

Neighbour Consultee List

Planning Application Reference:	16/02030/F
Location Of Development:	The Pheasant Pluckers Inn Burdrop Banbury OX15 5RQ
Proposed Development Details:	Erection of a single storey building providing 3 No en-suite letting rooms - re-submission of 16/01525/F

Neighbour(s) Consulted

1. Dower House Main Street Sibford Ferris Oxfordshire OX15 5RA
2. The Gables Street Through Burdrop Burdrop Banbury OX15 5RN
3. Enock Cottage Street From Hawkes Lane To Street Through Burdrop Burdrop Banbury OX15 5RQ
4. Barthrop Cottage Street From Hawkes Lane To Street Through Burdrop Burdrop Banbury OX15 5RQ
5. Burdrop Green Street From Hawkes Lane To Street Through Burdrop Burdrop Banbury OX15 5RQ
6. Barn Close Street Through Burdrop Burdrop Banbury OX15 5RQ
7. Holly Cottage Street Through Burdrop Burdrop Banbury OX15 5RQ
8. Jasmine Cottage Street Heading North From Acre Ditch Burdrop Banbury OX15 5RN
9. Austin Grounds Farm Hook Norton Road Sibford Ferris Banbury OX15 5QR
10. 6 Cotswold Close Sibford Ferris Banbury OX15 5QP
11. 24 Kennel Lane Bracknell Berks RG422EQ
12. The Old Post Office Main Street Sibford Gower Banbury OX15 5RT
13. Hideaways Backside Lane Sibford Gower Banbury OX15 5RS
14. 1 Shepherds Close Burdrop Sibford Gower Banbury Oxon OX15 5RN
15. 105 Cromwell Road Banbury Oxon OX16 OHF
16. Blenheim Farm Sibford Road Shutford Oxfordshire OX15 6HD
17. Belle Isle Farm Sibford Road Hook Norton Banbury OX15 5DJ

18. College Barn Farm Colony Road Sibford Gower Banbury OX15 5RY

19. AS Designs The Old Post Office Main Street Sibford Gower Banbury OX15 5RT

1. Mrs Sue Etherington-Smith
Dower House Main Street Sibford Ferris Oxfordshire OX15 5RA
2. Mr Hugh Pidgeon
Burdrop Green Street From Hawkes Lane To Street Through Burdrop Burdrop Banbury
OX15 5RQ
3. Denise Stuckenbruck
4. Mr Dennis Checkley
5. Keith And Ann Woolgrove
6. Mr Geoff Noquet
7. Anne Skowronska
Jasmine Cottage Street Heading North From Acre Ditch Burdrop Banbury OX15 5RN
8. Mr Stephen Hopkins
Austin Grounds Farm Hook Norton Road Sibford Ferris Banbury OX15 5QR
9. Mr Nigel Bryan
6 Cotswold Close Sibford Ferris Banbury OX15 5QP
10. Angela Butt
11. Jayne Thomas
12. Mrs Carla Hedges
24 Kennel Lane Bracknell Berks RG422EQ
13. Mrs ME Mulley
The Old Post Office Main Street Sibford Gower Banbury OX15 5RT
14. Tony Haynes
15. Melissa Mactaggart
16. Mr And Mrs T And M West
Hideaways Backside Lane Sibford Gower Banbury OX15 5RS
17. Mrs R Davies
1 Shepherds Close Burdrop Sibford Gower Banbury Oxon OX15 5RN
18. JM McAulay
105 Cromwell Road Banbury Oxon OX16 OHF
19. Mr John, Margie, Henry, Sally, Taylor



Blenheim Farm Sibford Road Shutford Oxfordshire OX15 6HD

20. Peter And Aniela Duggins

21. Mr Henry Butt

22. Mr And Mrs D Dyer

Belle Isle Farm Sibford Road Hook Norton Banbury OX15 5DJ

23. Richard Butt

College Barn Farm Colony Road Sibford Gower Banbury OX15 5RY

24. C Radcliffe

25. Mr Luke Mulley

AS Designs The Old Post Office Main Street Sibford Gower Banbury OX15 5RT

CDC

18 NOV 2016

POSTROOM

SCANNED

105, Cromwell Road,
Banbury

OXON, OX16 0HF

Resubmission of 16/01/525/F.

18 NOV ;

Dear Sir,

Re: Pheasant Plucker Inn - Bishop
Blaise.

This application must be refused as this property is in a Conservation area. Also the property is an Asset of Community Value, and it is also, as I understand the situation, on the Market for Sale.

So you cannot have a public house without a car park, as there is no-where to park on the road side as the road is very narrow.

Another Point I wish to make is, where is the Money coming from for Planning Applications,

building materials and builders
ect.?

yours Sincerely

(MRS.)

From: Richard Butt]
Sent: 10 December 2016 10:45
To: Bob Neville
Subject: FW: Popular Cotswold Village Freehold - £320,000 + VAT

Dear Mr Neville.

For comparison Fleurets have a similar sized Public House to the Pheasant Plucker just on the market ready to trade.(see below)

I have attached the for sale details which include the last years accounts which should give you a good idea about the possible viability of the Bishop Blaize /Pheasant Plucker as a Public House without any further accommodation.

We are of the opinion that the Pub could be bought for £295,000.00

Copied from the details:

The premises have previously been run under lease. The accounts which have been provided to us are the existing tenants and indicate sales of circa £184,000 excluding VAT. The food sales accounting for circa 20% of the total. Adjusted net profits are in the order of £56,000

Regards

Richard Butt

Coordinator for the 541 known supporters of the BBSG

Popular Cotswold Village

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New to market

The Fox



Leaffield, Witney, Oxfordshire, OX29 9NP



Price: **£ 320,000 +vat**

Tenure: **Freehold**

AT A GLANCE

- Popular Cotswold Village
- Village Green Location
- Open Plan Bar/Restaurant (c32 covers)
- Gardens & Car Park
- 2 Bedroom Private Accommodation
- EPC Rating C

[View particulars](#)

AGENT DETAILS



For further details please contact

Chris Irving



0117 923 8090



bristol@fleurets.com

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BEER on TAP



**CAMPAIGN
FOR
REAL ALE**

Local Pubs Reverse The Trend Of Recent Closures

After many editions of *Beer on Tap* reporting pub closures, it's good to report on pubs which have recently reopened or plan to reopen in the near future.

First of our local pubs to open its doors again after a period of closure was the White Swan in Wigginton which reclaimed its place in the local community, serving the village itself and a wide area of the rural population. Good beer and food is again being appreciated here in this lovely part of our Branch.

Since then, the Salford Inn in Salford village (formerly the Black Horse) and the Milton Hare in Milton-under-Wychwood (formerly the Quart Pot) followed the trend after both pubs underwent major refurbishments with new management bringing a welcoming and enthusiastic rebranding to establishments we thought may be lost forever. Both pubs now offer top quality food, yet welcome real ale drinkers with a selection of beers on sale.

More recently, the V Lounge in Banbury – as reported in the last *Beer on Tap* – reopened after the Jolly Weavers pub was taken over by next door neighbours Voujon to offer a comfortable and trendy venue for drinkers, including real ale, and a wide variety of meals.

The latest reopening is that of the Red Lion in Bloxham. This pub on the main road through Bloxham had been a sad and prominently-positioned remind-

er of pub closures to everyone passing through the village. First, a local community group tried to buy it from Fuller's, before it was bought by Mark & Sandra Page who have leased the nearby Joiner's Arms for a number of

years. They have breathed new life into the place which now sells 'artisan pizzas' and a wide range of other meals to eat alongside a pint or two of Top Hat (an ale branded for the pub) and an ever-changing beer from the Marston's stable. As the Joiner's has four handpumps serving real ale, it might be that the range of beer will increase, and we believe that Mark & Sandra intend to run both pubs for the foreseeable future, so the future looks bright for Bloxham.

