

Neighbour Consultee List

Planning Application Reference:	17/01981/F
Location Of Development:	The Pheasant Pluckers Inn Street Through Burdrop Burdrop Banbury OX15 5RQ
Proposed Development Details:	Change of use from A4 to C3 (ACV Listed)

Neighbour(s) Consulted

1. The Old Post Office Main Street Sibford Gower Banbury OX15 5RT
2. Barn Close Street Through Burdrop Burdrop Banbury OX15 5RQ
3. Oaklands Acre Ditch Sibford Gower Banbury OX15 5RW
4. College Barn Farm Colony Road Sibford Gower Banbury OX15 5RY
5. Burdrop Green Street From Hawkes Lane To Street Through Burdrop Burdrop Oxfordshire OX15 5RQ
6. The Cubbs Street Through Burdrop Burdrop Banbury OX15 5RL
7. Whitts End Main Street Sibford Gower Banbury OX15 5RT
8. 1 Shepherd Close Sibford Gower OX15 5RN
9. Austin Grounds Farm Hook Norton Road Sibford Ferris Banbury OX15 5QR
10. Orlando Cottage Mill Lane Wigginton Banbury OX15 4JU
11. Greenfields Back Lane Sibford Ferris Banbury OX15 5QN
12. 2 Meadow Crest Cottages Street Through Burdrop Burdrop Banbury OX15 5RQ
13. Blenheim Farm Shutford Road Sibford Ferris Banbury OX15 6HD
14. Jasmine Cottage Burdrop Sibford Gower OX15 5RN
15. 15 London Road Chipping Norton OX7 5AX
16. Oakwood Cottage Sibford Road Shutford Banbury OX15 6HD
17. 6 Cotswold Close Sibford Ferris Oxfordshire OX15 5QP

18. 107B Nortchurch Road London n1 3nu
19. Hideaways Backside Lane Sibford Gower OX15 5RS
- 20.
21. Cornisa Belle Isle Farm Hook Norton OX15 5DS
22. Austin Grounds Farm Hook Norton Road Sibford Ferris Banbury OX15 5QR
23. Oaklands Acre Ditch Sibford Gower Banbury OX15 5RW
24. Vine Cottage Bonds End Lane Sibford Gower Oxfordshire OX15 5RT
25. Carters Yard Main Street Sibford Gower Banbury OX15 5RW
26. Flat 1 The Manor Main Street Sibford Ferris Banbury OX15 5BP
27. Blenheim Farm Shutford Road Sibford Ferris Banbury OX15 6HD
28. Blenheim Farm Shutford Road Sibford Ferris Banbury OX15 6HD
29. Holmby House Main Street Sibford Ferris Oxfordshire OX15 5RG
30. 18 Century Quay 130-132 Vauxhall St Plymouth Devon PL4 0EP
31. The Old Post Office Main Street Sibford Gower Banbury OX15 5RT
32. College Barn Farm Colony Road Sibford Gower Banbury OX15 5RY
33. Olde Barn Dinsdale Farm Upper Tysoe Warwickshire CV35 0TX
34. Blenheim Farm Shutford Road Sibford Ferris Banbury OX15 6HD
35. 105 Cromwell Road Banbury OX16 0HF

1. Luke Mulley
The Old Post Office Main Street Sibford Gower Banbury OX15 5RT
2. Mr David Allen
Oaklands Acre Ditch Sibford Gower Banbury OX15 5RW
3. Mr Richard Butt
College Barn Farm Colony Road Sibford Gower Banbury OX15 5RY
4. Mr Hugh Pidgeon
Burdrop Green Street From Hawkes Lane To Street Through Burdrop Burdrop Oxfordshire
OX15 5RQ
5. Tony Haynes
The Cubbs Street Through Burdrop Burdrop Banbury OX15 5RL
6. Mrs Jean White
Whitts End Main Street Sibford Gower Banbury OX15 5RT
7. Mr And Mrs R Davis
1 Shepherd Close Sibford Gower OX15 5RN
8. Jayne Thomas
Austin Grounds Farm Hook Norton Road Sibford Ferris Banbury OX15 5QR
9. Mr Dennis Checkley
Orlando Cottage Mill Lane Wigginton Banbury OX15 4JU
10. Mr Keith Hicks
Greenfields Back Lane Sibford Ferris Banbury OX15 5QN
11. Peter And Aniela Duggins
2 Meadow Crest Cottages Street Through Burdrop Burdrop Banbury OX15 5RQ
12. Sally Taylor
Blenheim Farm Shutford Road Sibford Ferris Banbury OX15 6HD
13. Anne Skowronska
Jasmine Cottage Burdrop Sibford Gower OX15 5RN
14. Mr Chris Radcliffe
15 London Road Chipping Norton OX7 5AX
15. Keith And Ann Woolgrove
Oakwood Cottage Sibford Road Shutford Banbury OX15 6HD
16. Mr Nigel Bryan
6 Cotswold Close Sibford Ferris Oxfordshire OX15 5QP
17. Mr Ben Taylor
107B Nortchurch Road London n1 3nu
18. Mr And Mrs Tom And Mary West
Hideaways Backside Lane Sibford Gower OX15 5RS
19. John Smith



20. David And Barbara Dyer
Cornisa Belle Isle Farm Hook Norton OX15 5DS
21. Mr Stephen Hopkins
Austin Grounds Farm Hook Norton Road Sibford Ferris Banbury OX15 5QR
22. Mrs Marianne Allen
Oaklands Acre Ditch Sibford Gower Banbury OX15 5RW
23. Mr Andrew Boyd
Vine Cottage Bonds End Lane Sibford Gower Oxfordshire OX15 5RT
24. Mr Malcolm Bannister
Carters Yard Main Street Sibford Gower Banbury OX15 5RW
25. Mr Graham Gould
Flat 1 The Manor Main Street Sibford Ferris Banbury OX15 5BP
26. Mr John Taylor
Blenheim Farm Shutford Road Sibford Ferris Banbury OX15 6HD
27. Mrs Margie Taylor
Blenheim Farm Shutford Road Sibford Ferris Banbury OX15 6HD
28. Dr john wass
Holmby House Main Street Sibford Ferris Oxfordshire OX15 5RG
29. Ms angela butt
18 Century Quay 130-132 Vauxhall St Plymouth Devon PL4 0EP
30. Mrs Mary Mulley
The Old Post Office Main Street Sibford Gower Banbury OX15 5RT
31. Mr Michael Butt
College Barn Farm Colony Road Sibford Gower Banbury OX15 5RY
32. Loraine Spencer
Olde Barn Dinsdale Farm Upper Tysoe Warwickshire CV35 0TX
33. Henry Taylor
Blenheim Farm Shutford Road Sibford Ferris Banbury OX15 6HD
34. Mrs Judith Mc Aulay
105 Cromwell Road Banbury OX16 0HF

From: Peter Duggins
Sent: 07 November 2017 18:04
To: Bob Neville
Subject: The Pheasant Pluckers Inn REF; 17/01981/f

Dear Mr Neville,

We would like to object to any change of use to the above . In the last 40yrs that we have lived in Burdrop the pub previously named as The Bishop Blaize with a succession of different landlords was a well run popular & busy public house.. The current owners have attempted to gain change of use over a long period of time. We have witnessed more than one appeal that have decided against any change of use & I can see no reason for C.D.C. doing anything but dismiss this change of use out of hand .

Yours sincerely Peter & Aniela Duggins

2. Meadow Crest Cottage, Burdrop, OX155RQ

From: Public Access DC Comments
Sent: 21 October 2017 14:00
To: Public Access DC Comments
Subject: Comments for Planning Application 17/01981/F

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

Comments were submitted at 1:59 PM on 21 Oct 2017 from Mr Nigel Bryan.

Application Summary

Address: The Pheasant Pluckers Inn Street Through Burdrop
Burdrop Banbury OX15 5RQ
Proposal: Change of use from A4 to C3 (ACV Listed)
Case Officer: Bob Neville
[Click for further information](#)

Customer Details

Name: Mr Nigel Bryan
Email:
Address: 6 Cotswold Close, Sibford Ferris, Oxfordshire OX15 5QP

Comments Details

Commenter Type: General Public
Stance: Customer objects to the Planning Application
Reasons for comment:
Comments: I would like to object very strongly to this application.

Once again Mr and Mrs Noquet are trying to turn this lovely old pub into a house and deprive the villages of a treasured place where the whole community used to come together. They have recently said on social media "turnover up 1160%!" so I can't understand why they would want to close down such a successful business? They have apparently started a very successful B&B business and also obtained permission for more letting rooms . They should be congratulated for their hard work and success with what they have achieved so far. Surely if the B&B is to continue then running a pub alongside it can only be good for both sides of the business? This pub was always a big part of the community and has been sorely missed in the time it was closed. Nobody is sure at the moment when it is open for food or drink so it is not used as much as it could be. The Bishop Blaize (as it was formerly known) is a big part of the history of the village dating back hundreds of years and

should continue to be part of the villages future.
I strongly urge the committee to reject this application
again for all the same reasons as it has been rejected
before and to allow this once treasured attraction to
thrive once more!

