

Date.24th November 2014

For the attention of the Planning Inspector considering

Appeal APP/C3105/X/14/2227213

The Bishop Blaize Support Group offers the following comments on this appeal.

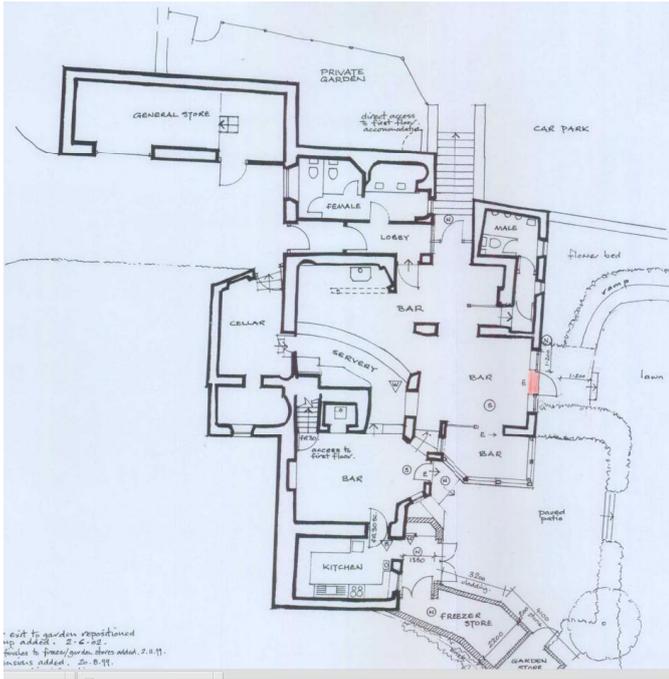
The 515 supporters of Support Group agree with Cherwell District Councils decision to refuse Mrs J Noquets application 14/01383/CLUP. Several of our supporters noted that this decision of the Council had been made before the target determination date on the LPA web site of 10th October 2014. They cannot understand why Mrs Noquet has even been allowed an appeal on the grounds of non-determination of the 14/01383/CLUP application.

In the event that the appeal is not immediately dismissed we would ask you to consider the following facts:

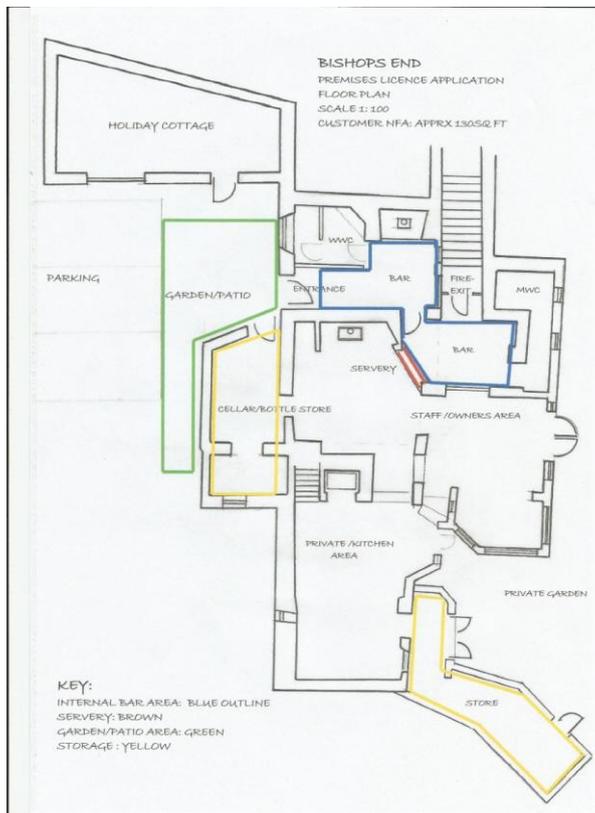
- The Bishop Blaize/End is situated in an area of outstanding natural beauty and is also a conservation area where by planning applications are normally expected to be made in full and are subject to the laws governing AONB and the Conservation area.
- An earlier planning application [13/00808/CLUE | Certificate of Lawful Use Existing - Change of use from A4 to A1] made by Mrs Noquet on Thu 30 May 2013 was also refused. On that occasion too the applicants appealed the refusal - only later to withdrew the appeal.
- The appeal **APP/C3105/X/14/2227213** is for the applicant to be allowed to convert A4 use to A1 against the wishes of the local District Council. We would wish to bring to the Inspectorate's notice that it is actually some time since the property has functioned as a public house, and that it has meanwhile been turned into a dwelling without the necessary C3 planning permission, and already advertised on the open market as such.