Continuing the trend, two other pubs could soon reopen – one in the near

Continued on page 16

Mark & Sandra Page at the Red Lion, Bloxham



Bingham's Vanilla Stout Is CAMRA's Champion Beer of Britain

Each year, CAMRA announces the winners of various categories of ales, judged in blind tastings at the Great British Beer Festival. This year it had a slightly different format as only the category winners were announced in the festival itself, and the overall champion beers (Gold, Silver and Bronze) were announced at an awards dinner in the evening. This year Bingham's Brewery, based in Twyford, near Reading, was awarded Supreme Champion Beer of Britain for its sumptuous, dark and smooth Vanilla Stout. See page 11 for the full list of category winners.

BINGHAMS
— BREWERY —



**Vanilla
STOUT**

SIBA
Dark stout infused
with vanilla

5.0% ABV
RUSCOMBE TWYFORD - BERKSHIRE RG18 9LJ
binghams.co.uk

SIBA

If you're lucky, this award-winning ale could be coming to a bar near you

Visit the CAMRA North Oxfordshire Branch website – <http://northoxon.camra.org.uk/>

PRIVATE & CONFIDENTIAL

Mr R Butt
The Bishop Blaize Support Group
c/o College Barn Farm
Sibford Gower
Banbury
Oxfordshire
OX15 5RY

Shepherds Meadow
Eaton Bishop
Hereford
HR2 9UA

Tel: 01981 250333
Fax: 01981 250192

www.sidneyphillips.co.uk
kharrington@sidneyphillips.co.uk

Our ref: 00040222
Date: 30 September 2016

Dear Mr Butt

**Re: THE PHEASANT PLUCKERS INN, BURDROP, SIBFORD, BANBURY,
OXFORDSHIRE, OX15 5RQ**

Further to our recent correspondence we confirm we have submitted your offer of £241,500, subject to contract for the above property to our clients and they have instructed us to inform you this offer is not acceptable.

If you wish to further your interest and increase on this previously quoted figure, we would be pleased to hear from you.

Yours sincerely

Kimberly Harrington
SIDNEY PHILLIPS

From: Richard Butt]
Sent: 09 December 2016 14:40
To: Bob Neville
Subject: 16/02030/F The Pheasant Pluckers Inn, Burdrop, Sibford Gower

Dear Mr Neville,

Re16/02030/F The Pheasant Pluckers Inn, Burdrop, Sibford Gower

I note that you have posted on the cdc web site the following submission from G Noquet:

In anticipation of you not posting my responses and comments to the Objections from Sibford Gower Parish Council, let me say that I have taken advice from Senior Counsel and that they have considered my submissions and have concluded that they are in no way Defamatory towards any individual.

I would have thought bearing in mind the continued vexatious planning applications on this property and the fact that BOTH of the applicants have criminal records associated with this site that either he would have produced the written advice he said he has taken from "Senior Counsel" and the name of the Barrister. Did he supply the name of Senior Counsel to you or the written advice and if not perhaps you would ask him who it was and ask for a copy of the advice?

In respect of his week day lunch time opening Noquets submission:

In regard to Trading figures, I have been open now from 12 until 2.0pm from Tuesday, so far I have lit the fire 4 times turned on the fryer 4 times. On Tuesday I cooked Cottage Pie, Wednesday Steak & Kidney Pie, Yesterday Banger's & Mash and today Fish Pie every dish has now gone in the bin. I have not had 1 customer and our operating losses are now higher than they were previously.

Just as an update on our lunchtime trading, on Tuesday I cooked Toad in the Hole, on Wednesday I cooked Liver and Bacon, on Thursday I cooked Lamb Hot-Pot and on Friday I cooked Aga Roast Lamb. I did not sell 1 meal and all dishes went into the bin

He has produced this statement twice, every other landlord in the type of Pub that Noquet is purporting to be operating does NOT COOK food on the off chance of a sale. You know as well as we do that a member of the public walks into a pub picks up the menu and orders the food they want to eat, the only prepared food is in the freezer!! So he either is not telling the truth or he should not be in charge of a public house. Have you asked him why he cooks food for none existent customers?

Noquet has stated that the proposed 3 bed with ensuites will cost around £100,000.00 but he has also stated that they have no money and his wife has had to take a full time job to pay the mortgage!

So where is the finance coming from to build the three beds with ensuites ? Have you asked him?

The Pheasant Plucker does not need further residential accommodation it just needs a new owner and Noquet has had plenty of offers over the past 10 years and to our knowledge the offers ranging

from £180,000 to £575,000 have all been refused by Noquet. I could put you in touch with three independent offerees for the Pub who would state that the Bishop Blaize/ Pheasant Plucker pub would be a very viable Public house without the three additional bedrooms, but would definitely need the whole car park. Please let me know if you require this information.

Yours sincerely

Richard Butt

Coordinator for the 541 supporters of the BBSG

From: Bob Neville

Sent: 22 December 2016 14:12

To: 'Richard Butt'

Subject: RE: 16/02030/F | Erection of a single storey building providing 3 No en-suite letting rooms - re-submission of 16/01525/F | The Pheasant Pluckers Inn Burdrop Banbury OX15 5RQ

Dear Mr Butt

As previously advised in my email of the 18/11/2016, Mr Mike Butt's were not received until attached to your email of the 18th and are part of the application file, albeit not publically available. An issue was raised today with regard to comments made by Mr Pidgeon (24/11/2016) which unfortunately had not published due a technical issue. This matter has now been resolved. All other third party comments have been published.

Given that the application has now been determined no further comments will be considered.

Regards

Bob Neville MSc

Senior Planning Officer

Development Management

Cherwell District Council

Ext: 1875

Direct Dial: 01295 221875

[Mailto:robert.neville@cherwell-dc.gov.uk](mailto:robert.neville@cherwell-dc.gov.uk)

Details of applications are available to view through the Council's Online Planning Service at <http://www.publicaccess.cherwell.gov.uk/online-applications>

Instructions on how to use the Public Access service to **view, comment on and keep track of applications** can be found at <http://www.cherwell.gov.uk/viewplanningapp>

From: Richard Butt [<mailto:richard.butt@badger-watch.com>]

Sent: 22 December 2016 13:50

To: Bob Neville

Subject: 16/02030/F | Erection of a single storey building providing 3 No en-suite letting rooms - re-submission of 16/01525/F | The Pheasant Pluckers Inn Burdrop Banbury OX15 5RQ

Dear Mr Neville

I note that you have had correspondence with the applicant dated 16th December 2016 which was uploaded to CDC web site today,(attached) whereby it states "I can confirm that all third party comments have been published on the Council's website, aside from Mr Butt's comments which you requested to be removed, and as such are marked confidential and not for public view.

Perhaps therefore you could show me where to look on the web site for the objection by:

From: mike butt [<mailto:mikebutt>] (**email url redacted**)

Sent: Thursday, November 17, 2016 2:55 PM

To: Bob.Neville@cherwell-dc.gov.uk

Subject: Planning Application: 16/02030/F

I would also ask you on behalf of the 541 known supporters of the BBSG how many other objections/third party comments are missing from the CDC web site?

A copy of your receipt of one of the missing objections below.

Yours sincerely

Richard Butt

Coordinator for the 541 known supporters of the BBSG

16/02030/f

From: geoff noquet [

Sent: 23 November 2016 12:37

To: Bob Neville

Subject: THE PHEASANT PLUCKERS INN : 'Staycations': Why British holidaymakers are choosing to stay in a pub

Dear Mr Neville

I would be most grateful if you would consider the linked article as supporting evidence for my proposal and also post the 'Staycations' piece on the website.

Kind Regards

Geoff Noquet

From: Jackie Noquet <

Sent: 23 November 2016 11:04

To: geoff noquet

Subject: 'Staycations': Why British holidaymakers are choosing to stay in a pub

You may want to send this to planning, or save it xxx

http://mobile.morningadvertiser.co.uk/Running-your-pub/Marketing/Staycations-Why-British-holidaymakers-are-choosing-to-stay-in-a-pub?utm_source=newsletter_daily&utm_medium=email&utm_campaign=23-Nov-2016&c=PHjySYxJVTwksC1kWkXYtu8oVn1eVCP4&p2=



'Staycations': Why British holidaymakers are choosing to stay in a pub

mobile.morningadvertiser.co.uk

British holidaymakers are abandoning overseas travel in favour of 'staycations', which spells good news for pubs.