From: Keith Hicks
Sent: 08 November 2017 22:38
To: Planning
Subject: Planning Number 17/01981/F

I question why Mr and Mrs Noquet are seeking change of use from a public house to a domestic dwelling when the Pheasant Pluckers Inn (lately the Bishop Blaize) is already clearly being used as such. There is no indication on the outside of the building to show that it is a public house or anything to show the opening times. I cannot understand why it is being used for residential purposes when there have been nine refusals for change of use over the past 11 years and a court order to cease using the property as a residence.

If the property was marketed at a realistic price it could easily be viable as a public house under the right ownership. I give as an example the Chandlers Arms in Epwell, a community smaller than the Sibfords.

The proposal for change of use should be refused and the Noquets prosecuted for continuing to ignore the court order against them.

*Keith Hicks
Greenfields
Sibford Ferris
Banbury
OX155QN*

From: Sally Taylor

Sent: 09 November 2017 07:43

To: Bob Neville

Subject: Change of use from A4 to C3 (ACV Listed) | The Pheasant Pluckers Inn Street Through Burdrop Burdrop Banbury OX15 5RQ

Change of use from A4 to C3 (ACV Listed) | The Pheasant Pluckers Inn Street Through Burdrop Burdrop Banbury OX15 5RQ

Dear Sir

I am writing to strongly object to the above planning application. I would very much like to see the Bishop Blaize return back to its former glory as a thriving family pub.

Yours faithfully

Sally Taylor

Blenheim Farm, Shutford, Banbury, OX156HD









From: Richard Butt

Sent: 07 November 2017 06:34

To: Bob Neville

Subject: Re 17/01981/F | Change of use from A4 to C3 (ACV Listed) | The Pheasant Pluckers Inn
Street Through Burdrop Burdrop Banbury OX15 5RQ

Dear Mr Neville,

It would appear to the BBSG that the content of the site plan and the site location plan have different contents!

The site plan (see attached) has an area marked to the right of the plan shown in the same colour as the Pheasant Plucker/Bishop Blaize /Bishop's End!

This area is not shown on the site location plan, why NOT?

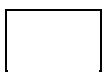
Does this mean that this area to the right of the site plan which we believe contains the Cherry Tree Shepherds hut which has no planning permission for its use and is situated on an A4 designated site and is being dealt with via Enforcement case - 17/00269/ENFC (see letter attached) is also being considered for C3 use under Planning Application 17/01981/F ?

We look forward to your prompt reply

Yours sincerely

Richard Butt

Coordinator for the 547 supporters of the BBSG



Virus-free. www.avast.com

From: THOMAS WEST [
Sent: 30 October 2017 09:10
To: Planning
Subject: PLANNING APPLICATION REF 17/01981/F

Dear Cherwell DC Planning Department.

RE: REF 17/01981/F

**STRONGLY AND TOTALLY OPPOSE TO THE
BISHOPS BLAIZE CHANGING TO A RESIDENTIAL
DWELLING BRING BACK THE BISHOPS BLAIZE AS
A VILLAGE PUB**

We are writing yet again, with regards to the above application. After 10 YEARS!! we have now gone in a complete circle. This was Mr and Mrs Noquet's intentions right from the start. **Please check all your records on all these applications. Why did Mr and Mrs Noquet by the pub in the first place!!**

When we moved to Sibford Gower 32 years ago, thought it was a beautiful village. The Bishops Blaize pub by previous owners has always been a successful pub with local and non local visitors enjoying good hospitality good food and beautiful surroundings, wonderful views, a viable pub alongside the Wykham Arms. When we had friends and family visiting, we always visited the Bishop Blaize, were always made very welcome by previous publicans.

Would like our village pub the Bishops Blaize back please, with welcoming and friendly happy owners.

Yours Faithfully

Mr and Mrs Tom and Mary West
Hideaways
Backside Lane
SIBFORD GOWER
Banbury
OX15 5RS

From: Public Access DC Comments
Sent: 08 November 2017 17:53
To: Public Access DC Comments
Subject: Comments for Planning Application 17/01981/F

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

Comments were submitted at 5:52 PM on 08 Nov 2017 from Dr John Wass.

Application Summary

Address: The Pheasant Pluckers Inn Street Through Burdrop
Burdrop Banbury OX15 5RQ

Proposal: Change of use from A4 to C3 (ACV Listed)

Case Officer: Bob Neville

[Click for further information](#)

Customer Details

Name: Dr John Wass

Address: Holmby House Main Street, Sibford Ferris, Oxfordshire
OX15 5RG

Comments Details

Commenter Type: General Public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: I write in relation to the above application. It is clear that the application for change of use should be declined, for the following reasons:

1. The first attempt to change this use of this pub was made shortly after the buying of the property in 2006. Many attempts have been made since. The intention of the current owners to change its use at an early stage is therefore clear because change of use would result in a significantly increased value.
2. This is despite the view of a significant number of inhabitants of the three villages that a pub is needed in addition to the current one in Sibford Gower.
3. The attempts to demonstrate that the pub was or was not a viable proposition entailed opening for a very small number of hours over a few days in the week. It is clear that serious attempts by the owners to make it a viable business have not succeeded simply because it has been accessible for a minority of the week.
4. With regard to the saleability of the property as a pub,

it has never been put on the market at a realistic price.

5. Other pubs in the area have been bought, improved and sold as a flourishing businesses within the last year.

The villages of Sibford Ferris, Sibford Gower and Burdock should not be deprived of this pub which is potentially viable.

I am clear that you should reject this planning application.

Yours faithfully,
John Wass

From: Public Access DC Comments
Sent: 09 November 2017 11:56
To: Public Access DC Comments
Subject: Comments for Planning Application 17/01981/F

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

Comments were submitted at 11:55 AM on 09 Nov 2017 from Mrs Marianne Allen.

Application Summary

Address: The Pheasant Pluckers Inn Street Through Burdrop
Burdrop Banbury OX15 5RQ
Proposal: Change of use from A4 to C3 (ACV Listed)
Case Officer: Bob Neville
[Click for further information](#)

Customer Details

Name: Mrs Marianne Allen
Address: Oaklands, Acre Ditch, Sibford Gower, Banbury OX15 5RW

Comments Details

Commenter Type: General Public
Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: Oaklands
Sibford Gower
OX15 5RW

9th November 2017

Dear Sir or Madam,

I wish to object to the application Ref 17/01981/F - change of use from A4 to C3 submitted by Mr & Mrs Noquet.

My objection is the following:

I moved into the village of Sibford Gower, three years ago in September 2014. I had no prior knowledge of the Bishop Blaize pub, or planning issues surrounding Mr & Mrs Noquet.

The pub had a For Sale sign outside in 2016 for a short time - two weeks or so, then was removed.

I attended a public meeting in the Village Hall regarding the pub following the approval of an ACV application by our Parish Council.

The hall was packed and Mrs Noquet was present all of the time. During the meeting the speaker Mr Oswyn Murray explained what the ACV status meant, and how it might be affected in the future - he stated several times that the pub was not at that time for sale - and my understanding was that 'The Village' or interested parties could only make an offer if and when it went back on the market.

At no time did Mrs Noquet contradict and state the pub was for sale as stated in her planning application.

At the end of the meeting, Mrs Noquet loudly declared the pub was re-launching, was going to be open and they were going to do meals. She stated that she hoped everyone would support it.

Within days a big banner went up across the garden wall of the pub stating the re-launch date. An A4 sheet advertising for staff was put in the notice board near the entrance to Sibford Ferris.

I never saw the pub open for business.

A large handmade notice board was placed on the green in front of the pub stating it was 'open'. Both banner and board made it clear - entry was by prior booking and appointment only. Just before the given opening date, the date of re-launch was cancelled, and changed.

I regularly read the Banbury Guardian, local papers, and advertising magazines; I never saw adverts, information or advertising campaign re-launching the Bishop Blaize under the new name of 'Pheasant Plucker' - though I accept they may have advertised elsewhere.

Within a few weeks, the board and banner disappeared and nothing else was put on the notice board near Sibford Ferris. During the summer a board appeared outside the pub advertising B&B accommodation in both a cottage and a 'Shepard's Hut'.

A blackboard advertising these was also placed opposite the T junction entrance to Hawk's Lane, one of the entrance roads to the Sibfords village.

Again, I haven't seen advertising for these in local publications.

It appears that, since the period of the re-launch that Mrs Noquet announced during the public meeting in June 2016, Mr and Mrs Noquet have constantly, and deliberately created confusion and change - and I do not believe there has been any real intent on their part to re-open, and to run a public house business in any form, regardless of the limited advertising they put out.

Yours Sincerely

Mrs Marianne Allen

From: Ann Woolgrove
Sent: 06 November 2017 19:31
To: Bob Neville
Subject: Objection to Change of Use at Pheasant Pluckers Inn -

Good evening

We wish to submit this email as an Objection to the current Bishop Blaize/Pheasant Pluckers Inn application.

Kindly forward this on to be counted.

Sir

The same scenario keeps occurring whereby the pub building is highly over valued as a property to be operated as a going concern Public House. Offers HAVE been made but the asking price is simply far too high and it highlights the fact that the Noquets have no intention of selling at all, as a Public House.

We must object to being duped into believing that the Noquets had genuine interests in the property other than to reap their own financial gain, which is why they bought the property in the first place over a decade ago. They live in hope that they can make the village feel fatigued with the subject but the truth is that the property should remain a going concern as a pub for many years to come.