The following floor plans and internal photograph of the property make the scale of this transformation - undertaken in the face of an enforcement order - quite clear.

In 2006 the floor plan of the Bishop Blaize was as per the plan below



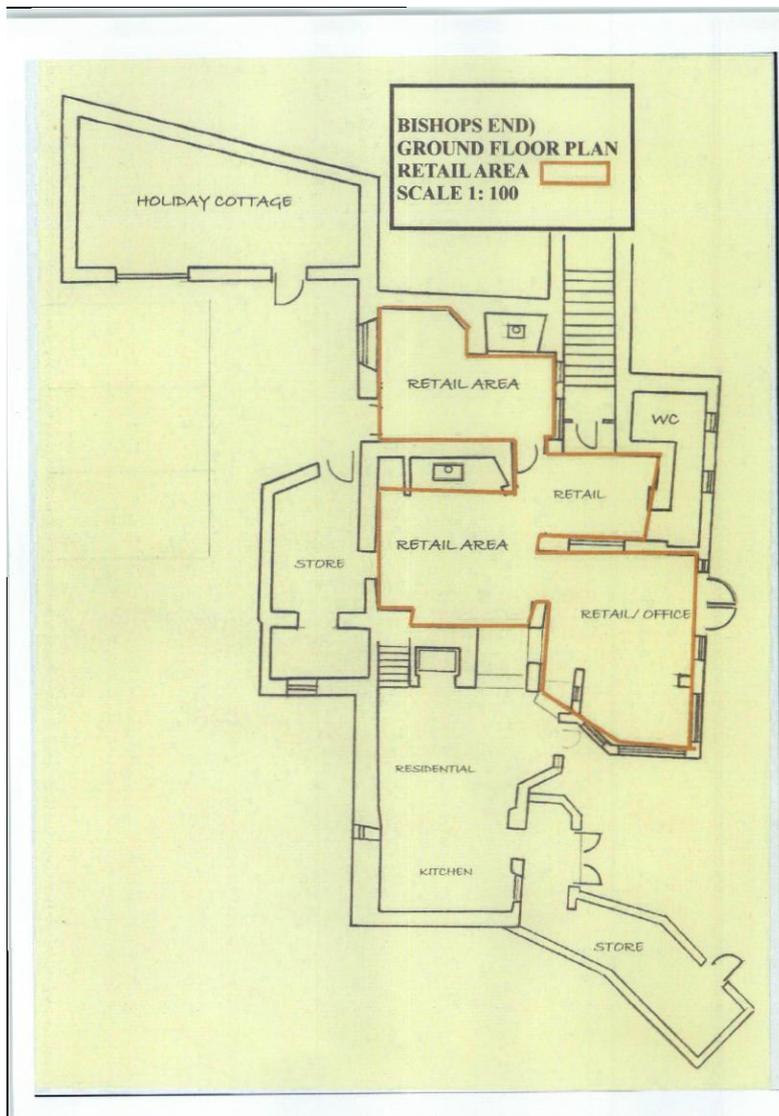
By 2013 the floor plan of the property had changed dramatically as the plan below clearly demonstrates. The original pub kitchen had been fully converted to a domestic/private kitchen and part of the former restaurant is detailed as an 'owners area'.



By July 2014, part of the Bishop Blaize /End was on the open market for sale by the estate agents Mark David. All pretence at maintaining any remaining structures or facilities of the original pub was dropped. The pub's original bottle store was by now a 'holiday cottage' and the pub's car-park had already been test-marketed as the site for a further two houses. We have attached the sale details for that part of the property which was for sale. Both the floor plan and the photographs demonstrate quite clearly the entire transformation of the A4 property to C3 use.