From: Public Access DC Comments
Sent: 24 October 2016 16:01
To: Public Access DC Comments
Subject: Comments for Planning Application 16/02030/F

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 4:01 PM on 24 Oct 2016 from Mrs Sue Etherington-Smith.

Application Summary

Address: The Pheasant Pluckers Inn Burdrop Banbury OX15 5RQ

Proposal: Erection of a single storey building providing 3 No en-suite letting rooms - re-submission of 16/01525/F

Case Officer: Bob Neville

[Click for further information](#)

Customer Details

Name: Mrs Sue Etherington-Smith

Email:

Address: Dower House Main Street, Sibford Ferris, Oxfordshire
OX15 5RA

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: the Pub is an asset of Community value which is registered and therefore can not change the use. also the pub will need all the car park. Burdrop has too many cars parked on the street as it is.
I object.
Sue Etherington-Smith.

From: Public Access DC Comments
Sent: 10 November 2016 17:20
To: Public Access DC Comments
Subject: Comments for Planning Application 16/02030/F

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 5:20 PM on 10 Nov 2016 from Mrs Carla Hedges.

Application Summary

Address: The Pheasant Pluckers Inn Burdrop Banbury OX15 5RQ

Proposal: Erection of a single storey building providing 3 No en-suite letting rooms - re-submission of 16/01525/F

Case Officer: Bob Neville

[Click for further information](#)

Customer Details

Name: Mrs Carla Hedges

Email:

Address: 24 Kennel Lane, Bracknell, Berks RG422EQ

Comments Details

Commenter Type: General Public

Stance: Customer made comments in support of the Planning Application

Reasons for comment:

Comments: To whom it might concern.

Friends of ours recommended Holy Cottage on AIRBnB

We have been trying to stay at there for many months and could not because it was always booked when we wanted it.

Finally we got a date that was available and made the trip to Burdrop.

The cottage was quite lovely and we ate in the pub and the food was very good.

Jackie and Jeff were great hosts and we spent hours talking to them. They told us that they wanted to build more rooms and we thought that was a good idea because we would be able to visit the Cotswolds more often.

That is why we want to support them in their plan for more rooms.

Carla and Nick Hedges

REF. 16/02030/F

08-11-16

BELLE ISLE FARM
HOOK NORTON
OX15 5DJ

Dear Sir

THE BISHOP BLAIZE SAGA ROLLS ON!!

WE WISH TO OBJECT TO ANY DEVELOPEMENT IN THE
CAR PARK.

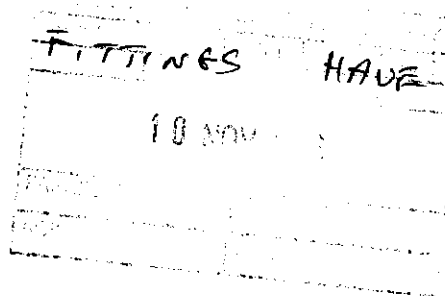
IN MAY 2006 PLANNING PERMISSION WAS GRANTED
TO MR NOQET!! FOR CONSTRUCTION OF A SINGLE STORY
EXTENSION TO THE DINING AREA. THIS REQUIRED ALL OF
THE CAR PARK AREA TO REMAIN CAR PARK.

ANY FUTURE DEVELOPEMENT, BY A NEW OWNER,
WOULD REQUIRE THE SAME AREA OF CAR PARK.

THE SITE VISIT MADE ON 16 AUGUST 2012, BY
INSPECTOR SARA MORGAN, STATES THE BAR AND MOST
OF THE PUBLIC HOUSE ~~FITTINGS~~ HAVE BEEN REMOVED?

Yours
Sincerely

DAVID & BARBARA DYER



-----Original Message-----

From:

Sent: 22 November 2016 09:49

To: Bob Neville

Subject: 16/02030/F The Pheasant Pluckers Inn, Burdrop, Sibford Gower

6 Cotswold Close

Sibford Ferris

Nr Banbury

Oxon

OX15 5QP

Ref: Planning Application: 16/02030/F

22/11/2016

Dear Sir

I would like to object to this planning application because:

This building would be a blot on the landscape in a conservation area that is in an area of outstanding natural beauty and would add nothing to the village and very doubtfully the pub itself. As you are well aware the owners of the property have tried to build on the land, de-licence the pub and done several thing to the property without permission. We were told by Mrs Noquet at a public meeting that the pub would reopen but as yet is only open for approximately 3 hours per week. I have been told that it is to open weekday lunch times in future but still as yet no regular evening opening. I am sure that this is being done just to say that the pub is not viable so permission is needed to build holiday lets so the place can survive. I am sure in the right hands the pub would be very viable as it always used to be.

It has also been stated that there was a building on this plot before but in actual fact the building was the other side of the pub and on land that doesn't even belong to the Bishop Blaize/Pheasant Plucker.

I am sure that CDC Planning department are intelligent enough to see through this application for the rouse that it is and will deny permission.

Yours Sincerely

Nigel Bryan.

-----Original Message-----

From: Richard Butt]

Sent: 13 December 2016 09:12

To: Bob Neville

Subject: Some Pub landlords get it right!

Dear Mr Neville,

Please put this submission showing how several closed local pubs have been made into successful viable public houses without additional letting accommodation (sent to me by one of our supporters) on the CDC planning application 16/02030/F The Pheasant Pluckers Inn, Burdrop, Sibford Gower.

Regards

Richard Butt

Coordinator for the 514 known supporters of the BBSG

From: Public Access DC Comments
Sent: 14 November 2016 22:16
To: Public Access DC Comments
Subject: Comments for Planning Application 16/02030/F

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 10:16 PM on 14 Nov 2016 from Mr Luke Mulley.

Application Summary

Address: The Pheasant Pluckers Inn Burdrop Banbury OX15 5RQ

Proposal: Erection of a single storey building providing 3 No en-suite letting rooms - re-submission of 16/01525/F

Case Officer: Bob Neville

[Click for further information](#)

Customer Details

Name: Mr Luke Mulley

Address: AS Designs, The Old Post Office, Main Street Sibford Gower, Banbury OX15 5RT

Comments Details

Commenter Type: General Public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: please refuse this application.

once again an application has been made that will remove an important asset to the successful running of this public house. In this day and age and for the future a successful public house needs all the parking it can get.

the pub is an important asset for the community and should be run as such, it was much loved and popular under the previous management but at present the opening hours (just on Sundays for pre-booked lunch) barely qualify as open and it is not recognizable as a pub

From: Ann Woolgrove [

Sent: 19 November 2016 19:47

To: Bob Neville

Subject: 16/02030/F | Erection of a single storey building providing 3 No en-suite letting rooms - re-submission of 16/01525/F | The Pheasant Pluckers Inn Burdrop Banbury OX15 5RQ

Dear Sir

Further to the above application made by the Noquets we wish to give you our view as follows:

We do not consider this application in any way relevant to the Bishop Blaize (aka the Pheasant Pluckers Inn) being returned to an active operational Public House if they persist with trying to obtain planning permission to build in the car park. The pub needs to be open for normal pub hours with parking available in the car park and no more of this playing around allowed by the Noquets regarding planning applications and part time hours.

With regards

Keith and Ann Woolgrove

From: Dennis Checkley]
Sent: 19 November 2016 16:50
To: Bob Neville
Subject: Planning Application: 16/02030/F

Dear Mr Neville

Planning Application: 16/02030/F | Erection of a single storey building providing 3 No en-suite letting rooms - The Pheasant Pluckers Inn Burdrop Banbury OX15 5RQ

The applicant has now made 20 plus applications to try and get this site developed into a housing estate, the current application for 3 letting bedrooms has no merit for the area will not help the pub financially and takes away parking spaces which are essential for the running of a pub.

I would also remind the planning officers that the application site is in a conservation area, next to a grade 2 listed house and also in an area of outstanding natural beauty.

The proposed 3 holiday lets lacking any form of character would not enhance Burdrop in any way or form.

PLEASE Refuse the application.