--

With kind regards

Keith & Ann Woolgrove
Oakwood Cottage
Sibford Road
Shutford
Banbury
Oxon
OX15 6HD

112 people reached / Boost Post



The Pheasant Pluckers Inn

2 October 2016 ·



Customers wanted - No experience necessary !!



2

8 comments 2 shares



Like



Comment



Share

162 people reached >

Boost Post



The Pheasant Pluckers Inn

2 October 2016 ·



BAR OPEN FOOD AVAILABLE
SUPPORT YOUR VILLAGE PUB



2

3 comments



112 people reached / Boost Post



The Pheasant Pluckers Inn



2 October 2016 ·

Customers wanted - No experience necessary !!

2 8 comments 2 shares

Like Comment Share

162 people reached > Boost Post



The Pheasant Pluckers Inn



2 October 2016 ·

BAR OPEN FOOD AVAILABLE
SUPPORT YOUR VILLAGE PUB

2 3 comments



The Pheasant Pluckers Inn



25 September 2016 · 🌐

Contrary to all reports the bar is open and you don't just have to come for a pre booked lunch. We just recommend you call so that we can be prepared. 🍷🍸🍺 and to make sure we have those unlimited roast potatoes ready!

[redacted] and 3 others

1 Share

Like

Comment

Share

82 people reached >

Boost Post



The Pheasant Pluckers Inn




9 September 2016 · 🌐

Drop by for something cold and refreshing, bar open at 6pm 🍺🍸


1

1 Share

Reviews – 5 of 5

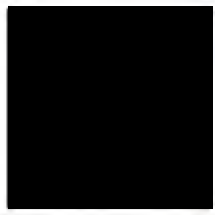
- 

5★

1 year ago
- 

5★

Had a fabulous stay in Jacqui and Geoff's self-contained 'Holly Cottage'. Great location for exploring the area. Really peaceful with st...

3 months ago
- 

5★

Such a welcoming lovely couple running the pub and cottage attached. We have had such a lovely time and their roast is amazing!...

6 months ago

See all >

Visitor posts >



The Pheasant Pluckers Inn

Friday at 10:01 ·

Dinner, Champagne, Bed and Breakfast enquire now !



The Pheasant Pluckers Inn

8 September · 🌐



It's official! The best breakfast around 🍳🍳

 [redacted] and 2 others



 Like  Comment  Share

35 people reached >

Boost Post




The Pheasant Pluckers Inn

23 August · 🌐



All booked up for the weekend !!
🛏️🍳

 [redacted] and [redacted]



 Like  Comment  Share

469 people reached >

Boost Post



The Pheasant Pluckers Inn

10 August · 🌐

...

Busy times at the Inn!!

#novacancies

👍

❤️

 and 2 others

1 Share 

👍

Like

💬

Comment

➦

Share

62 people reached >

Boost Post



The Pheasant Pluckers Inn added 2 new photos.

1 August · 🌐

...

Come and stay !!!



HOME

ABOUT

PHOTOS

EVENTS

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The Pheasant Pluckers Inn added 2 new photos.

1 August - 🌐



Come and stay !!!



2 comments





The Pheasant Pluckers Inn

15 July · 🌐



Loving that Mercedes have chosen us and our accommodation **#silverstone**
#mercedes



5

1 Comment 2 shares

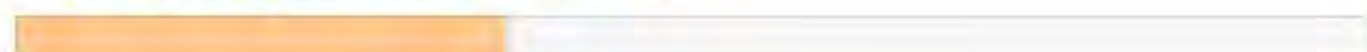


👍 Like

💬 Comment

➦ Share

169 people reached >



Boost Post



The Pheasant Pluckers Inn

9 July · 🌐



Bed and breakfast at The Pheasant Pluckers Inn





🔍 Search



REV



• • •

1 Share



50 people reached >

Boost Post



• • •



Bar open from 12 and Roast Beef on the menu !



1

1 Share

 Share



The Pheasant Pluckers Inn

21 April · 🌐

It's Friday !! 🎉. Bar open at 6pm




1 Share

-  Like
-  Comment
-  Share

71 people reached >

Boost Post



The Pheasant Pluckers Inn

18 April · 🌐

Thank you to those who dropped by over Easter, apologies for the weather but at least we had Prosecco ! 🍷🐣🐣🐰

-  Like
-  Comment
-  Share

38 people reached >

Boost Post



3 April · 

Looking forward to a busy Easter Weekend !! 🍸 🍴 🍷 🍴 🍽️ 🐰 🐔






1 Comment 

 Like

 Comment

 Share

68 people reached >

Boost Post



The Pheasant Pluckers Inn

1 March · 

Now taking bookings for Mothers Day 🌸

1 Share 

 Like

 Comment

 Share

50 people reached >



The Pheasant Pluckers Inn



30 December 2016 ·

Forgot to say a huge thankyou to Jackie Noquet and hubby geoff for hosting lunch for some of my family (17) at thier lovely place,The Pheasant pluckers inn burdrop.

Dont know how she managed to cope with us all but as usual the food ,wine,log fire and hospitality were perfect.

Thankyou Jackie and Geoff. Xx

and 2 others

1 Comment

Like

Comment

Share

119 people reached >

Boost Post



The Pheasant Pluckers Inn



4 December 2016 ·

Lovely lunch time today, made



Search



HOME

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**The Pheasant Pluckers Inn added an event.**

30 October 2016 ·

Drinks



SAT, 5 NOVEMBER 2016

Steak Night 5th November

Pheasant Plucker · Hamilton, ON, C...

INTERESTED



You like The Pheasant Pluckers Inn



Like



Comment



Share



The Pheasant Pluckers Inn

25 October 2016 ·

Steak Night Saturday 5th November

Bookings now being taken. Bar open 6 pm.

- Like
- Comment
- Share

53 people reached >

Boost Post

The Pheasant Pluckers Inn

9 October 2016 ·

A very successful day ! Thank you lovely customers ❤️

3

1 Comment 1 Share

The Pheasant Pluckers Inn
2 October 2016 ·

Customers wanted - No experience necessary !!

2

8 comments

2 shares

Like

Comment

Share

162 people reached >

Boost Post

The Pheasant Pluckers Inn
2 October 2016 ·

BAR OPEN FOOD AVAILABLE
SUPPORT YOUR VILLAGE PUB

2

3 comments

Like

Comment

Share



The Pheasant Pluckers Inn
9 September 2016 ·

Almost 100 likes, thank you 🌸

2

1 Comment

1 Share

Like

Comment

Share

81 people reached >

Boost Post

The Pheasant Pluckers Inn shared their photo.
22 August 2016 ·

The Pheasant Pluckers Inn
22 August 2016 ·

Start the Bank Holiday weekend with a bang, the Bar is open!! Friday from 6.30. See you there. 🍷

🍷🍺 ... Continue reading



**The Pheasant Pluckers Inn**

22 August 2016 · 🌐

Start the Bank Holiday weekend with a bang, the Bar is open!! Friday from 6.30. See you there. 🍷 🍹 🍽️
Special offer LPR £55.





Search



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**The Pheasant Pluckers Inn**

24 July 2016 · 🌐

Can I just say how much our customers love our Sunday Lunch



1 Share



Like



Comment



Share

107 people reached >

Boost Post

**The Pheasant Pluckers Inn** added 4 new photos.

17 July 2016 · 🌐

Fancy a glass of something?

Lamb and pork on the menu 🌸





The Pheasant Pluckers Inn



17 July 2016 ·

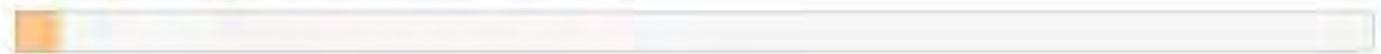
Fancy a glass of something?
Pork and Lamb on the menu.

Like

Comment

Share

15 people reached >



Boost Post



The Pheasant Pluckers Inn



9 July 2016 ·

I'm looking for someone lovely to help me serve our customers with food and drinks. No experience necessary but a smiley face is!
Call me 01295 780494
Jackie 🌸



Like

Comment

Share

Call me 01295 780494
Jackie 🌺

Like

Comment

Share

30 people reached >

Boost Post

The Pheasant Pluckers Inn

6 July 2016 · 🌐

The countdown begins! Looking forward to seeing those of you that have booked tables. Beef and Pork on the menu, washed down with a cotswold beer or a nice glass of wine 🌸

Like

Comment

Share

25 people reached >

Boost Post

From: Jayne Thomas
Sent: 05 November 2017 10:51
To: Bob Neville
Subject: Pheasant Pluckers, Sibfords

17/01981/F

Perhaps the most important thing to consider is this village pub's potential as demonstrated by The Chandlers at Epwell, The Lampitt at Tadmarton and the former New Inn at Wroxton. All these previously closed but now thriving.

The population of the Sibfords will increase over future years. A minimum of twenty five houses currently under consideration on Hook Norton Road.

All talk of Boycotts and Vendettas are the stuff of legends and Hollywood. This community do not surround the premises armed with pitchforks and burning torches but would use the pub if it was restored and opened.

It is regrettable that this business venture has not worked for this couple but there are plenty of people who long for the chance to run an English Country Pub, offering Draught Beer and simple food to the local community.