[sale details attached]

- In the current application the plan below was submitted after the applicant realised that the original plan she had submitted would reveal too much of the extent of this transformation and would not support her application. The residential area has been re-apportioned to a part of the property and the title 'Retail Area' has been attached to the remainder.



- No mention was made in Mrs Noquet's application of the accommodation at the Bishop Blaize/End, nor were any plans submitted in respect of it. As the recent court judgement upholding both an earlier National Inspectorate Ruling and CDC's enforcement order made very clear, the three/two bedroom flat situated on the first floor is subject for its use as accommodation to the A4 use of the property as a whole and can only be used by the staff running the Bishop Blaize as a Public House.
- The applicants who are property developers are fully aware of planning law as they have made numerous planning applications over the past 10 years or so.

The following is offered by way of example simply of the number of appeals they have made in respect of the Bishop Blaize/End

<ul style="list-style-type: none"> • <u>Certificate of Lawful Use Proposed - Change of use from A4 to A1.</u>
<p>Bishops End Street Through Burdrop Burdrop Banbury OX15 5RQ Ref. No: 14/00037/REFAPP Received: Sun 12 Oct 2014 Status: Appeal In Progress</p>
<ul style="list-style-type: none"> • <u>Appeal against</u>
<p>Bishops End Street Through Burdrop Burdrop Banbury OX15 5RQ Ref. No: 14/00015/ENFAPP Received: Mon 24 Mar 2014 Status: Appeal Valid</p>
<ul style="list-style-type: none"> • <u>Appeal against</u>
<p>Bishops End Burdrop Banbury OX15 5RQ Ref. No: 13/00073/ENFAPP Received: Wed 06 Nov 2013 Status: Appeal Dismissed</p>
<ul style="list-style-type: none"> • <u>Certificate of Lawful Use Existing - Use as a single dwelling house</u>
<p>Bishops End Burdrop Banbury Oxfordshire OX15 5RQ Ref. No: 13/00071/REFAPP Received: Tue 05 Nov 2013 Status: Appeal Invalid</p>
<ul style="list-style-type: none"> • <u>Certificate of Lawful Use Existing - Change of use from A4 to A1.</u>
<p>Bishops End Burdrop Banbury OX15 5RQ Ref. No: 13/00041/REFAPP Received: Tue 13 Aug 2013 Status: Appeal Withdrawn</p>
<ul style="list-style-type: none"> • <u>Change of use of a redundant barn/store into a 1 bedroom self-contained holiday letting cottage</u>
<p>Bishops End Burdrop Banbury OX15 5RQ Ref. No: 13/00042/NONDET Received: Fri 09 Aug 2013 Status: Appeal Allowed</p>
<ul style="list-style-type: none"> • <u>Change of use of a vacant public house to C3 residential (as amended by site location plan received 18/07/12)</u>

Bishops End Burdrop Banbury Oxfordshire OX15 5RQ

Ref. No: 13/00001/REFAPP | Received: Wed 09 Jan 2013 | Status: Appeal Dismissed

- [Appeal against](#)

Bishops End Street Through Burdrop Burdrop Banbury Oxfordshire OX15 5RQ

Ref. No: 12/00068/ENFAPP | Received: Tue 01 May 2012 | Status: Appeal Dismissed

- [Appeal against](#)

Bishops End Street Through Burdrop Burdrop Banbury Oxfordshire OX15 5RQ

Ref. No: 12/00024/ENFAPP | Received: Wed 15 Feb 2012 | Status: Appeal Dismissed

The applicants have also made (25) Planning Applications and associated appeals in respect of their previous property Darrah Farm situated in Berkshire.

We believe the reputation and standing of the entire planning process is being brought into disrepute by the action presently being pursued by the applicant. The 515 supporters of the BBSG would ask you to dismiss this appeal.

Yours sincerely

Richard Butt

Coordintaor for the BBSG