

**Blaze-Inn Saddles
Street through Burdrop
Sibford Gower
Oxfordshire
OX15 5RQ**

PLANNING APPLICATION:

Description:

Permission is sought to re-position and amend the structure of the previously allowed 3 Bedroom Building.

History:

Planning Permission has been previously Granted for a 3 Bedroom Building in the Pub Car-Park and this amended proposal is seeking to erect an improved building in a different position to that of the original and Allowed Structure. The proposal will have little or minimal impact on the Street Scene to that of the building that is already permitted. In essence we are seeking to re-site a building that has been approved in principal and will not harm or have any detrimental impact on the surrounding area.

Reasons:

We have been providing Holiday Letting Accommodation from our self-contained Cottage and Shepherds Hut for over 6 years and have acquired a sound knowledge of this growing market. We initially believed that providing more separate letting rooms was the most viable way forward and in 2016 applied for planning permission to build 3 more Bedrooms that was Granted on Appeal in 2017 by PINS Inspector Hayley Butcher. In early 2020 we commenced ground-works on the building however due to the Pandemic we halted the project and during the various Lockdowns realised that the New Staycation Trend was seeing a strong demand for Family Country Cottage Holidays. We also knew from our own experience that there was a requirement for longer-term letting facilities and accommodation for family's in-between house moves and that sometimes they needed 3 to 6 months of a rental or even longer. There is also strong local evidence from Holmby House's web-site that indicates there is a demand for Larger Self-Contained Cottages that yield a higher income stream per-head than that of individual letting rooms. With this knowledge we believe this modified proposal will be more profitable and sustainable in the long-term.

Material Change:

There is obviously a material change that has warranted a revised planning application instead of an amendment to the original planning permission. Nevertheless, the precedent has been set and therefore any concerns of Visual impact, Street Scene, Parking or Highway Issues has been addressed and have been found to be acceptable by both the LPA and the PINS Inspector Hayley Butcher. The ridge height of the new proposed building is 0.8 Metre Higher, however, its revised footprint and amended roof pitch has a lesser impact on the street scene. We believe the new proposals sit more comfortably with the adjacent Listed Buildings at Barn Close and will retain and enhance the character of the surrounding area.

continued

2.

Pub Viability:

The major part of our Income is derived from our Letting Business and although our pub is not presently viable it may well become profitable with the additional rental from the Proposed Cottage. PINS Inspector Hayley Butcher who allowed our Appeal stated the following:

Both the Council and the appellant are in broad agreement that the holiday lets would bring in additional income and business for the PH and as such would assist with its viability. In my experience, such an approach is not unusual in this industry.

Trading Model:

We now operate as a Biker Pub Café Bar and we trade outdoors to operate in the safest possible way due to our very limited internal space and the continued threat of Viruses. Nowhere in Judicial or Planning Law does it state that a Public House cannot operate on an outdoor only basis. CAMRA has previously stated: that there is no accepted legal definition of a pub.

Planning Policy:

Cherwell District Council has determined that we are no longer an Asset of Community Value for the Sibfords and have accepted that we have no Local Support and are not vital to the wellbeing of the Local Community. Regardless of that, Planning Officers are obliged to adhere to their Local Plan and that includes and contains Robust Policies that aim to Protect and Support Rural Pubs regardless of their Trading Style.

Environmental Benefits:

The proposed building will be more environmentally friendly due to the following changes:

1. There will be only 1 Heat Source instead of 3 separate installations.
2. Requires only 1 car journey as against 3.
3. There will be greater insulation with only 1 door and fewer windows instead of 3 sets of each.
4. Utilisation of Roof Space for Living Space.
5. Staycations are more popular than ever due to the Pandemic and the wish to protect our planet without unnecessary travel abroad.
6. Experts predict that Staycations amongst many other changes will become the New Normal. Furthermore, many prominent experts, in particular Oxford Professor Dame Sarah Gilbert, believe that there will be a continuing threat of new Strains and Mutations of Viruses that we should prepare for now and not sometime in the future.
7. The proposed different shape and new siting will buffer and reduce some of the noise emissions coming from our customers motorcycle engines within our car-park.

Parking:

The parking requirement has been reduced with this fresh proposal notwithstanding that, the provision of Parking Facilities has been addressed by 2 PINS Inspectors Hayley Butcher and David Murray who both found that our pub had ample parking. More importantly, we are now an established Biker Pub and have on several occasions accommodated more than 70 motorcycles comfortably within our car park.

continued

3.

Parking:

PINS Inspector Hayley Butcher concluded the following:

A large area of carpark would be retained which I am satisfied would provide sufficient parking and I note the Council's highway officers raised no objection in this respect.

PINS Inspector David Murray concluded the following:

The car park appeared to me to be of a good to large size for a rural public house

Structural Changes:

The accompanying Sketches and Scaled Drawings show the intended Design and Structural Changes, the main differences are the revised footprint shape and the raised ridge height to enable utilisation of the roof space. We believe that the revised Pitch Angle is more in keeping with the Adjacent Listed Buildings at Barn Close and will maintain the character and setting of the location.

Revised Position:

By moving the proposed structure to the Eastern Side of our car-park, we believe that it will also enhance the overall setting, character and view from the Street Through Burdrop.

Furthermore, our supplied Historical Documents clearly show that our proposed building has a lesser impact than that of the Old Barn that was once situated in our car-park and was prominently set on the property line. In reality we are replacing some of the original character and Street Scene that was there and enjoyed for many decades before it was demolished.

Conclusions:

In real terms this not a New Application, it is in affect an Amendment to what has already been Allowed, it is the Material Changes that have necessitated this revised application. In 2016 our original application was supported by Council Planning Officers and then inexplicably refused by the Planning Committee. PINS Inspector Hayley Butcher could find no reason to Refuse our Application and granted our Appeal. Much of the information submitted in this modified Application is superfluous simply because it has already been addressed and dealt with (asked and answered). When Amy Sedman (Planning Officer) visited our site in early 2021 she advised us in words to the affect that said:

In principle the development has been accepted and therefore the precedent has been set and the Application should be a formality.

For all of the above reasons we respectfully ask that this Application is Granted.

Signed: Geoffrey Richard Noquet

Dated: 14.12.2021

Submitted Documents List:

Application Statement

Location Map

Site Map

Block Plan Layout

Scaled Elevations

Sketched Street Scene

1922 Ordinance Survey

Photograph of Old Barn