Jayne Thomas

Sibford ferris



Virus-free. www.avast.com

From: Margie Taylor
Sent: 05 November 2017 19:44
To: Bob Neville
Subject: 17/01981/F | Change of use from A4 to C3 (ACV Listed) | The Pheasant Pluckers Inn

Dear Mr Neville

I strongly object to this application for change of use from A4 to C3 of the Pheasant Pluckers Inn in Sibford.

This public amenity was of great value to our village, when it was run by the previous owners and others before. It has a long history serving this village.

Yes there is another pub in the village but so many families enjoyed this more casual pub, with a wonderful view and garden to enjoy.

The applicants have flaunted the planning rules and the courts decisions and it appears that it doesn't matter ?

The village will in time expand further and this amenity should be safe guarded.

The applicants bought the pub, knowing it to be a viable licensed public house, with a successful set of business accounts. I suggest from the outset it was always a development project. There was no regard for its history and popularity. They clearly didn't want to hang on to their customers.

They then ran it down, alienating themselves to their customers. How can they keep applying for change of use without any consequence from what has gone before ?

Please can the CDC save this valuable pub?

Kind Regards

John and Margie Taylor
Blenheim Farm
Sibford Road
Shutford
Banbury
OX15 6HD

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From: Graham Gould
Sent: 06 November 2017 10:44
To: Bob Neville
Subject: Change of use / Pheasant pluckers pub

Dear Mr Neville - I write a simple request to refuse the current application to change the pub into residential accommodation - Over the years the community have tried with passion to support and keep this pub alive and functioning - you are all too familiar with the enormous feeling in the area to retain the pub now through selling it on at market valuation for it to remain as a focal / meeting place for all the community - you are also aware of how much time has passed without a satisfactory conclusion to the village pub remaining as it is - you are very familiar with the history attached to the pub with all the appeals to safeguard its future - up until now the planning dept has been supportive and made clear decisions to prevent change of use happening - If the owners marketed the pub at a realistic valuation then numerous new offers would emerge to revitalise the pub into a viable proposition - In a time when still so many pubs are forced to close down by the the excessive business rates and tax on beer etc it surely must be considered seriously the possibility of the owners marketing the pub at a realistic price to enable new life to once more be put into the community It is a Freehold Pub and can be a serious viable going concern It is time a final decision is made to determine the pubs future instead of just going through the motions to try and achieve change of use - it requires a firm assertive statement refusing the appeal and allowing the pub back onto the market at a sensible asking price -

G Gould

The Manor
Main Street
Sibford Ferris
OX15 5BP

Sent from my iPhone

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Sent: 02 November 2017 18:56

To: Planning

Subject: FW: 17/01981/F Change of use from A4 to C3 (ACV Listed) | The Pheasant Pluckers Inn Street Through Burdrop Burdrop Banbury OX15 5RQ

FAO

Bob Neville MSc

Senior Planning Officer

Development Management

Cherwell District Council

I wish to object to this application 17/01981/F | Change of use from A4 to C3 (ACV Listed) for the following reasons:

1.The viability of the Bishop Blaize/Bishops End/Pheasant Plucker has been commented on by a planning inspector (**From Sara Morgan's report** Section 25) *"There was little evidence from the appellant to suggest that at the time of this marketing exercise the Bishop Blaize could not be a viable public house in the long term. It had clearly been viable under the previous owners not so very long before. Mr and Mrs Noquet were making losses while the public house was still open but that appears to have been specifically due to a dispute between Mr and Mrs Noquet and the village. That does not mean to say that the Bishop Blaize could not be viable under another operator"*

Nothing has changed apart from The Noquets are only opening the Bishop Blaize/Bishops End/Pheasant Plucker 4 hours in some weeks and not open at all in other weeks purely as an attempt to not get prosecuted for living in the accommodation that has the planning condition that it be only occupied as an ancillary to the running of the Public House. A PUBLIC HOUSE CANNOT BE VIABLE IF IT IS NOT OPEN!!

2.The attempted sale of The Bishop Blaize/Bishops End/Pheasant Plucker



Over the past 10 years the Noquets have had at least three different agents market the Pub it was sold by Fleurets but Mr Noquet insisted on putting a development clause in the contract which scuppered the sale because the Lender would not lend with that clause on the title. The Pub was also marketed by Mark David estate agents and they described it as a house and trading standards

stopped the sale as it was being miss described. Then Sydney Philips marketed the Pub and after a short while only Cash buyers were allowed to be shown around.
In other words the Pub was on the market but not for sale.

3. If it was marketed at a sensible price it would sell easily, bear in mind that the Pub needs a lot of money spending on it to return it back to its former glory.

4. With the right Landlords the Bishop Blaize/Bishops End/Pheasant Plucker could easily be the best public house around here however it is overpriced for its current state and closed for most of the time.

Please Refuse the application

Tony Haynes
Cubbs Cottage,
Hawkes Lane
Burdrop. OX15 5RL



Bishops End, Burdrop,
OX15 5RQ

Bishops End, Burdorp,
OX15 5RQ

**FORMER PUBLIC HOUSE WITH A4 WITH
ANCILLARY RESIDENTIAL USAGE WHICH
COULD BE CHANGED TO EITHER A1,A2 OR A3,
SUBJECT TO THE CORRECT PLANNING
CONSENT.**

**FOR MORE INFORMATION PLEASE CALL THE
OFFICE.**

This is a substantial stone property under a slate roof on the edge of the hamlet, in a conservation area over looking a rolling valley with beautiful views.

The property briefly comprises: large entrance vestibule, plant room/cellar, study, cloakroom, two further sizeable rooms, large kitchen, and large utility room. Upstairs you will find a master bedroom with en-suite and walk in wardrobe/dressing room, two further bedrooms and the family bathroom.

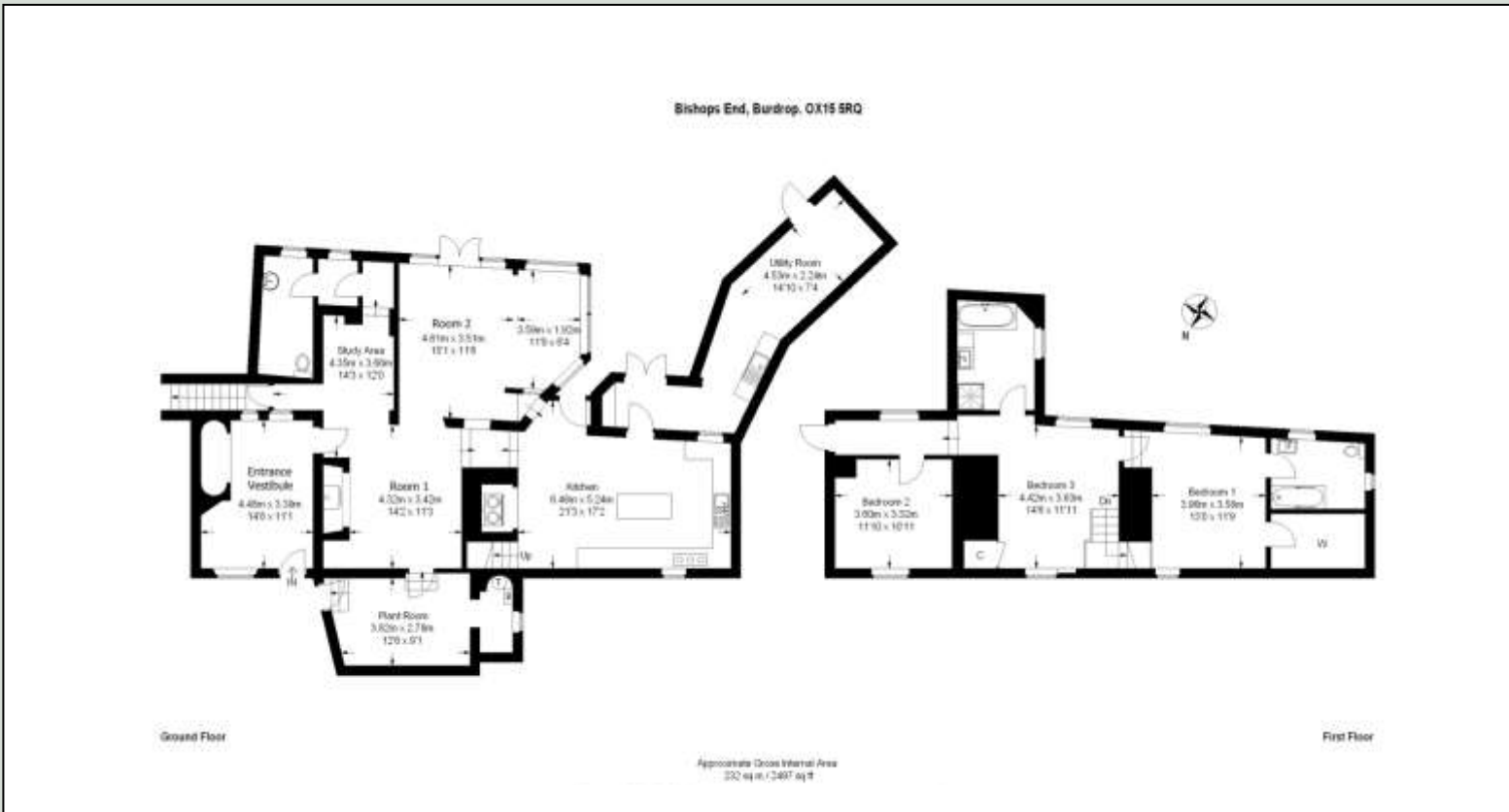
There is parking to the front of the property for two vehicles. At the rear of the property is a lovely stone patio area and there is over an acre and a half of mainly lawn and naturalized banks of meadow flowers.





