

10/03/2013

Representation to the planning inspectorate in respect of APP/C3105/A/13/2190714

From The Bishop Blaize Support Group (The support group was founded by Eileen & Tony Haynes in 2006 and now has 490+ supporters) The sole purpose of the BBSG group is to retain for the village of Burdrop OX155RQ its only amenity "The Bishop Blaize Pubic House" for the use of villagers and others.

I Richard Butt of College Barn Farm, Sibford Gower, Banbury, Oxon am instructed by the BBSG to make the following statement:

We have read the appellants' grounds for this appeal and would make the following comments on Mr & Mrs Noquet's grounds of appeal:

The viability reports of 2007 and 2012 were and still are accurate with the possible exception of the current value of the Public House; The Bishop Blaize today is even more viable as a Public House than it was in 2012 when the last planning application for change of use was refused. One of the reasons why the Bishop Blaize is more viable is that the value of Public Houses have continued to fall and the £575,000 and other offers that Mr & Mrs Noquet refused to accept from purchasers would now no longer be a possibility, a realistic figure for the value of the Bishop Blaize is around £240,000 and indeed the Sibford Gower Parish Council offered this amount to Mr & Mrs Noquet in late 2012. This would decrease the financial overheads of the Bishop Blaize by about half and thereby make it even more viable.

The appellants suggest that the objections have diminished from their previous planning application levels. The appellants have not taken into account the amount of supporters that we have in the BBSG. The amount of objecting representations sent to the planning inspectorate for the last appeal by the Noquet's was considerable, as was the attendance of villagers and other local folk at the 4 day hearing at Cherwell District Council " Bodicote House" all of the attendance figures are on record.

The BBSG would confirm that the report compiled by Rebekah Morgan was accurate and beyond criticism, Rebekah Morgan, as with all Cherwell District Council employees that the BBSG have dealt with are impartial, and professional.

As to the honesty and integrity of both appellants, It is a matter of record that Mr Noquet stated to the planning hearing in August 2012 that the Bishop Blaize was losing £1000.00 per week, this statement which was also used by his legal representative (a barrister called Mr Chung) is in complete contradiction to the Bishop Blaize trading accounts for the period he was trading as a public house, whereby he stated in the accounts a loss attributing to around £100.00 per week. The accounts were submitted with the planning application when he applied to have the pub de-licensed in March 2007 (06/01697/F)

Mrs J. Noquet said under oath at the same planning hearing that they (the Noquet's) were in dire financial straits and if the planning appeal were dismissed they would have nowhere to live as they owed £240,000.00 on the Bishop Blaize and that is the amount their agents expected it to sell for" and they did not have the funds to buy a house. Since mid August 2012 the Noquet's have without

planning ,conservation area or building regulation consent proceeded to convert the bottle storage part of the Bishop Blaize into a separate two storey domestic/retail unit with an estimated cost of around £90-100 thousand pounds. The Noquet's also continued to run Range Rover, Porsche and Mercedes cars and presumably pay the payments due on the £240,000.00 loan . These observations do not indicate to the BBSG that the Noquet's are in dire financial straits and would bring their honesty into question.

In January 2012 Mrs Noquet made a planning application 12/00011/CLUE Certificate of Lawful Use Existing - Use as a single dwelling house stating that they/she had lived there continuously since 10/03/2007 until 30/12/2011 apart from evidence supplied to Cherwell District Council by the BBSG that this was not the case and the application contained false information, Cherwell District Council already had Council Tax evidence that also proved the information in the application false.

After this application was refused Mrs Noquet submitted yet another application for CLUE
In May 2012 Mrs Noquet made a planning application 12/00796/CLUE | Certificate of Lawful Use Existing - Use as a single dwelling house | Bishops End Burdrop Banbury Oxfordshire OX15 5RQ stating that they/she had lived there continuously since March 2007 until the present day, apart from evidence supplied to Cherwell District Council by the BBSG that this was not the case and the application contained false information, Cherwell District Council already had Council Tax evidence that also proved the information contained in this second application false.

We would address the lack of integrity of the appellants as follows, they continue to threaten and intimidate and use physical violence and profanities to anyone of the villagers or neighbours that they thought may be a threat to their Bishop Blaize development into a domestic dwelling as they walk past the Bishop Blaize. A list of some of the incidents reported are in the Bishop Blaize log and would be made available to the planning inspector if required or if the Planning Officer thought it necessary a request for information from Thames Valley Police by the planning Inspector for complaints/threats made against residents of the Sibfords by the appellants would be revealing.

We would suggest that the legality of the wood burning stove business operating from the Bishop Blaize or its bottle store is in question we are assured by Cherwell District Council that their legal department are looking into legality of the retail operation.

The BBSG would also point out that the viability of this business is in question.

There is no apparent web site, contact telephone number or national or local advertising for the products on sale.

The premises have only been open for about 58 hours during the month February out of a possible 216 opening hours, in our opinion the business has only been set up to try and subvert the planning process from A4 to C3.

The BBSG would question whether or not the appellants are qualified in the necessary building and safety regulations required for the fitting of Wood and multi fuel stoves and have received training for giving advice to the general public for the purpose of fitting the Wood and multi fuel stoves.

The BBSG 's opinion taking all the past planning applications and appeals into consideration is that this is a spurious application submitted in desperation by the appellants. Cherwell District Council by submitting an early application for costs we assume are of a similar opinion. The BBSG would therefore in the event that the appeal is dismissed ask the planning Inspector to award them their costs and also costs for each and every objector attending the proposed hearing at the rate of £130.00 per day per person to cover their time of work and travelling costs.

We have attached to this email a copy of the Bishop Blaize Support groups 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.

We believe this objection clearly indicates to the planning officer the level of honesty and integrity of the appellants.

Therefore The Bishop Blaize Support Group would ask you to dismiss this appeal.

Signed

Richard Butt

For and on behalf of the BBSG