

13/00781/F | Change of use of a redundant barn/store into a 1 bedroom self-contained holiday letting cottage | Bishops End Burdrop Banbury OX15 5RQ

Objection to 13/00781/F by The Bishop Blaize Support Group who represent around 490 interested parties whose views on this application are detailed below:

The so called by G.Noquet "redundant barn/store" is in fact "the old bottle store" which is still part of a licensed Pub (A4)premises.

The fact that apart from a staircase the building has already been converted into a 1 bed flat the bathroom was fitted in as per reported to CDC via email

From: Richard Butt

Sent: 29 March 2012 14:58

To: Bob Duxbury

Subject: Bishop Blaize

Julian Barton saw builders in the bottle store at the Bishop Blaize about to fit a new bath at 1pm 29/03/2012 Do they have planning permission or building regulations approval for this?

Yours sincerely

Richard Butt

but used until recently (in an attempt to subvert planning laws) as a wood burning stove retail outlet that did not sell any stoves, This use should have some bearing on this application as the conversion/changes of use appear to be illegal and has no planning permission or building regulations approval for all of the work that has been carried out. (that we are aware of)

The Old bottle store is a vital part of the Bishop Blaize public house which would not be able to function as a public house without it as there is NO cellar in the Bishop Blaize just a small chilled area to the rear of the bar which is/was supplied with bottles from the Old Bottle Store. A new landlord holding an "event" at the Bishop Blaize could not safely or physically supply the bar quickly with assorted bottles to meet a sudden demand from anywhere else in or on the licensed part of the property. To have to supply the bar from anywhere else would in our view contravene the health and safety of any customers as the bottles would have to be moved past the customers. The old bottle store is so close (5 metres) away from the rear bar door there would be and never has been a problem with supplying the pub bar, there also has been no health and safety issues with the said supply route in the past.

Parking

Burdrop like most small hamlets/villages is congested with vehicles, so particular attention has to be paid in respect of any future development that requires car parking.

The applicant indicates in his design and access statement that there was more than adequate car parking for the additional vehicles attending the "holiday flat", we would state that a holiday cottage that sleeps 4 persons would need 4 designated car parking spaces at least. The current Bishop Blaize car park cannot be considered for car parking for the current application as it is subject to a current planning application by Harrison developments whose planning application involves more land than the current curtilage of the Bishop Blaize Car park in any event.

The photograph 1 below would indicate that there are no other car parking spaces available at the Bishop Blaize and in fact the applicant has to park one of his cars in the entrance to the proposed Harrison development which is in the confines of the public highway, he also parks another of his vehicles partly on the highway.



In a previous Bishop Blaize planning application 06/00248/F 09 Feb 2006 which was permitted, the applicant did not proceed with the permitted restaurant extension as he was required to provide two further parking spaces within the curtilage of the Bishop Blaize. Noquet said "that the cost of providing two further car parking spaces was prohibitive and he would not be building the extension," He now states that "Parking is no problem" in his design and access statement to provide further car parking for 5 cars some 7 years later the costs would be more prohibitive as the number of extra parking spaces has more than doubled and inflation over the 7 years would be around 35%. The only difference being is that the building work on the 1 Bed flat has largely been completed. The applicant has in fact removed a parking space by fitting the French windows in the old bottle store (as per the photo 2 without planning or conservation permission) where there used to be garage doors (see photo2 below) which had space for one car to be parked securely.



The BBSG have read both The Sibford Gower and Ferris Parish Council submissions on this application and would agree with their content.

Please refuse the application

This application is submitted by Richard Butt

for and on behalf of the BBSG