

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

We object to the application as being unnecessary for the purposes stated, at variance with the provisions for the preservation of an Area of Outstanding Natural Beauty, and containing inexplicable and confusing internal contradictions.

We wish to make the following observations:

The 2 photographs provided in the application Ref **08751002** <http://npa.cherwell.gov.uk/AnitePublicDocs/08751002.pdf> are some six to nine months out of date.

The two building outlines superimposed on the photographs differ in their scale and the photographs themselves obscure the fact the proposed storage shed is to be erected on the *same site* as an existing storage shed.

See submitted block plan/site layout drawing **08750987** supplied by the applicant
<<http://npa.cherwell.gov.uk/AnitePublicDocs/08750987.pdf>>

See **Photograph A** (below) : *Current building configuration on proposed site*



The south-facing elevation drawings **08750989** supplied by the applicant <http://npa.cherwell.gov.uk/AnitePublicDocs/08750989.pdf> exactly replicate the design and presentation of the existing storage shed already positioned on the site. But the present application is for a new construction, not for retrospective planning permission for an existing construction. The proposed storage shed is in green-painted tongue-and-groove wood with a felt roof. The materials of the existing storage shed, both walls and roof are of a plastic composition – and white.

See **Photograph B**(below): *Detail of existing storage shed.jpg*



Associated history

The application is for a large 4m x 4.5 m storage shed - slightly bigger than the white plastic shed already on site.

It is pertinent to this application that two years ago, the applicants built a storage shed of the same size in the car-park which they were required by Cherwell District Council to demolish, together with the concrete foundation on which it stood.

The cabin was demolished, the foundation was not.



Concrete Foundation to demolished storage shed Summer 2016



Planking from demolished shed, Summer 2016

When the storage shed was demolished it was revealed to contain inside it the slightly smaller white plastic compound storage shed **Photograph D** (above): This was later moved to its present position. The present application appears to be to re-build the demolished wood planking storage shed on the new site of the white shed whose design it replicates. The elevation drawing superimposed on the first of the two photographs supplied by the applicant appears to suggest inexplicably it will once again enclose the white shed.

The need for further storage in question

The applicant has in any case no need of further storage. The requirement of the application appears to be for the storage of LPG canisters, for ladders and other decorating equipment and for a sit-on lawnmower. All but the LPG canisters could quite adequately be housed in the existing storage shed after he has obtained retrospective planning permission.

The statement headlining the 2013 planning application **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** describes the original bottle store to the pub as “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, along with the pub’s bottle crates. The applicant stated at the time that “there was plenty of other storage available” and that “the building was redundant”. From the assessment of the applicant himself 4 years ago, there was no justification for erecting the white plastic storage shed in the first place *or* for the original wood-planking shed that housed it. There are currently no more tools or other items necessary for the running of the pub or the maintenance of the pub now than in 2013. There is certainly no justification whatsoever for the storage capacity of the present site to be duplicated or doubled.

The safe storage of LPG canisters referenced in the application

It should be noted that the present application argues that a new shed is required for the “safe and secure storage of LPG gas bottles”. The Calor Gas advisory documentation attached makes clear this would be contrary to all construction rules associated with the storage of LPG gas canisters, which require the storage area to be well ventilated but suitably secured and screened, but in the open air.

Photograph E: LPG canisters supplying main building and caravan, Summer 2016.



A Calor Code of Guidance for LPD cylinders is attached to this submission, for further reference.

Encroachment on the policy of CDC for designated conservation areas

The proposals in the application furthermore encroach on the policy of Cherwell District Council to preserve the gap between Sibford Gower and Sibford Ferris as a conservation area.

Please refuse the planning application.

The Bishop Blaize Support Group