- Village Location
- **FORMER PUBLIC HOUSE WITH A4 WITH ANCILLARY RESIDENTIAL USAGE WHICH COULD BE CHANGED TO EITHER A1,A2 OR A3, SUBJECT TO THE CORRECT PLANNING CONSENT.**
- Large Entrance Vestibule
- Kitchen
- Spacious Utility Area
- Two Further Sizeable Rooms
- Master Suite
- Two Further Bedrooms
- Family Bathroom
- Cellar
- Over An Acre & A Half of Ground
- Off Road Parking
- The ancillary building with Velux type windows, is not included in the sale. **Please call the office for full details.**

Price Guide: £500,000



Local Authority
Cherwell District Council
01295 227001
Council Tax Band: G

Tenure
Freehold

Additional Information

Banbury c. 8 miles
Hook Norton c. 4 miles
Shipston on Stour c. 9 miles
Chipping Norton c. 9 miles
Birmingham c. 61 miles
London c. 86 miles
M40 Access c. 10 miles
London via Banbury, c. 1 hour.

Mark David

19 North Bar, Banbury, Oxfordshire OX16 0TF
Tel: 01295 273272

www.mark-david.co.uk

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2. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.
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From: Public Access DC Comments
Sent: 07 November 2017 11:44
To: Public Access DC Comments
Subject: Comments for Planning Application 17/01981/F

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

Comments were submitted at 11:44 AM on 07 Nov 2017 from Mrs Jean White.

Application Summary

Address: The Pheasant Pluckers Inn Street Through Burdrop
Burdrop Banbury OX15 5RQ

Proposal: Change of use from A4 to C3 (ACV Listed)

Case Officer: Bob Neville

[Click for further information](#)

Customer Details

Name: Mrs Jean White

Address: Whitts End, Main Street, Sibford Gower, Banbury OX15
5RT

Comments Details

Commenter Type: General Public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: How sad that this planning permission request is still being pursued when it has been refused on so many occasions for the best of reasons. It is a blatant waste of public resources to repeat the same exercise so many times over.
The Sibfords community has now opposed the change of use of our pub regularly and that surely must be a factor in the planners' decision-making process. Those of us who work together and live together in this community must be listened to.

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

From: Stephen Hopkins

To: robert.neville@cherwell-dc.gov.uk

Sent: Sunday, November 05, 2017 10:09 AM

Subject: 17/01981/F Pheasant Pluckers Inn

17/01981/F Pheasant Pluckers Inn

Dear Cherwell

I would like to object to this application.

It is unsurprising that a Pub that sporadically opens for a few hours a week, by appointment, to a limited number of customers, is struggling to show viability.

It is impossible for The Community, or any potential buyers, to formulate a business plan, when the fixed sale price is £100k above the valuation, the trading accounts are withheld and viewings are deferred.

In a recent, similar case, Cherwell have referred to;

Saved Policy S29 which states that proposals that involve the loss of existing village services which serve the basic needs of the local community will not normally be permitted.

Paragraph 28 of the NPPF which seeks to promote the retention and development of local services and facilities.

Paragraph 70 which seeks to guard against the unnecessary loss of valued facilities and services.

I trust the Planners to support the previous efforts of Cherwell's staff and Councillors.

Stephen Hopkins
Austin Grounds
Hook Norton Rd
Sibford Ferris
Banbury
Oxfordshire

From: mike butt
Sent: 08 November 2017 19:08
To: Bob Neville
Subject: Planning app 17/01981/F

College Barn Farm

Sibford Gower

Banbury

08/11/2017

I object to Planning app 17/01981/F | Change of use from A4 to C3 (ACV Listed) | The Pheasant Pluckers Inn Street Through Burdrop Burdrop Banbury OX15 5RQ due to the following reasons:

1. The pub has an ACV listed on it.
2. The pub is never open at a time when I can use it. If it was open during normal pub hours it would be a viable business with the right landlords.
- 3 The pub should remain a Public House as it is situated in a unique position between both Sibford Gower and Sibford Ferris, and has attracted thousands of folks from all over the world and was profitable up until the current owners started trading in 2006
4. The current owners have not really tried to sell it, the sale would have taken place IF it had gone to a property auction.

Please refuse the application

Sincerely, Michael Butt

1, Shepherd Close
SIBFORD GOWER
BANBURY
OX15 5RN
4.11.17.

RE No 17/01981/F

change of use from A4 to C3 (ACV Listed)
The Pheasant Pluckers Inn.
Burdrop OX 15 5RQ

Dear Mr B NEVILLE

Please reject this planning application

I write once more after seeing Mr. Mrs Noquet have put in a application to change the use of the Bishop Blauze / Pheasant Plucker Inn from a pub to a house again, so many times this has gone to planning and has been rejected. The pub has been ACV listed

The pub is a free house and was well supported by the village, until it owned by people that run it down so it could be turned in to a house

You can not run a pub if it is never open and hope it will pay

Mr. Mrs was prosecuted for using the pub as a house while the pub was closed. the ancillary was to be used only when the pub was open

Mr. Mrs Noquet was told not to live in it as a house. as of today they are still living in it as a house.

We hope it will become a good pub some day

Please reject this planning application

MR B MRS [REDACTED]

OCT 31st 2017
REF. NO 17/01981/F

MR. NEVILLE.

DEAR SIR

CORNISH
BELLE ISLE FARM
HOOK NORTON
BANBURY
OX15 5D5.

WE WOULD LIKE TO ASK
YOU TO RECOMMEND REFUSAL OF THE
APPLICATION, BY MR & MRS NOQUET "FOR
CHANGE OF USE, FROM A1 PUBLIC HOUSE
TO THAT OF C3 RESIDENTIAL USE, OF
WHAT WE LIKE TO THINK OF AS
"THE BISHOP BLAIZE"!!

FEBRUARY 2006 IS A LONG TIME
AGO!! £425.000 WAS A LOT TO PAY FOR
A PUB THEN!!

INSPECTOR SARA MORGAN SAID
IT HAD CLEARLY BEEN VIABLE UNDER
THE PREVIOUS OWNERS, AS DO MOST
OF THE PUBLIC.

THE LOCAL COMMUNITY PLACES
A HIGH VALUE ON THE "BISHOP BLAIZE"
BUT A REALISTIC ONE!!

Yours Sincerely

David & Barbara Dyer

From: Anne Adams
Sent: 07 November 2017 15:53
To: Bob Neville
Subject: Bishops Blaize

FAO Mr Bob Neville
Re: Application Ref No: 17/01981/F

I am writing to ask Cherwell District Council Planning Committee to refuse the latest application for a change of use for The Bishops Blaize (Pheasant Pluckers Inn) to a residential property.

This latest application is the 10th submitted and surely an indication of the determination of the owners ever since they bought this pub to close a long-established business and turn it into a residential property.

I have sympathy with Cherwell District planners, who have been subjected to a barrage of applications and appeals over the last 11 years, but I am completely baffled by their apparent inability to uphold clear previous planning decisions.

In the 2012 Planning Inspectorate's ruling the appeal was dismissed followed a long and thorough legal process. The ruling made it crystal clear that the council's enforcement notice should be upheld; that this is still a public house and should only be lived in if the property is functioning as a pub.

This was re-stated by another inspector in 2016, this time when there was an attempt to separate holiday let accommodation from the pub.

It seems therefore that in order to continue living there, the charade of 'opening for business' in a very limited and apparently random way has continued ever since.

A pop-up sign beside the car-park gates, where there is very little passing trade, advertises 'chilled wine and bottled beers at the Pheasant' but this has been intermittent at best and never for more than a couple of hours from midday on a Thursday and Friday, very often not even for that.

How could any public house possibly be viable under these trading conditions? I believe they have no interest in running a successful business and never have had. This is just a way of evading the conditions of residence established by both Government inspectors and Cherwell District Council.

If the council does not enforce planning decisions, then surely the whole system falls into disrepute and what is to stop everyone from disregarding decisions they do not agree with?

Yours sincerely
Anne Skowronska

Jasmine Cottage
Burdrop
Sibford Gower
OXON OX15 5RN

Objection to: 17/01981/F | Change of use from A4 to C3 (ACV Listed) | The Pheasant Pluckers Inn Street Through Burdrop Burdrop Banbury OX15 5RQ

Dated 9th November 2017

For the attention of Mr.Bob Neville.

I have read both the Sibford Ferris Parish Council Objection to this planning application and also the Sibford Gower Parish Council Objection and completely agree with both of them.

This is the 10th application that the applicant has made for the change of use since 2006!

He states that he cannot sell the Bishop Blaize/Bishop End / Pheasant Plucker Inn for the asking price that they have put on it of £395,000 .00 and state the pub is not financially viable. If he/they had sold it back in 2006/7 they would have received £575,000.00 from a willing buyer and made close to £100,000.00 profit, but the idea that he could get the change of use and develop the site into a housing estate and make more money was so overwhelming that he put a development clause in the contract which stopped the sale.

