20/03347/F there are omissions which, undoubtably, will either form part of future applications or be implemented without reference to the planning authorities on the basis that the local planning authority will do little about them, these include access arrangements, parking on land adjacent to the barn, camping and toilet facilities. Bearing in mind no detailed information is submitted to illustrate the viability of either the proposed wine or water business, results of any testing of the spring water, details of wine manufacturing equipment or detail of effluent disposal resulting from these processes or indeed the location of the spring, I consider such detail should a prerequisite before adequate consideration can be given to this application, for this alone it should be rejected. The application should be considered in the light all the detail supplied or implied and this forms the basis for the comments below. 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 barn does not in any way enhance the landscape value which it should endeavour to do and therefore is contrary to Policy ESD 13 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 for buildings have been rejected on this basis over the years and thus forms an important precedent when dealing with this application. In principal, permission to construct this barn will create an important precedent for future similar applications. The application only details the construction materials to be used in generic terms and consequently future applications by others could lead to sporadic buildings not suited to the landscape in any shape or form. The sketch view impression which forms part of the application 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, as shown, 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. Clarification would be required should this application succeed as any permission would need to be very clear that it refers to the barn only and not the landscaping and vine planting shown on the applicants submission. It should be pointed out that terracing and culling of the hedgerow next hawks Lane has been started and in ongoing. This work has been carried out in a somewhat haphazard manner and currently leaves the area in a sorry state. A new fence has been constructed which I believe to be encroaching on to highways and which is being dealt with by the Highways Dept. Although there is no mention in the application to incorporate shower/wc facilities in the barn I can see such facilities being incorporated during construction or in future with or without permission. 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. In the event the applicant succeeds in developing the camping, wine and water business it is inevitable that the gate will be used for vehicular access. Such 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

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.

Received Date

08/04/2021 11:22:50

Attachments