Dennis Checkley

16/02030/F

From: Jayne Thomas [
Sent: 22 November 2016 16:55
To: Bob Neville
Subject: Pheasant Pluckers Inn

16/02030/f

This pub needs the maximum number of car parking spaces possible to make it viable for the present or future owners.

The gates need to be open during the limited opening hours or removed. Anyone using the pub, leaving their car to return later will find it locked in.

The proposed building would impose on the view from across the valley.

J Thomas

Sibford Ferris

Pheasant Plucker with one Holiday Let

Pheasant Pluckers overheads

			costs Per annum	
Rates	pub		£4,500.00	Pub sales
Insurance	Pub		£1,490.89	Holiday let
Council Tax	Pub accom		£1,243.00	
Rates	Hol let		£1,400.00	
Insurance	Hol let		£450.00	
Repairs		Guess	£2,400.00	
Licenses			£250.00	
Heating			£1,500.00	
Electricity			£3,600.00	
Water		Guess	£850.00	
Garden Care			£1,000.00	
Advertising			£520.00	
Bank loan	Interest only		£11,500.00	
Credit Card CH	1.50%	5786	£1,041.48	
Vat			£2,275.00	
Staff	1	£20	£2,320.00	
Cars	2		£3,860.00	
Phones and internet			£520.00	
Gas			£320.00	

£41,040.37

Proposed 3 holiday bedrooms income

Pheasant Pluckers Holiday 3 bed only lets overheads and Income

			costs Per annum	Days let	
Council Tax			£1,400.00		
Rates					
Insurance			£490.00		
Repairs/cleaning			£5,460.00		182
Laundry			£3,640.00		
Heating			£550.00		
Electricity			£600.00		
Water					
Garden Care					
Advertising	52	25	£1,300.00		
Bank loan for building	4.50%	£230000	£10,350.00		
Capiatal Repayments		1916	£22,992.00		
Credit Card CH					
Vat			£6,825.00		
car insurance	1		£364.00		
Cars	1		£1,930.00		
Phones and internet					
Gas					
Accountant			£1,300.00		

Income	75	3	£40,950.00	182
Net profit/loss			-£16,251.00	

Pheasant Plucker PUB Sales only if open as per the Chandlers Arms meals and beer only

Pheasant Pluckers overheads		costs Per annum		Pub Sales at £ 5250 per week
Rates	pub			
Insurance	Pub			
Council Tax	Pub accom			
Rates	Hol let		£1,400.00	
Insurance	Hol let		£450.00	
Repairs		Guess		
Licenses				
Heating				
Electricity				
Water		Guess		
Garden Care				
Advertising				
Bank loan/Mortgage	Interest only		£11,500.00	
Credit Card CH	0.015	5786	£1,041.48	
Vat			£22,750.00	
Staff	1	150	£7,800.00	
Cars	2		£3,860.00	
Phones and internet			£520.00	
Gas			£320.00	
Interest on Finance for pub trading	5000		£125.00	
Cost of Sales @50% of retail		approx	£136,500.00	£273,000.00
Total sales excluding 1 bed holiday let			£273,000.00	
Costs			<u>£136,500.00</u>	
Profit before tax			£136,500.00	

PUBHoliday let income	Income	Based on	Persons	cost
		£0.00 Parties of 45 persons once a month	0	30
£13,650.00	£3,900.00	Sunday Luches	3	26
		Fri Fish Nite	0	15

		Total taxable profit
£13,650.00	£3,900.00	-£23,490.37

Income	Based on	Persons	cost
		1	30
			20

Interest
10 year commercial loan

Total taxable profit

-£16,251.00 3 holiday lets

-£23,490.37 Pub not open and 1 Holiday let

-£39,741.37 Total

Total taxable profit

£136,500.00

Total

Tax

£0.00

£3,900.00

£0.00

£3,900.00

£0.00

Total

Tax

0

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 appellant's 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

From: Richard Butt
Sent: 23 November 2016 14:12
To: Bob Neville
Subject: Objections to Planning Application 16/02030/F:

Objections to Planning Application 16/02030/F:

16/02030/F | Erection of a single storey building providing 3 No en-suite letting rooms - re-submission of 16/01525/F The Pheasant Pluckers Inn Burdrop Banbury OX15 5RQ.

OBJECTION submitted by Richard Butt for and on behalf of the **Bishop Blaize Support Group**

Please take note of our objection to the previous application for a cottage [16/01525/F](#) :

WE would add to that OBJECTION with the following facts:

The proposal would.

- Affect the setting of the adjoining Listed Building
- Affect the character and appearance of a Conservation Area and possibly the AONB
- Affect the view of residents living in Burdrop
- There is an ACV in situ on the whole site designated A4 use.
- The number of parking spaces presently identified on the application is fanciful. The Owners have 4 vehicles including 2 Range Rovers a Porche car a Mercedes car, a horse box and a large Caravan taking up 6/7 of the available 20 parking spaces in the legally available parking area. A further 6 car parking spaces would have to be set aside for the proposed development leaving 7 car parking spaces available for pub customers.
- Our concern as a support group for the future of the pub as a viable business enterprise is the preservation of the pub car park as a car park. There is no off-road parking anywhere in the area that isn't already taken up by residents.
- In 2006 the applicant applied for and obtained planning permission for a restaurant extension subject to a condition for him providing 2 further car parking places. The applicant did not pursue the permission purely because of the aforementioned condition for providing 2 further car parking spaces!

On these grounds alone in our view the application should be refused.

On the question of the pub's status and its present viability

The applicants proposal describes it as "vital for the long-term viability and sustainability of the Public House", the same argument put forward for the retrospective planning application for the creation of the Holiday Let. But the 'Pheasant Pluckers Inn' is not open

as a pub. According to its own signage and its own website:

<http://thepheasantpluckersinn.com>

it is open sometimes once a week on a Sunday and then only for lunch; that is all.

Our concern as a support group for the future of the pub as a viable business enterprise is the preservation of the pub car park as a car park. We entirely reject the argument put forward in this application that because other pubs in the area have little or no parking provision, the same could be said for this Pub. The Pub itself is on a steep hill and served by very narrow access roads that also serve as access to the surrounding houses in Burdrop.

We have read the applicants submissions regarding viability of the Public House being dependant on gaining planning permission for the three bedroom accommodation in the car park and the current viability of the Public House as a restaurant. Opening 3 to 12 hours a week with NO draft beer or bar the Pub will not ever be financially viable.

The Proposed 3 bedrooms in the car park

The applicant has not submitted any evidence to support the cost of the building, or any dimensions of the building. The BBSG have received information from one of the supporters of the BBSG who runs a successful Public House which has enabled us to present to Cherwell District Council Planning dept the attached excel document showing the likely profitability of the proposed 3 Bedrooms with en suite facilities the existing Pub as is with a holiday let and the Pub if it were open from 10am until 11pm 7 days a week, as per our supporters Public House (which is a similar size pub but without the view and extra land)

We have attached a BBSG excel spread sheet to this email which shows the viability for the Public House with the proposed accommodation at a costing of £230,000 for the proposed development which we think would be closer to the cost of the development. We have also used a comparable nightly income to the existing holiday let (although it should be lower as there are NO living rooms in the proposed development).

It is very easy to see from the spreadsheet which of the three options is going to be financially viable.

Pub for sale

The applicant has stated that he has not received any offers close to the asking price.

The applicant has not however submitted any evidence to support the statement on offers.

Why Not?

The applicant has not submitted the valuations he obtained for the sale of the property from the 4 "reputable" agents to support the asking price. **Why Not?**

The property was valued **at a planning appeal public hearing in respect of APP/C3105/A/13/2190714 at £240,000.00 (a lower valuation was submitted at another public planning hearing £180,000.00)** the value of the Pheasant Plucker/Bishop Blaize has not significantly risen since. (Copy of the BBSG representation **APP/C3105/A/13/2190714** to the P.I. attached to this email)

The BBSG offered £241,000.00 in 2016 for the Pheasant Plucker/Bishop Blaize, the offer was declined (copy of refusal attached)

The applicant has inferred in his recent submission that the Wykham Arms Pub in Sibford Gower is financially struggling! The current Landlord has been trading in the pub for the past 10 years very successfully, has recently bought a house in Hook Norton and runs a new Mercedes car, He did however ban the applicant from his Public House.

