

Objection by **Richard Butt**:

to 17/00020/F | Erection of a Storage Shed | The Pheasant Pluckers Inn Burdrop Banbury OX15 5RQ

In Mr Noquets supporting statement he says that the buildings on the property are 17th Century, they are not all 17th Century about half are late 19th century. The amount of equipment necessary for maintaining the buildings is minimal and in any event should be carried out by **professional** builders on the 17th century section of the property.

The proposed site is designated A4 use which is that of a Public house, storage of building materials and tools is not "Pub use".

I would also point out that Mr Noquet is past retirement age and should reserve his energy for the running of the Pheasant Plucker Inn /Bishop End /Bishop Blaize assuming that he is going to open it with normal pub hours not the current lunchtime 3.5 hours (approx)per week.

In Mr Noquets supporting statement he says that the shed is required for safe and secure storage of **lpg gas bottles**. This would be contrary to all of the rules for the storage of **LPG gas bottles**. (see attached doc)

The proposed siting of the large shed is in the Sibford Gap which is a designated a conservation area and next to an area of Outstanding Beauty, the erecting of a large shed as applied for would be therefore contrary to current planning policy and an ugly unnecessary addition to the Sibford Gap.

(see the existing shed in the photo below it stands out like a sore thumb)



In 2013 a planning application was made by Noquet
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

Noquet stated in the headline for this planning application that the
"Old Bottle Store" was a redundant barn/store, The Old Bottle store
was where tools mowers and various other items were stored that
were previously used by the owners of the pub.

Noquet stated in his application that there was plenty of other
storage available and the building was redundant.

There are currently no more tools or other items necessary for the
running of the pub or the superficial (leaning and painting)
maintenance of the pub now than in 2013

So they/he cannot possibly need the extra storage for the items
they/he have mentioned in the supporting statement with the
exception of the **LPG bottles** which should not in any event ever be
stored within the shed.

Please refuse the application.

Richard Butt

Advisory on Gas Bottles

<https://www.calor.co.uk/storing-gas-bottles>

DO

- Store and use gas bottles in an upright position
- Store gas bottles in well-ventilated places
- Ensure gas bottles are stored away from heat and ignition sources
- Make sure gas bottles are stored outdoors, away from building entry/exit points and drains

DON'T

- Store or use gas bottles below ground level
- Use gas bottles in places where gas is prohibited, such as high-rise flats
- Keep gas bottles near any corrosive, toxic or oxidant material

For residential properties, you can use up to 15kg of Butane (2 blue 7.5kg gas bottles) indoors, for example in portable gas heaters. You can also store a further maximum of 15kg indoors.

Our red Propane gas bottles can be used indoors in commercial and industrial premises on a temporary basis, for example when you're using a blowtorch or air heater but the gas bottles must be stored outdoors.

In the case of fixed installations, Propane gas bottles must be sited outside, whilst Calor stockists and commercial and industrial premises should store LPG in accordance with the UKLPG Code of Practice No. 7 "Storage of Full and Empty LPG Cylinders and Cartridges".

For more information please see our [**'Code of guidance for the storage of cylinders'**](#) and [**'Cylinder storage information'**](#) PDFs for more detailed information. If you'd like any more guidance, please call our technical helpline on **01926 318 497** and we'll be happy to advise you.