

Bishop Blaize Support Group Objection to planning application 13/00116/F | Retrospective - New roof to barn; 3 No rooflights and door installed to the upper floor | Bishops End Burdrop Banbury Oxfordshire OX15 5RQ By G. Noquet.

The Bishop Blaize Support Group **Object** to the application for the following reasons and enclose facts to support the objection and would ask that the application be refused. (Any statement made within this document in respect to the activities of either Mr or Mrs Noquet can be confirmed under oath by more than one BBSG member)

No reason or justification given for the application being retrospective.

The Noquets have made so many planning applications both to Cherwell District Council, Binfield with Warfield and other Councils that they are fully aware of the planning system requirements, they therefore have NO excuse for making a RETROSPECTIVE planning application as in this case.

Past history of planning applications and appeals for the Bishop Blaize OX155RY and others by Mr & Mrs Noquet:

- **Retrospective - New roof to barn; 3 No rooflights and door installed to the upper floor**
Bishops End Burdrop Banbury Oxfordshire OX15 5RQ
Ref. No: 13/00116/F | Received: Tue 29 Jan 2013 | Validated: Tue 05 Feb 2013 | Status: Pending Consideration
- **Certificate of Lawful Use Existing - Use as a single dwelling house**
Bishops End Burdrop Banbury Oxfordshire OX15 5RQ
Ref. No: 12/00796/CLUE | Received: Thu 31 May 2012 | Validated: Mon 11 Jun 2012 | Status: Application Refused
- **Change of use of a vacant public house to C3 residential (as amended by site location plan received 18/07/12)**
Bishops End Burdrop Banbury Oxfordshire OX15 5RQ
Ref. No: 12/00678/F | Received: Thu 10 May 2012 | Validated: Thu 10 May 2012 | Status: Application Refused
- **Certificate of Lawful Use Existing - Use as a single dwelling house**
Bishops End Burdrop Banbury Oxfordshire OX15 5RQ
Ref. No: 12/00011/CLUE | Received: Thu 05 Jan 2012 | Validated: Wed 25 Jan 2012 | Status: Application Refused
- **Change of use from closed public house to dwelling**
Bishops End Burdrop Banbury Oxfordshire OX15 5RQ
Ref. No: 09/01557/F | Received: Tue 03 Nov 2009 | Validated: Tue 17 Nov 2009 | Status: Application Withdrawn
- **Alterations and extension to barn to provide 4no. en-suite letting rooms.**
Bishops End Burdrop Banbury Oxfordshire OX15 5RQ
Ref. No: 09/01275/F | Received: Wed 16 Sep 2009 | Validated: Fri 18 Sep 2009 | Status: Application Withdrawn
- **Resubmission of 06/01697/F - Change of use from licensed premises into dwelling house**
The Bishops Blaize Inn Burdrop Oxfordshire OX15 5RQ
Ref. No: 07/00630/F | Received: Thu 29 Mar 2007 | Validated: Thu 29 Mar 2007 | Status: Application Refused
- **Change of use from licensed premises to dwelling house.**
The Bishops Blaize Inn Burdrop Oxfordshire OX15 5RQ

Ref. No: 06/01697/F | Received: Tue 22 Aug 2006 | Validated: Tue 22 Aug 2006 | Status: Application Refused

- Single storey bar extension to provide non-smoking restaurant facility.
The Bishops Blaize Inn Street Through Burdrop Burdrop Oxfordshire OX15 5RQ Ref. No: 06/00248/F |
Received: Thu 09 Feb 2006 | Validated: Wed 08 Mar 2006 | Status: Application Permitted

Prior planning applications in Councils elsewhere

We have attached details of previous council's responses to similar activities of the Noquet family elsewhere because we believe this history is very pertinent to the present application, as it is to the whole history of the Noquet's manipulation of local planning procedure.

April 2009 Bracknell Forrest Council 09/00240/FUL Refused

Planning appeal 2009 APP/RO335/A/10/2122557 refused

January 2004 Binfield with Warfield 04/00008/ful not known

February 2004 Binfield with Warfield 04/00145/ful not known

May 2004 Binfield with Warfield 04/00470/ful not known

August 2005 Staines 05/00794/COU refused

The application is retrospective with NO application for building regulations, or conservation approval.

Faults/errors misrepresentation within G. Noquet's written signed planning application

Application question 3

The BBSG has records from members that state work or change of use was started prior to 6th January 2012 with the photograph of spoil from the bottle store floor taken in December 2011 not the 14th January 2012 stated in the application and not finished or completed by 1st March 2012 as stated by Noquet in his application. The BBSG have records of builders working in the old bottle store up until the end of January 2013 these details were forwarded on a weekly basis to Emily Shaw at CDC planning enforcement.

Application question 18

The development does involve the substantial gain of non residential floor space, the fitting of first floor where there was no floor before would confirm our statement and in effect nearly double the floor space, which would require a change of use permission from the council, not as indicated by Noquet in his answer to the question.

Application question 25 Certificate of Ownership

Mr. Geoffrey Noquet is **NOT** the owner registered at the Land Registry Mrs J.E. Noquet is the registered owner as of 22nd February 2013 (see attached Land Registry search)

The bottle store was not open as a retail outlet on 29/01/2013 as stated it was not opened until 07/02/2013

Faults/ errors/misrepresentations) within G. Noquet's plans contained within the planning application.