Attached to this email :

- 1.BBSG representation to P.I**
- 2.Letter from Syd Philips**
- 3.Excel doc Pheasant Plucker profitability**
- 4. PDF containing the text above**

Please refuse the application

Sent: 02 November 2016 12:06

To: Emily Shaw

Subject: planning application 16/02030/F

Planning Application 16/02030/F Erection of a single storey building providing 3 No en-suite letting rooms

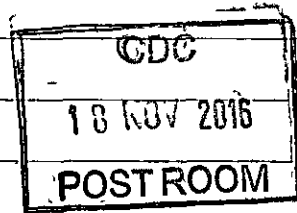
I wish to object to the application on the grounds that the application for a C3 designated building has been applied for in an ACV registered area also a conservation area and an AONB and next to a listed building.

There are no dimensions on the plans!

It will take at least 6 parking places out of the Pub Car Park will destroy the viability of the pub when under new management and there is NO ancillary Car Parking in the area.

Please refuse the application!

Tony Haynes - Burdrop



1, SHEPHERD CLOSE
BURDROP
SIBFORD COWER
BANBURY

PLANNING APPLICATION.

16/02030/F

18 NOV 2016

OXON

OX15 5RN

14 NOV 2016

I WISH TO OBJECT TO THIS APPLICATION AT THE BISHOPS
BLAIZE (PHEASANT PLUCKERS INN) FOR A SINGLE STOREY/
BUILDING OF THREE LETTING ROOMS IN THE PUB CAR PARK.
IF MR NOQUET GETS THIS PARKING WILL BE CUT DOWN
FOR THE PUB, AS MR NOQUET PARKS HIS THREE CARS IN
FRONT OF THE PUB OR ON THE ROAD SIDE.

PARKING IS NOT GOOD IN BURDROP AS THE ROADS ARE IS
NARROW AND THE PUB IS ON A STEEP HILL.

THE PUB AND CAR PARK IS IN A CONSERVATION AREA
AND IN A AREA OF OUTSTANDING NATURAL BEAUTY AND
THREE NEW LETTING ROOM WILL NOT FIT IN WITH THE
VILLAGE.

THE PUB AND THE ~~PARK~~ CAR PARK IS ASSET OF THE
COMMUNITY GIVEN BY THE COUNCIL

I HOPE YOU REFUSE THIS APPLICATION

MRS. R DAWDS.

From: THOMAS WEST
Sent: 28 October 2016 14:04
To: Planning
Subject: Fw: Bishops Blaize

28 October 2016

Dear Cherwell District Council Planning Committee.

RE REF 16/02030/F Erection of a Single Storey Building Providing 3 No en suite rooms-Re Submission 16/01525/F

We are writing with regards, the above Planning Application.

We have lived here for over thirty years. When we were looking for a home, Sibford Gower, without any hesitation, was the lovely beautiful village we wanted to live in. One of the attractions, were the two excellent pubs we had. The Bishops Blaize, was an excellent village pub with a welcoming and friendly village atmosphere, with a good off road car park with wonderful views. Previous landlords looked after residents of all ages, while the garden and views over the valley offered a peaceful environment for families and friends to meet and enjoy together. This location is an ideal venue for a good village public house. There were lots of visitors to the Bishops Blaize, locals, as well as non locals a very popular place. When family and friends came to visit we always went to the Bishops Blaize. This area is highly regarded as a place to live, with good facilities in the village, like the Bishops Blaize are regarded as added value in that respect. Both the Wykham Arms and the Bishops Blaize were busy all the time and both very viable.

So many applications have been submitted and refused over the last 9/10 years, it is clearly obvious, what Mr and Mrs Noquet's intentions were and still are.

Would like our pub back as THE BISHOPS BLAIZE TO IT'S FORMER GLORY. not the Bishops End or The Pheasant Pluckers Inn.

PLEASE MAY WE ASK YOU AGAIN,TO REFUSE THIS APPLICATION THANK YOU.

Yours Faithfully

Mr T and Mrs M West

Hideaways

Backside Lane

Sibford Gower

OXON OX15 5RS

From: Hugh Pidgeon
Sent: 24 November 2016 23:41
To: Planning
Subject: Objection to Planning Application 16/02030/F

Thursday, 24th November '16, 11.25 pm

I enclose an objection to Planning Application **16/02030/F**, for the attention of Bob Neville.

Your sincerely,

Hugh Pidgeon

For the immediate attention of Bob Neville

16/02030/F | Erection of a single storey building providing 3 No en-suite letting rooms - re-submission of **16/01525/F** | **The Pheasant Pluckers Inn Burdrop Banbury OX15 5RQ**

From Hugh Pidgeon, 'Burdrop Green', Sibford Gower, Banbury, Oxon OX15 5RQ

I write to you as one who lives directly opposite the site of the pub the owners are now calling the Pheasant Pluckers Inn, and who stand with my family to be directly affected by the decision the District Council make on this application.

I read with dismay the attempt yet again on your website - the owner's 19th application on this property - to demonstrate that the pub is not viable as a pub, that building on the car park is an essential part of the owners' survival plan and not to grant him permission is tantamount to forcing him into the only other option he believes will then be open to him "to re-apply for change of use to residential."

This is no ordinary application. In itself, this is the third attempt by the owners to extend the property out into the car park of the pub. The first was an application in 2013 put in by a third party for two houses to test the council's resolve; it was turned down. The second **Planning Application 16/01525/F** was refused only a month ago. But this is the 19th of a drip feed of applications that have besieged the local Council for the last nine years, 8 of which have been applications for change

of use to a private dwelling. The applicant could not be clearer in anticipating the 9th. The applications have been punctuated at regular intervals by a further 9 planning appeals, the involvement of the National Inspectorate in 3 week-long court hearings, and 6 enforcements.

The history makes clear that no application is ever independent of those that precede it, and this application can only properly be understood in the context of that history. The owners made clear for example, in their interview with Roseanne Edwards for the Banbury Guardian on the 1st August 2013, their ambitions of making “further development on the pub’s present car park” (to use their words) their next move. They have been relentless in their pursuit of this objective ever since.

But they were clear as far back as 2007 that a change of use to residential was the ultimate purpose of the pub’s purchase. It has been there from the very beginning. I think it entirely appropriate I quote from a letter I wrote on 15th April 2007 in response to the owners’ first application only months after they had moved in, on this occasion by Jacqueline Noquet **Application No 07/00630/F** proposing ‘a change of use from licenced premises to dwelling’. I wrote in response:

I write as one the residents of Burdrop most directly affected by this proposal. I object most strongly to the cynical manipulation of planning regulation it represents.

The Bishop Blaize used to be a highly regarded and well frequented pub, which provided a valued amenity, and enhanced the value of the surrounding property.

The applicant has blamed the rundown of the business on a lack of village support and a general lack of support for pub/restaurant facilities in the area.

It seems wholly unjustifiable to put forward a case for closure based on the applicant and her husband’s failure to attract custom, and to establish a good reputation in the village. The pub was previously well supported and provided an entirely viable business.....

The present owners made it clear from the very beginning that they had little intention of staying very long, and I have no doubt at all that were they to convert the pub from licensed premises to a dwelling house, it would not be for they themselves to live in but pursued entirely as a speculative venture.

As I understand the matter, they have introduced a clause into the terms of sale that would return a percentage of any profit made from the site's development to themselves.

It is this that gives all of us in this part of the village our greatest concern that a successful application would lead to further secondary applications to infill additional housing in the space presently allocated for car parking, and in the grounds on the roadside to the south of the pub.

I hope the District Council will not hesitate to turn down this second application. The village is a thriving community and entirely supportive of its two pubs, run well.

It shocks me deeply that I could be writing this very same letter now, almost word for word; and that what I described then as cynical manipulation continues.

My principal concern as a local resident were this application to be approved now nearly 10 years on with all the same arguments and with the original intention once again made abundantly clear, is that it will bring all Council regulation finally into complete disrepute locally and continue to give encouragement to the owners that their ambitions for further speculative building both on the existing site and on the adjoining land – including the 'withdrawn' application submitted on their behalf earlier in the 2013 for two new detached houses in the grounds of the pub – can now proceed with little likelihood of any further enforcement action.