Current Saleability: Compare the pub with the other nearby pub sold in the area, The Chandlers arms was sold for £215,000.00 by Hook Norton, Brewery in 2013 as a closed run down pub with no trading figures to complement it.(similar to the current Pheasant Plucker) It then had £190,000.00 spent bringing it up to standard and has traded with an average weekly turnover of over £7000.00 with a yearly profit of around £72,500.00

Current Viability: The Pheasant Plucker is not in effect open as a Public House and has not been since it was closed in 2007.To carry out a viability test one would need to have a welcoming landlord and a pub selling cask beer etc and be open normal Public House hours. I have attached a record of opening hours from 10th July 2016 to date below. Several potential customers have telephoned the pub to book a meal only to be told that they are fully booked! the available figures on viability would indicate that they were not told the truth!

It would appear that Mr & Mrs Noquet are once again breaking the law by using the Public House to live in while in effect not being open as a Public House for which they have already been found Guilty of doing before in 2014.

I would like you as the designated Planning Officer to include in your summary of comments made on this case for the Planning Committee, the proposal at their meeting of 23rd November 2017 that they now ask the Enforcement Department of the CDC to serve an injunction to finally ensure compliance with the often repeated requirement that they not continue to live above the premises if it is not functioning as a pub.

Mr and Mrs Noquet have repeatedly frustrated all previous attempts to serve an enforcement order on the decision reached by the Magistrates Court hearing on 29th September 2014, maintaining an appearance of the premises being open by putting out a pop-up sign, advertising bottled beers and chilled wine for sale for two hours at midday for just two days in the week.

On the recent record we have maintained (see attached) they are now not even doing this. In the last two weeks, no attempt has been made to sustain this subterfuge. The premises are now in no sense at all a pub. An injunction would relieve the Planning Committee of being put through yet another cycle of appeals that otherwise doubtless follow their proper decision to reject this latest application for change of use from A4 to C3.

The use of a direct injunction would ensure compliance for this constant breach of planning control at a fraction of the cost that 10 years of manipulation of planning law has brought on the council in this case.

Please refuse the application

Signed Richard Butt

College Barn farm Sibford Gower, Banbury, OX155RY

Attached: Record of openings for the Pheasant Plucker Inn, July '16 – November '17.

Jul-16		Time	Date
Sunday	Open	12pm	10-07-16
	Shut	6pm	
Friday	Open	shut	15-07-16
	Shut	shut	
Saturday	Open	shut	16-07-16
	Shut	shut	
Sunday	Open	12	17-07-16
	shut	5	
Friday	Open	shut	22-07-16
	Shut	shut	
Saturday	Open	shut	23-07-16
	Shut	shut	
Sunday	Open	12:00 AM	24-07-16
	Shut	4:00 PM	
Fiday	Open	shut	
	Shut	shut	
Saturday	Open	shut	
	Shut	shut	
Sunday	Open	12:00 AM	31-07-16
	Shut	3:00 PM	
August		Aug-16	
Fiday	Open	shut	05-08-16
	Shut	shut	
Saturday	Open	shut	06-08-16
	Shut	shut	
Sunday	Open	shut	07-08-16
	Shut	shut	
Fiday	Open	shut	12-08-16
	Shut	shut	
Saturday	Open	shut	13-08-16
	Shut	shut	
Sunday	Open	12.30	14-08-16
	Shut	3.30	
Fiday	Open	shut	19-08-16
	Shut	shut	
Saturday	Open	shut	20-08-16
	Shut	shut	
Sunday	Open	12.30 pm	21-08-16
	Shut	2.30pm	
Fiday	Open	shut	26-08-16
	Shut	shut	
Saturday	Open	shut	27-08-16
	Shut	shut	
Sunday	Open	shut	28-08-16
	Shut	shut	
Fiday	Open	shut	02-09-16
	Shut	shut	
Saturday	Open	shut	03-09-16
	Shut	shut	

Sunday	Open	12.30pm	04-01-16
	Shut	3.30 pm	
			06-09-16
Fiday	Open	shut	09-09-16
	Shut	shut	
Saturday	Open	7.30pm	10-09-16
	Shut		
Sunday	Open	12.25pm	11-09-16
	Shut	3.00 pm	
Fiday	Open	shut	16-09-16
	Shut	shut	
Saturday	Open	shut	17-09-16
	Shut	shut	
Sunday	Open	shut	18-09-16
	Shut	shut	
Fiday	Open	shut	23-09-16
	Shut	shut	
Saturday	Open	shut	24-09-16
	Shut	shut	
Sunday	Open	12.30pm	25-09-16
	Shut	No record	
Fiday	Open	shut	30-09-16
	Shut	shut	
Saturday	Open	shut	01-10-16
	Shut	shut	
Sunday	Open	12.30pm	02-10-16
	Shut	3.30pm	
Fiday	Open	shut	07-10-16
	Shut	shut	
Saturday	Open	shut	08-10-16
	Shut	shut	
Sunday	Open	12.30pm	09-10-16
	Shut	3.30pm	
Fiday	Open		07-10-16
	Shut		
Saturday	Open		08-10-16
	Shut		
Sunday	Open	12.30pm	09-10-16
	Shut	3.30pm	
Fiday	Open	shut	21-10-16
	Shut	shut	
Saturday	Open	shut	22-10-16
	Shut	shut	
Sunday	Open	12.30pm	23-10-16
	Shut	3.30pm	
Fiday	Open	shut	28-10-16
	Shut	shut	
Saturday	Open	shut	29-10-16
	Shut	shut	
Sunday	Open	12.30pm	30-10-16

	Shut	3.30pm	
Fiday	Open		04.11.2016
	Shut		
Saturday	Open	8pm	05.11.2016
	Shut	shut	
Sunday	Open	shut	06.11.2016
	Shut		
Fiday	Open		11-11-16
	Shut		
Saturday	Open	8pm	12-11-16
	Shut	shut	
Sunday	Open	12.45	13-11-16
	Shut	after 3.25pm	
Fiday	Open		18-11-16
	Shut		
Saturday	Open	shut	19-11-16
	Shut	shut	
Sunday	Open	shut	20-11-16
	Shut	shut	
Fiday	Open	shut	25-11-16
	Shut	shut	
Saturday	Open	shut	26-11-16
	Shut	shut	
Sunday	Open	12.30pm	26-11-16
	Shut	3.30pm	
Xmas day	Open	12 till 2pm	25-12-16
	Shut	shut	26-12-16
	Shut	shut	27-12-16
	Shut	shut	28-12-16
	Shut	shut	29-12-16
	Shut	shut	30-12-16
	Shut	shut	31-12-16
	Shut	shut	01-01-17
	Shut	shut	02-01-17
Tuesday	Open	12.05 till 2p	03-01-16
Wednesday	Open	12.05 till 2p	04-01-16
Thurs	Open	12.05 till 2p	05-01-16
Friday	Open	12.05 till 2p	06-01-16
Saturday	Shut	shut	07-01-17
Sunday	Shut	shut	08-01-17
Monday	Shut	shut	09-01-17
Tuesday	Open		10-01-17
Wednesday	Open		11-01-17
Thursday	Open		12-01-17
Friday	Open		13-01-17
Saturday	Shut	shut	14-01-17
Sunday	Shut	shut	15-01-17
Monday	Shut	shut	16-01-17
Tuesday	Open	12.05 till 2p	17-01-17
Wednesday	Open	12.05 till 2p	18-01-17

Thurs	Open	12.05 till 2p	19-01-17
Friday	Open	12.05 till 2p	20-01-17
Saturday	Shut	shut	21-01-17
Sunday	Shut	shut	22-01-17
Monday	Shut	shut	23-01-17
Tuesday	Shut	shut	24-01-17
Wednesday	Shut	shut	25-01-17
Thurs	Open	12.05 till 2p	26-01-17
Friday	open	12.30 till 2.	27-01-17
Saturday	Shut	shut	28-01-17
Sunday	Shut	shut	29-01-17
Monday	Shut	shut	30-01-17
Tuesday	Shut	shut	31-01-17
Wednesday	Shut	shut	01-02-17
Thurs	Shut	shut	02-02-17
Friday	open	12.30 till 2.	03-02-17
Saturday	Shut	shut	04-02-17
Sunday	Shut	shut	05-02-17
Monday	Shut	shut	06-02-17
Tuesday	Shut	shut	07-02-17
Wednesday	Shut	shut	08-02-17
Thursday	open	12.30 till 2.	09-02-17
Friday	open	12.30 till 2.	10-02-17
Saturday	Shut	shut	11-02-17
Sunday	Shut	shut	12-02-17
Monday	Shut	shut	13-02-17
Tuesday	Shut	shut	14-02-17
Wednesday	Shut	shut	15-02-17
Thurs	open	12.30 till 2.	16-02-17
Friday	open	12.30 till 2.	17-02-17
Saturday	Shut	shut	18-02-17
Sunday	Open	12 till 2.30	19-02-17
Monday	Shut	shut	20-02-17
Tuesday	Shut	shut	21-02-17
Wednesday	Shut	shut	22-02-17
Thurs	Shut	shut	23-02-17
Friday	open	12.30 till 2.	24-02-17
Saturday	Shut	shut	25-02-17
Sunday	Shut	shut	26-02-17
Monday	Shut	shut	27-02-17
Tuesday	Shut	shut	28-02-17
Wednesday	Shut	shut	01-03-17
Thursday	Open	shut	02-03-17
Friday	Shut	shut	03-03-17
Saturday	Shut	shut	04-03-17
Sunday	Shut	shut	05-03-17
Monday	Shut	shut	06-03-17
Tuesday	Shut	shut	07-03-17
Wednesday	Shut	shut	08-03-17
Thurs	Shut	shut	09-03-17