Roof plan

The plan is incorrect it does not include the existing kitchen area, the bottle store plan is incorrect as the roof lights are not fitted where indicated and the dimensions of the bottle store are INCORRECT.

Roof plan overview

is therefore incorrect it also does not show the flue in the bottle store

Plan west elevation

is the only elevation shown whereby the raised bottle store roof is anywhere near the correct height but still 300mm too low, when compared with the south elevation extension roof line

Plan South elevation

shows the bottle store roof at a much lower height than it actually is and does not match the roof plan .

Plan North & East elevations

The roof levels shown are not correct between the bottle store roof and the East elevation extension.

The dimensions of the height of the front and rear wall are not as described on Noquet's plan the rear wall is higher than he has stated as is the front wall, it therefore follows that the side wall is also higher.

The photograph below clearly shows the roof ridge levels of the existing Bishop Blaize Roof and that of the Bottle Store.



Design and access statement:

The applicant should be put to strict proof in respect of his statement "leaking" bottle store roof.

The BBSG would state that in June 2009 the roof of the bottle store was sound and bats were in occupation of the bottle store at that time.

The applicant's previous application *Ref. No: 09/01557/F* was withdrawn when he was advised to carry out a bat survey by Cherwell district Council as the application would have been likely to have been refused without one. I attach a communication from Bracknell Forrest Council *APP/RO335/A/10/2122557* in response to G Noquet's appeal, reference protected species dated 2009.

Mr. Noquet is fully aware of the need to take the necessary precautions regarding protected species before starting building projects as he was advised by Bracknell Forrest Council in 2009 and also by Cherwell District Council in 2009

It should be NOTED that there is NO BAT SURVEY included with the current G. Noquet application for retrospective planning.

To interfere with a bat roost is a criminal offence.

The bottle store roof is pitched higher and not as described lower than the original roof.

There are no new roof trusses in the new roof of the bottle store (see photograph) as per Noquet's design and access statement.



Photograph taken 19/01/2012

The new appearance of the bottle store is ugly and takes away part of the character of the Bishop Blaize in a conservation area. We believe that the velux type roof lights DO NOT conform to those used in a conservation area.

The applicant has not applied for planning permission or conservation permission for the fitting of a French type window hidden behind the white doors to the front elevation or contacted conservation officers for their opinion on its suitability.

Building regulations

Were not applied for, the planning applicant knows full well that they should have been.

We would ask that the Building Control at CDC make a thorough inspection of each and every part of the construction of the Old Bottle store and the ladies WC in the Bishop Blaize.

It should be noted that the BBSG did not observe any strengthening of the footings or under pinning of the walls to the bottle store, neither did the BBSG observe any damp proofing of those walls or interior “tanking” of the walls (50% of the rear and front side wall are underground) or the delivery of the materials needed to carry out such work.

The BBSG did see a mini digger remove the old floor of the bottle store and a substantial amount of the sub floor spoil including large stones and pile them up outside the bottle store (see photos)



Photograph of bottle store floor debris piled up outside the Bishop Blaize taken December 2011



The above stone was seen to be removed by Perkins builders from the Old Bottle store floor

The BBSG would state that water supply to the bottle store does not conform to current building regulations it is too shallow about 7-9 inches deep where it enters the building .(see photo)



Conservation area

The Bishop Blaize is situated within a conservation area Mr & Mrs Noquet have altered the Bishop Blaize bottle store to such an extent that it has taken away character from the Public House.

Three roof lights have been fitted to the first floor room which are ugly and out of keeping with the area.

A large window completely out of character with the Bishop Blaize other windows has been fitted behind the double doors situated to the front of the bottle store without planning or conservation permission.

A rear doorway has been cut through the rear wall of the bottle store and a door and porch fitted without planning or conservation permission which detract from the character of the Bishop Blaize.

The BBSG would ask why the door is necessary when no planning permission has been applied for the floor it services. If the Noquets wished to change the trading function of the pub within the same Category A to a stove retail outlet why it was necessary to go to the lengths they have done, when they could perfectly well have opened the outlet on the former pub premises?

Mr. Noquet hasn't demonstrated adequate reason for introducing the door, since the premises of the pub are available to them for retail purposes, we don't see that they have demonstrated adequate reason for significantly raising the roof line, installing rooflights, door and windows to a single-storey storage shed outside.

The bottle store was an intrinsic part of the public house and the applicants have not shown how the loss of this part of the public house will be rectified within the current curtilage and buildings.

Without this facility the public house would not be viable. We strongly suspect that this is the whole purpose of this development and why they did not seek planning and building approval before hand. Given that Mr and Mrs Noquet have repeatedly tried to railroad Cherwell District Council into granting change of use to a private dwelling then this application must be rejected and the full reinstatement of the bottle store facilities be energetically pursued. This should be taken in the context of the recent failed appeal to their application for change of use.

The Bishop Blaize Group has read the Objection submitted by Sibford Gower Parish Council and will confirm our wholehearted approval of it and to its accuracy.

The Bishop Blaize Group and its hundreds of supporters would ask Cherwell District Council to refuse the application by Mr G. Noquet and to issue enforcement notices to him to rectify the planning contraventions so that the bottle store is restored to its former condition and also to issue enforcement notices in respect of the Bishop Blaize Inn which has also been converted without planning permission.

Dated 25th February 2013

For and on behalf of the Bishop Blaize Support Group submitted to Cherwell District Council by

RLM Butt