Two arguments were put on the District Council's planning website at the time of the earlier **Planning Application 16/01525/F** by the applicant as further argument in favour of their proposal, having seen the level of local opposition the proposal has evoked, not least from both Parish Councils. I feel it is even more appropriate now to address both of these again, because the present application puts forward the same arguments again.

They can be summarized in a neatly conceived circular argument: the owners cannot afford to open the pub as a pub because Mrs. Noquet has another job. They cannot afford to pay anyone else to staff the pub because they don't have enough letting income. In a new variant in this application, it is also now "the absence of support from the two villages that has dictated that (the owners)...cannot afford to pay them". The "future of the pub is therefore at risk" - and now their very livelihoods - if CDC don't support their application that will enable them to increase their letting income.

As if it will now be the District Council's fault, or the villagers' fault, that the pub fails – again, just one more appeal step away from Mr. and Mrs. Noquet's original determination which they have now returned to in 8 previous applications – that they be allowed a 'change of use' or a 'certificate of lawful use existing' to C3 residential use.

I share the belief of the Sibford Gower Parish Council, expressed clearly in their response to the last application, that the truth is that the property is not in any case operating as a public house as required by the Court Decision of 29th September 2014. I can attest to the fact that it is hardly ever open for more than 3 hours a week, and then only for pre-booked 'Sunday lunches'. More recently the car-park has remained permanently empty, but for the owners' own cars.

The appearance more recently of a little sign board placed outside an empty car park advertising chilled wines and bottled beer for a couple of hours at lunchtime Tuesday to Friday only adds farce to the pretence.

As such the applicants have been living in breach of the enforcement order ever since they resumed occupation of the building in 2015 and began restoring it to a private dwelling – which it remains for the greater part of the week.

It is hard in these circumstances to give any credence to the applicant's concern for the viability of the pub as a business. I find the applicants' special pleading and circular arguments entirely specious, and I hope that the Council will see the manipulation now for what is.

While Mr. and Mrs. Noquet remain the landlords, if the pub is at risk it is because they have lost the support of the entire community, as other submissions to the Planning Department have clearly demonstrated.

It is perhaps not surprising. What the owners think of the villagers of Sibford Gower and Sibford Ferris is perfectly evident in the name they chose for the pub in place of the Bishop Blaize. The childhood playground tongue twister could hardly be more explicit or less welcoming.

From: Melissa Mactaggart]
Sent: 25 November 2016 09:28
To: Bob Neville
Subject: Support for The Pheasant Pluckers

I was recently in Sibford and stopped at the Pheasant Pluckers and asked if they were still serving Sunday lunches.

A very nice lady showed me the menu and I ordered Roast Beef which was excellent, homemade Yorkshire pudding and freshly cooked vegetables, lots of lovely roast potatoes.

The owner was Jacky and she showed me her cottage and said that they were trying to have more rooms which I think would increase the number of people coming to this lovely pub.

Please take my email as support for Jacky's plans.

Melissa Mactaggart

From: Sent: 23 November 2016 23:16
To: Bob Neville
Subject: Planning application - 16/02030/f

The Pheasant Pluckers Inn.

Dear Mr.Neville,

I wish to strongly object to the above application.

To use the car park for any building would be to the detriment for the running of the pub under any future new ownership.

There is no off road parking in Burdrop as a result is always a problem for the residents.

There is at least three properties in the Sibfords offering B&B facilities which I believe is more than enough to cater for the demand.

The pub is in a conservation area & as such should be allowed to be conserved.

The previous two applications made was one withdrawn & the other refused so nothing has changed to warrant this current application to be approved.

Any development or building of a cottage for letting use would need change of use from its current status of A4 to C3.

The property is an asset of community value therefor preventing any change of use.

I would therefor respectfully ask you to refuse this application.

Yours sincerely Peter & Aniela Duggins

From: Denise Stuckenbruck]
Sent: 13 November 2016 12:48
To: Bob Neville
Subject: Ref. The Pheasant Pluckers Inn 16/02030

Dear Mr. Neville,

My husband and I recently had the pleasure of staying for three weeks at the Holly Cottage in Burdrop. The Cottage is managed by Jackie Noquet and her husband Geoff, who also manage the Pheasant Pluckers Inn. Jackie and Geoff are incredible hosts and very proud Burdrop residents. They not only made us feel at home at the cottage, but also showed us around the village and encouraged us to get around and visit other pubs and small shops in the surrounding areas. They were very respectful of our privacy but at the same very available to help us when we needed them. Lunch at the Pheasant Plucker's on Sunday was truly delicious with a gorgeous view! We plan to come back when we have a break and we do hope they can proceed with their expansion plans. The location is perfect for a holiday in the countryside and they are wonderful hosts!

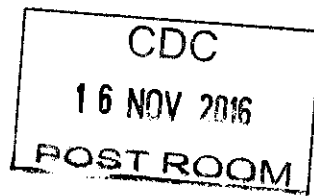
I do hope you will support their plans to increase the number of cottages available, as there aren't many similar options in that beautiful part of the country. We would love to be able to come back with a group of friends and family.

With my best regards,

Denise

Denise Stuckenbruck

PLANNING OFFICER & ECONOMIC			
NAME	DATE	FILE	FILE
16 NOV 2016			
PLANNING OFFICER		ECONOMIC	
NAME	DATE	FILE	FILE



The Old Post Office,
Main Street,
Sibford Gower,
Banbury,
Oxfordshire OX15 5RT.
14th. November 2016.

For the attention of Mr. Bob Neville, Senior Planning Officer,
Cherwell District Council,
Bodicote House, Bodicote,
Oxfordshire OX15 4AA.

Dear Mr. Neville,

Re: REF.16/02030/F "The Pheasant Pluckers Inn"/ The Bishop Blaize, Burdrop,
Proposal: erection of a single story building providing 3 no. en-suit
letting rooms on the car park

Please may I ask you to refuse the above application to build on the Bishop Blaize car park. Again there are no dimensions shown.

Burdrop is a small unique hamlet on the side of Sibford Gower. There are old stone cottages and listed properties around The Bishop Blaize, which is in a prominent position in the conservation area overlooking a conservation valley.

The Bishop Blaize Public House is still a licensed property and as such needs to retain the present car park. The roads in this area are very narrow access roads and do not have room for visiting customers to park their cars.

Mr. and Mrs. Noquet have made a number of planning applications for the change of use of The Bishop Blaize from a Public House to a private dwelling and to build on the car park. They have carried out building work removing the original public toilets, bar, kitchen and the bottle store, which they rebuilt into a holiday cottage without planning permission. They were allowed to keep the holiday cottage retrospectively but were only allowed to use it if they were running the Public House.

At present The Pheasant Pluckers Inn/ The Bishop Blaize is only open for Sunday Lunch if one books a place. The Pheasant Pluckers Inn/The Bishop Blaize is not being run as a Public House or Restaurant, which would be open to the general public.

The Bishop Blaize was running as a successful Public House, when Mr. and Mrs. Noquet purchased the property. During their ownership of The Bishop Blaize, Mr. and Mrs. Noquet have lived abroad for periods of time. They have lived in the public rooms without planning consent. Therefore it is clear that Mr. and Mrs. Noquet did not purchase The Bishop Blaize to run it as a Public House but that they purchased it to develop the property.

Please refuse the above planning application.

Yours sincerely,
Mary Elizabeth Mulley (Mrs.)

From: Richard Butt [<mailto:richard.butt@badger-watch.com>]
Sent: 28 November 2016 17:00
To: Bob Neville
Subject: Freehold or Long Leasehold Pubs - 250k or under

Dear Mr Neville,

Please find the email to me from Fleurets below, regarding current Public House prices.