Friday	Shut	shut	10-03-17
Saturday	Shut	shut	11-03-17
Sunday	Shut	shut	12-03-17
Monday	Shut	shut	13-03-17
Tuesday	Shut	shut	14-03-17
Wednesday	Shut	shut	15-03-17
Thurs	open	12.30 till 2.	16-03-17
Friday	open	12.30 till 2.	17-03-17
Saturday	Shut	shut	18-03-17
Sunday	Shut	shut	19-03-17
Monday	Shut	shut	20-03-17
Tuesday	Shut	shut	21-03-17
Wednesday	Shut	shut	22-03-17
Thurs	open	12.30 till 2.	23-03-17
Friday	open	12.30 till 2.	24-03-17
Saturday	Shut	shut	25-03-17
Sunday	Shut	shut	26-03-17
Monday	Shut	shut	27-03-17
Tuesday	Shut	shut	28-03-17
Wednesday	Shut	shut	29-03-17
Thurs	open	12.30 till 2.	30-03-17
Friday	open	12.30 till 2.	31-03-17
Saturday	Shut	shut	01-04-17
Sunday	Shut	shut	02-04-17
Monday	Shut	shut	03-04-17
Tuesday	Shut	shut	04-04-17
Wednesday	Shut	shut	05-04-17
Thursday	open	12.30 till 2.	06-04-17
Friday	open	12.30 till 2.	07-04-17
Saturday	Shut	shut	08-04-17
Sunday	Shut	shut	09-04-17
Monday	Shut	shut	10-04-17
Tuesday	Shut	shut	11-04-17
Wednesday	Shut	shut	12-04-17
Thurs	open	12.30 till 2.	13-04-17
Friday	open	12.30 till 2.	14-04-17
Saturday	Shut	shut	15-04-17
Sunday	Shut	shut	16-04-17
Monday	Shut	shut	17-04-17
Tuesday	Shut	shut	18-04-17
Wednesday	Shut	shut	19-04-17
Thurs	open	12.30 till 2.	20-04-17
Friday	open	12.30 till 2.	21-04-17
Saturday	closed	shut	22-04-17
Sunday	Open	12.00 till 2	23-04-17
Monday		shut	24-04-17
Tuesday		shut	25-04-17
Wednesday		shut	26-04-17
Thurs		shut	27-04-17
Friday		shut	28-04-17

Saturday		shut	29-04-17
Sunday		shut	30-04-17
Monday		shut	01-05-17
Tuesday		shut	02-05-17
Wednesday		shut	03-05-17
Thurs	Open	12.30 till 2.	04-05-17
Friday	Open	12.30 till 2.	05-05-17
Saturday		shut	06-05-17
Sunday		shut	07-05-17
Monday		shut	08-05-17
Tuesday		shut	09-05-17
Wednesday		shut	10-05-17
Thurs		shut	11-05-17
Friday		shut	12-05-17
Saturday		shut	13-05-17
Sunday		shut	14-05-17
Monday		shut	15-05-17
Tuesday		shut	16-05-17
Wednesday		shut	17-05-17
Thurs	Open	12.30 till 2.	18-05-17
Friday	Open	12.30 till 2.	19-05-17
Saturday		shut	20-05-17
Sunday		shut	21-05-17
Monday		shut	22-05-17
Tuesday		shut	23-05-17
Wednesday		shut	24-05-17
Thurs	Open	12.30 till 2.	25-05-17
Friday	Open	12.30 till 2.	26-05-17
Saturday		shut	27-05-17
Sunday		shut	28-05-17
Monday		shut	29-05-17
Tuesday		shut	30-05-17
Wednesday		shut	31-05-17
Thurs	Open	12.30 till 2.	01-06-17
Friday	Open	12.30 till 2.	02-06-17
Saturday		shut	03-06-17
Sunday		shut	04-06-17
Monday		shut	05-06-17
Tuesday		shut	06-06-17
Wednesday		shut	07-06-17
Thurs	Open	12.30 till 2.	08-06-17
Friday	Open	12.30 till 2.	09-06-17
Saturday		shut	10-06-17
Sunday		shut	11-06-17
Monday		shut	12-06-17
Tuesday		shut	13-06-17
Wednesday		shut	14-06-17
Thurs	Open	12.30 till 2.	15-06-17
Friday	Open	12.30 till 2.	16-06-17
Saturday		shut	17-06-17

Sunday		shut	18-06-17
Monday		shut	19-06-17
Tuesday		shut	20-06-17
Wednesday		shut	21-06-17
Thurs	Open	12.30 till 2.	22-06-17
Friday	Open	12.30 till 2.	23-06-17
Saturday		shut	24-06-17
Sunday		shut	25-06-17
Monday		shut	26-06-17
Tuesday		shut	27-06-17
Wednesday		shut	28-06-17
Thurs	Open	11.00 till 1.	29-06-17
Friday	Open	11.00 till 1.	30-06-17
Saturday		shut	01-07-17
Sunday		shut	02-07-17
Monday		shut	03-07-17
Tuesday		shut	04-07-17
Wednesday		shut	05-07-17
Thurs	Open	12.30 till 2.	06-07-17
Friday	Open	12.30 till 2.	07-07-17
Saturday		shut	08-07-17
Sunday		shut	09-07-17
Monday		shut	10-07-17
Tuesday		shut	11-07-17
Wednesday		shut	12-07-17
Thurs	Open	12 till 2.30	13-07-17
Friday	Open	12.30 till 2.	14-07-17
Saturday		shut	15-07-17
Sunday		shut	16-07-17
Monday		shut	17-07-17
Tuesday		shut	18-07-17
Wednesday		shut	19-07-17
Thurs	Open	12.30 till 2.	20-07-17
Friday	Open	12. till 2.30	21-07-17
Saturday		shut	22-07-17
Sunday		shut	23-07-17
Monday		shut	24-07-17
Tuesday		shut	25-07-17
Wednesday		shut	26-07-17
Thurs	Open	12. till 2.30	27-07-17
Friday	Open	12. till 2.30	28-07-17
Saturday		shut	29-07-17
Sunday		shut	30-07-17
Monday		shut	31-07-17
Tuesday		shut	01-08-17
Wednesday		shut	02-08-17
Thurs	Open	12.30 till 2.	03-08-17
Friday	Open	12.30 till 2.	04-08-17
Saturday		shut	05-08-17
Sunday		shut	06-08-17

Monday		shut	07-08-17
Tuesday		shut	08-08-17
Wednesday		shut	09-08-17
Thurs	Open	12 till 2.30	10-08-17
Friday	Open	12.30 till 2.	11-08-17
Saturday		shut	12-08-17
Sunday		shut	13-08-17
Monday		shut	14-08-17
Tuesday		shut	15-08-17
Wednesday		shut	16-08-17
Thurs	Open	12.30 till 2.	17-08-17
Friday	Open	12.30 till 2.	18-08-17
Saturday		shut	19-08-17
Sunday		shut	20-08-17
Monday		shut	21-08-17
Tuesday		shut	22-08-17
Wednesday		shut	23-08-17
Thurs	Open	12 till 2.30	24-08-17
Friday	Open	12 till 2.30	25-08-17
Saturday		shut	26-08-17
Sunday		shut	27-08-17
Monday		shut	28-08-17
Tuesday		shut	29-08-17
Wednesday		shut	30-08-17
Thurs	Open	12.30 till 2.	31-08-17
Friday	Open	12 till 2.30	01-09-17
Saturday		shut	02-09-17
Sunday		shut	03-09-17
Monday		shut	04-09-17
Tuesday		shut	05-09-17
Wednesday		shut	06-09-17
Thurs	Open	12.30 till 2.	07-09-17
Friday	Open	12.30 till 2.	08-09-17
Saturday		shut	09-09-17
Sunday		shut	10-09-17
Monday		shut	11-09-17
Tuesday		shut	12-09-17
Wednesday		shut	13-09-17
Thurs		12.30 till 2.	14-09-17
Friday		12.30 till 2.	15-09-17
Saturday		shut	16-09-17
Sunday		shut	17-09-17
Monday		shut	18-09-17
Tuesday		shut	19-09-17
Wednesday		shut	20-09-17
Thurs		12.30 till 2.	21-09-17
Friday		12.30 till 2.	22-09-17
Saturday		shut	23-09-17
Sunday		shut	24-09-17
Monday		shut	25-09-17