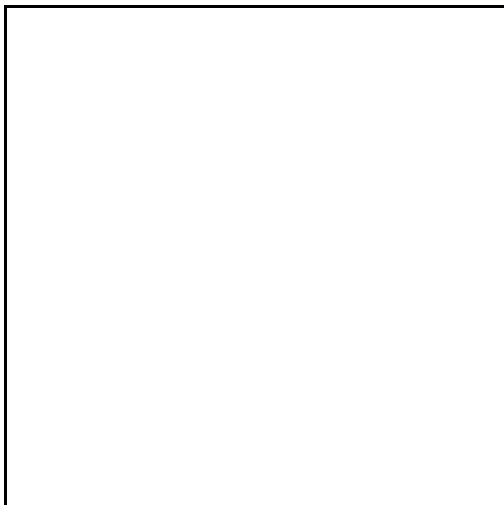
I think you may find that the BBSG offer for the Pheasant Plucker and the previous offer for the Bishop End/ Blaize were both in line with current market prices.

Regards

Richard Butt

Coordinator for the 538 supporters of the BBSG

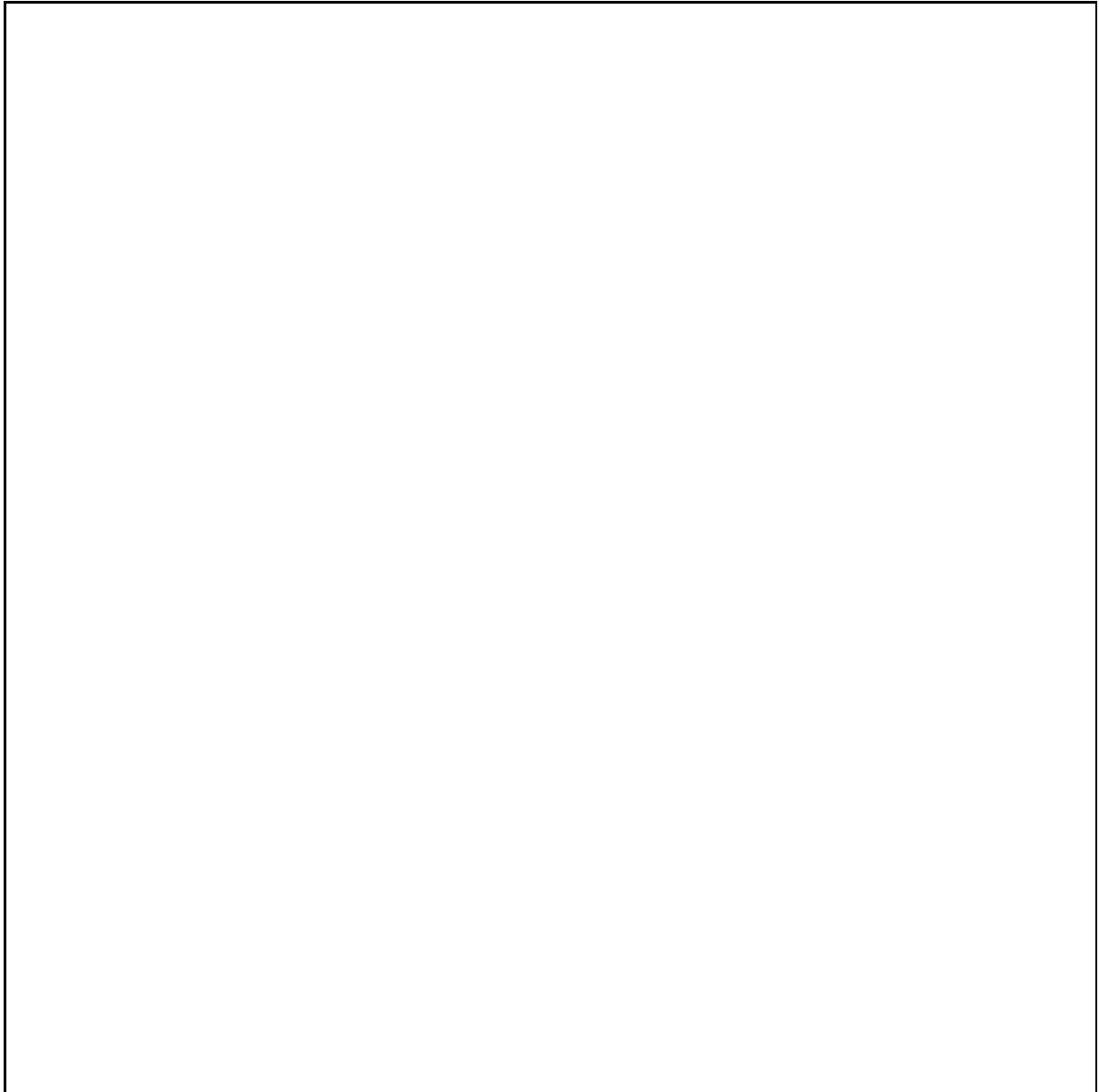
From: Fleurets [<mailto:mailing@e.fleurets.com>]
Sent: Monday, November 28, 2016 3:35 PM
To: richard.butt@badger-watch.com
Subject: Freehold or Long Leasehold Pubs - 250k or under



Leisure Property Specialists

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**For sale – 63 Freehold or Long Leasehold
Pubs nationwide for £250k or under**

Did you miss the Friday sales? Well, we may have the bargain for you!

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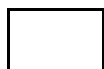


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From: Richard Butt [
Sent: 23 November 2016 14:12
To: Bob Neville
Subject: Objections to Planning Application 16/02030/F:

Objections to Planning Application 16/02030/F:

16/02030/F | Erection of a single storey building providing 3 No en-suite letting rooms - re-submission of 16/01525/F The Pheasant Pluckers Inn Burdrop Banbury OX15 5RQ.

OBJECTION submitted by Richard Butt for and on behalf of the **Bishop Blaize Support Group**

Please take note of our objection to the previous application for a cottage [16/01525/F](#) :

WE would add to that OBJECTION with the following facts:

The proposal would.

- Affect the setting of the adjoining Listed Building
- Affect the character and appearance of a Conservation Area and possibly the AONB
- Affect the view of residents living in Burdrop
- There is an ACV in situ on the whole site designated A4 use.
- The number of parking spaces presently identified on the application is fanciful. The Owners have 4 vehicles including 2 Range Rovers a Porche car a Mercedes car, a horse box and a large Caravan taking up 6/7 of the available 20 parking spaces in the legally available parking area. A further 6 car parking spaces would have to be set aside for the proposed development leaving 7 car parking spaces available for pub customers.
- Our concern as a support group for the future of the pub as a viable business enterprise is the preservation of the pub car park as a car park. There is no off-road parking anywhere in the area that isn't already taken up by residents.
- In 2006 the applicant applied for and obtained planning permission for a restaurant extension subject to a condition for him providing 2 further car parking places. The applicant did not pursue the permission purely because of the aforementioned condition for providing 2 further car parking spaces!

On these grounds alone in our view the application should be refused.

On the question of the pub's status and its present viability

The applicants proposal describes it as "vital for the long-term viability and sustainability of the Public House", the same argument put forward for the retrospective planning application for the creation of the Holiday Let. But the 'Pheasant Pluckers Inn' is not open as a pub. According to its own signage and its own website: <http://thepheasantpluckersinn.com>

it is open sometimes once a week on a Sunday and then only for lunch; that is all.

Our concern as a support group for the future of the pub as a viable business enterprise is the preservation of the pub car park as a car park. We entirely reject the argument put forward in this application that because other pubs in the area have little or no parking provision, the same could be said for this Pub. The Pub itself is on a steep hill and served by very narrow access roads that also serve as access to the surrounding houses in Burdrop.

We have read the applicants submissions regarding viability of the Public House being dependant on gaining planning permission for the three bedroom accommodation in the car park and the current viability of the Public House as a restaurant. Opening 3 to 12 hours a week with NO draft beer or bar the Pub will not ever be financially viable.

The Proposed 3 bedrooms in the car park

The applicant has not submitted any evidence to support the cost of the building, or any dimensions of the building. The BBSG have received information from one of the supporters of the BBSG who runs a successful Public House which has enabled us to present to Cherwell District Council Planning dept the attached excel document showing the likely profitability of the proposed 3 Bedrooms with en suite facilities the existing Pub as is with a holiday let and the Pub if it were open from 10am until 11pm 7 days a week, as per our supporters Public House (which is a similar size pub but without the view and extra land)

We have attached a BBSG excel spread sheet to this email which shows the viability for the Public House with the proposed accommodation at a costing of £230,000 for the proposed development which we think would be closer to the cost of the development. We have also used a comparable nightly income to the existing holiday let (although it should be lower as there are NO living rooms in the proposed development).

It is very easy to see from the spreadsheet which of the three options is going to be financially viable.

Pub for sale

The applicant has stated that he has not received any offers close to the asking price.

The applicant has not however submitted any evidence to support the statement on offers. **Why Not?**

The applicant has not submitted the valuations he obtained for the sale of the property from the 4 "reputable" agents to support the asking price. **Why Not?**

The property was valued **at a planning appeal public hearing in respect of APP/C3105/A/13/2190714 at £240,000.00 (a lower valuation was submitted at another public planning hearing £180,000.00)** the value of the Pheasant Plucker/Bishop Blaize has not significantly risen since.(Copy of the BBSG representation **APP/C3105/A/13/2190714** to the P.I. attached to this email)

The BBSG offered £241,000.00 in 2016 for the Pheasant Plucker/Bishop Blaize, the offer was declined (copy of refusal attached)

The applicant has inferred in his recent submission that the Wykham Arms Pub in Sibford Gower is financially struggling! The current Landlord has been trading in the pub for the past 10 years very successfully, has recently bought a house in Hook Norton and runs a new Mercedes car, He did however ban the applicant from his Public House.

Attached to this email :

1.BBSG representation to P.I

2.Letter from Syd Philips

3.Excel doc Pheasant Plucker profitability

4. PDF containing the text above

Please refuse the application

From: Henry Butt [
Sent: 13 November 2016 16:37
To: Planning
Subject: Objection to 16/02030/F

Re: Application No: 16/02030/F

I wish to object to application 16/02030/F for the erection of a single-story building providing 3x letting rooms – The Pheasant Pluckers Inn, Burdrop, Banbury, OX15 5RQ.

In a similar spirit to my previous objection to 15/01103/F, the vast number of previous applications by the applicant pertaining to the former Bishop's Blaize public house, and the applicant's clear intentions to de-license the premises for the purposes of converting it to a dwelling house, it would seem that this application is merely an attempt to erode the viability of the public house as a business proposition through the reduction in car parking facilities to further the applicants pursuit of achieving a change of use.

Please refuse this application.

Kind Regards,

Henry Butt

From: stephen hopkins [
Sent: 22 November 2016 16:34
To: Bob Neville
Subject: 16/02030/F

Re holiday lets at Pheasant Pluckers. Burdrop. **16/02030/F**

In The Planning Statement of **15/01103/F** the appellants claim that they are unable to operate the existing single holiday let and that it is empty for most of the year.

Therefore, there can be little point in compromising the future viability of the pub, by diminishing the car-park to build three more.

The property has changed names from Bishop Blaize to Bishops End and now Pheasant Pluckers.

Perhaps the next name should be "The Try'ncatchusopen Arms."

S. Hopkins

Austin Farm

Sibford Ferris

Objections to Planning Application 16/02030/F:

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Attached to this email :

- 1.BBSG representation to P.I**
- 2.Letter from Syd Philips**
- 3.Excel doc Pheasant Plucker profitability**
- 4. PDF containing the text above**

Please refuse the application

From:

Sent: 22 November 2016 10:22

To: Bob Neville

Subject: Planning Application : 16/02030/F

With regard to the above Planning Application, I would like to raise the following objection to the proposed application for planning.

The car park needs to be retained as it is for the future use of the pub. There is very little parking in the near vicinity and very much required for the pub.

The Planning Application if granted would completely alter the character, ambience and style of a Conservation Area and many people living close by would have their views, seriously affected.

Please do not allow this Application.

Angela Butt

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 appellant's 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

From: Public Access DC Comments
Sent: 21 November 2016 21:00
To: Public Access DC Comments
Subject: Comments for Planning Application 16/02030/F

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 8:59 PM on 21 Nov 2016 from Mr John, Margie, Henry, Sally, Taylor.

Application Summary

Address: The Pheasant Pluckers Inn Burdrop Banbury OX15 5RQ

Proposal: Erection of a single storey building providing 3 No en-suite letting rooms - re-submission of 16/01525/F

Case Officer: Bob Neville

[Click for further information](#)

Customer Details

Name: Mr John, Margie, Henry, Sally, Taylor

Email:

Address: Blenheim Farm Sibford Road, Shutford, Oxfordshire OX15 6HD

Comments Details

Commenter Type: General Public

Stance: Customer objects to the Planning Application

Reasons for

comment:

Comments:

We wish to object strongly to this application.

It is a highly unsuitable site On which to put three ensuite bedrooms, right on top of what could be a very busy car park.

Every car space and a good turning area are would be required if the public house was actually functioning as one.

Without rooms this pub made a healthy living. There is no evidence to say it cannot again if properly run and with a warm welcome and proper opening hours.

It has a wonderful garden to relax in with beautiful views which most of the other pubs sighted in the applicants application do not have as an attribute.

I would question if three double rooms in that space would be satisfactory , fit for purpose and be acceptable on health and safety grounds.

The usual objections apply unsuitable to park in the street, narrow roads around the public house sited amongst a series of junctions and poor vision at best.

J M H B And S Taylor

16/02030/F

From: Anne Adams [
Sent: 22 November 2016 14:00
To: Bob Neville
Subject: Objection

Ref: 16/02030/F

Address: The Pheasant Pluckers Inn, The Green, Burdrop Description: Erection of a single storey building providing 3 No en-suite letting rooms

I would like to object to the above application.

The pub is supposed to be open for business but the owners are making no effort to keep normal or even regular pub hours. They say they are open on Sundays for lunch but the opening hours are random and not reliable.

I understand they are also meant to now be open for lunch, but so far I have seen no evidence of this, no lights, open doors or even basic signage to indicate this place is open for business at all.

They cannot say the pub is not a viable business when it has not been given the chance to operate as one.

If permission is given to build on the car park this would mean that in a small car park there would be even less parking spaces available for use by customers in the future, if and when a serious effort is made to run this business properly.

Burdrop is already over-crowded, with cars being parked on narrow lanes, Any overspill caused by reducing the size of the car park would seriously increase that problem.

I hope you will refuse this latest application.

Yours Sincerely

Anne Skowronska

Jasmine Cottage, Burdrop, Sibford Gower. OX15 5RN

Sent: 01 November 2016 11:44

To: Planning

Cc: Richard Butt

Subject: 16/02030/F | Erection of a single storey building providing 3 No en-suite letting rooms - re-submission of 16/01525/F | The Pheasant Pluckers Inn Burdrop Banbury OX15 5RQ

For the attention of Bob Neville, Planning Officer

Previous development of the bottle store into a holiday cottage did not have prior planning permission and effectively removed a number of parking places from the car park as the refuse bins and oil storage tank had to be moved from the side of this building into the car park. This also reduced the available parking and when a planning application had been approved for a dining room extension in 2006 the conditions attached to the permission required that the car park was extended to accommodate an additional two parking spaces.(Mr Noquet did not proceed with this extension due to having to provide two further car parking spaces)

The chalet that had been erected in the car park without planning consent was removed when an enforcement notice was served on the Noquets. Only to reveal that there was a shed underneath which has remained on the concrete base for a considerable time taking up a further number of car parking spaces.

The Noquets continue to live in the Bishop Blaize despite being ordered that they can only live in the ancillary accommodation if the pub is open to the public. It is not open to the public. I have passed a number of times during the evenings (the last one being 8pm Friday 28th October) and the gates of the car park are closed and there are no lights on.

The pub is on the market although you may struggle to get a viewing, and Mr and Mrs Noquet have refused an increased viable second offer from the village to purchase the Pub.

In summary. The car park is already in need of an extension to park the cars when new management takes over when the pub is sold, The pub, which is an Asset of Community Value is not being run as a pub and therefore the Noquets should not be living there.

Please refuse this planning application.

C. Radcliffe