Tuesday	shut	26-09-17
Wednesday	shut	27-09-17
Thurs	Not open	28-09-17
Friday	Not open	29-09-17
Saturday	shut	30-09-17
Sunday	shut	01-10-17
Monday	shut	02-10-17
Tuesday	shut	03-10-17
Wednesday	shut	04-10-17
Thurs	Not open	05-10-17
Friday	Not open	06-10-17
Saturday	shut	07-10-17
Sunday	shut	08-10-17
Monday	shut	09-10-17
Tuesday	shut	10-10-17
Wednesday	shut	11-10-17
Thurs	Not Open	12-10-17
Friday	Open for 1	13-10-17
Saturday	shut	14-10-17
Sunday	shut	15-10-17
Monday	shut	16-10-17
Tuesday	shut	17-10-17
Wednesday	shut	18-10-17
Thurs	Not Open	19-10-17
Friday	Not open	20-10-17
Saturday	shut	21-10-17
Sunday	shut	22-10-17
Monday	shut	23-10-17
Tuesday	shut	24-10-17
Wednesday	shut	25-10-17
Thurs	Not open	26-10-17
Friday	Not open	27-10-17
Saturday	shut	28-10-17
Sunday	shut	29-10-17
Monday	shut	30-10-17
Tuesday	shut	31-10-17
Wednesday	shut	01-11-17
Thurs	Not Open	02-11-17
Friday	Not Open	03-11-17
Saturday	shut	04-11-17
Sunday	shut	05-11-17
Monday	shut	06-11-17
Tuesday	shut	07-11-17
Wednesday	shut	08-11-17

The Old Post Office
Sibford Gower
Banbury
Oxon

19th October 2017

Re: No. 17/01981/F PP-06414188
Change of use from A4 to C3 (ACV Listed) Mr. G R Noquet
The Pheasant Pluckers Inn, Burdrop OX15 5RQ

Dear Mr. B. Neville,

Please reject this application

Unfortunately I find myself writing once more with regard to yet another planning application for the above property, formally the Bishop Blaze. Once this historic and well supported free house was part of this community, sadly it is owned by people who have had no intention of continuing this business as is evident from the planning history since the Noquets took over ownership.

In evidence put forward to both the planning enquiries relating to this pub were feasibility studies that show this pub could once again be a successful and well supported free house. In the past years since 2006 the villages of Sibford Gower, Sibford Ferris and the hamlet of Burdrop have kept their population and even grown a little you will be aware there are plans to grow further thus increasing the need for facilities in the area.

I note in the evidence attached in this application case studies have been put forward from places as close as South East London, Cheshire, the West Midlands and Derbyshire may I put forward a case in the next village a very basic pub in Epwell was sold and redeveloped by a dedicated team it has then run for the past few years under that team, it is well supported in the village and has drawn in customers from around I have never seen it so busy. With the right people, imagination, dedication and hard work pubs can be successful even in this day and age.

It would be hard to support the Noquets as landlords or owners of the Bishops blaze at this stage due to the attitude they have shown to the village in the planning history and in articles in the Banbury Guardian. However just because they will struggle does not give them the right to deprive these villages of this pub.

I ask you to reject this planning application and all others.

Yours sincerely

Luke Mulley

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: Margie Taylor
Sent: 05 November 2017 19:44
To: Bob Neville
Subject: 17/01981/F | Change of use from A4 to C3 (ACV Listed) | The Pheasant Pluckers Inn

Dear Mr Neville

I strongly object to this application for change of use from A4 to C3 of the Pheasant Pluckers Inn in Sibford.

This public amenity was of great value to our village, when it was run by the previous owners and others before. It has a long history serving this village.

Yes there is another pub in the village but so many families enjoyed this more casual pub, with a wonderful view and garden to enjoy.

The applicants have flaunted the planning rules and the courts decisions and it appears that it doesn't matter ?

The village will in time expand further and this amenity should be safe guarded.

The applicants bought the pub, knowing it to be a viable licensed public house, with a successful set of business accounts. I suggest from the outset it was always a development project. There was no regard for its history and popularity. They clearly didn't want to hang on to their customers.

They then ran it down, alienating themselves to their customers. How can they keep applying for change of use without any consequence from what has gone before ?

Please can the CDC save this valuable pub?

Kind Regards

John and Margie Taylor
Blenheim Farm
Sibford Road
Shutford
Banbury
OX15 6HD

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From: Public Access DC Comments
Sent: 06 November 2017 18:44
To: Public Access DC Comments
Subject: Comments for Planning Application 17/01981/F

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

Comments were submitted at 6:43 PM on 06 Nov 2017 from Mr Chris Radcliffe.

Application Summary

Address: The Pheasant Pluckers Inn Street Through Burdrop
Burdrop Banbury OX15 5RQ
Proposal: Change of use from A4 to C3 (ACV Listed)
Case Officer: Bob Neville
[Click for further information](#)

Customer Details

Name: Mr Chris Radcliffe
Address: 15 London Road, Chipping Norton OX7 5AX

Comments Details

Commenter Type: General Public
Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: This was a very viable and profitable public house and one that provided multiple services to the villages of Burdrop, Sibford Gower and Sibford Ferris as well as a pub with magnificent views that people would come from far and wide to visit.
The Noquet deliberately destroyed the business, and were even daft enough to announce this in advance of pushing the business under.
This has been well documented in the many change of use and other blatant planning applications, that they have made at much public expense.
Nothing has changed. They flout use of a public house and the ancillary cottage whilst not trading.
This application should be thrown out and they should be refused any further applications until they have returned the pub to being properly run by professional people.
We deserve better.

Objection to: 17/01981/F | Change of use from A4 to C3 (ACV Listed) | The Pheasant Pluckers Inn Street Through Burdrop Burdrop Banbury OX15 5RQ

Dated 9th November 2017

For the attention of Mr. Bob Neville.

We have referred throughout this submission to the original name of the pub, the Bishop Blaize. For anyone with a childhood memory of the tongue twister 'Pheasant Plucker', they will understand just how offensive to so many people in the village this re-naming of the pub has been, and we have declined to use it.

It is clear that the members of Cherwell District Council Planning Committee are being asked once again to make a decision on a change of use that in disregard of repeated injunctions, determination by the courts, rulings of the Planning Inspectorate and their own enforcement orders, has already long since taken place.

It is an invidious position for them to be placed in, and in our view deeply damaging for the reputation of planning in Cherwell and for the rule of law were it to continue.

We ask that the attached **photographs [1-4]** be brought to the attention of the Planning Committee at their hearing on Thursday, November 23rd, 2017. They were all taken on **Friday, 3rd November 2017** at midday. They evidence the fact that from day to day, week to week, there is now nothing to indicate this is anything other than a private house. A closer inspection of the photograph of the front face of the property [**Photograph 4**] will reveal its name on a small piece of slate tucked inconspicuously out of sight on the ground behind one of the owners' cars: **BISHOPS END**.

All signage that would once have indicated that the building is a pub have been taken down, and even the small pop-sign that would appear over the last few months at intermittent intervals for 2 hours on a Thursday or a Friday purporting to offer chilled wine and bottled beers has now gone.

In our view, the claim to still be running a going concern as a pub on this basis was never more than an attempt to evade the constraining conditions of residence established during the first determination made by the Planning Inspectorate in 2012, and re-iterated by the second in 2016. Ruling or no ruling, Mr and Mrs Noquet continue to live on the premises; and to all intents and purposes, it is a pub no longer, even in name.

Relevant history

The first attempt by Mr and Mrs Noquet to apply for change of use was in August 2006, 6 months after buying the property. The pub was closed a year later in March 2007. They were absentee owners living in Spain or elsewhere for a number of years, and for a period of 7 years the pub remained closed altogether. Together with other attempts to secure a certificate of lawful use for the existing use of the property once it had ceased to function as a pub, throughout that time they have applied for change of use 9 times. This will be their 10th attempt.

The record of applications and appeals over the last 11 years makes clear that the Noquet family have been seeking throughout that time to demonstrate that the pub was neither viable nor saleable as a pub, and on either account to secure a change of use to a domestic residence, the better to profit from its sale once established.

We distinguish here between saleability and viability:

The viability of the property as a public house

The viability of a pub as a going concern from our experience and observation locally has to do with the readiness of the owners and publicans to dedicate themselves to the hard work of developing excellent, well-furnished facilities, good will over an extended period of time and above all a reputation for friendliness and warmth of hospitality.

Our contention, which we hold in common with Inspector Sara Morgan LLB (Hons) MA, in her determination of 2012, is that the Bishop Blaize is entirely viable but not while it is in the hands of the present owners who have entirely lost whatever good will they might once have had.

Sara Morgan ruled, in a substantial judgement that ran to 60 sections, that Cherwell District Council had acted lawfully in imposing an enforcement order on Mr and Mrs Noquet for the material change of use from a public house to a residential dwelling house without planning permission.

We cite Sections 25 and 26 from her report:

“There was little evidence from the appellant to suggest that at the time of this marketing exercise the Bishop Blaize could not be a viable public house in the long term. It had clearly been viable under the previous owners not so very long before. Mr and Mrs Noquet were making losses while the public house was still open but that appears to have been specifically due to a dispute between Mr and Mrs Noquet and the village. That does not mean to say that the Bishop Blaize could not be viable under another operator”

“.....I conclude that the marketing exercise carried out by Fleurets does not show that the public house was unviable at that time.”

The Inspector's final conclusion was that it had not been shown in the evidence presented that the public would not be viable in the long term, but ***“it seems likely that given the history of Mr and Mrs Noquet's dispute with the village, for the public house to re-open it would have to be under a new owner”***.

The Noquet's appeal was dismissed. The enforcement notice was upheld.

In **2012**, Inspector Morgan offered another observation in Section 7 of her report worthy of inclusion in the report to be prepared for the CDC Planning Committee:

“At the time of my site visit the ground floor had been converted almost entirely to residential purposes, the bar and most of the public house fittings having been removed, and the whole building was in occupation as a dwelling house.

In **2014**, Mr and Mrs Noquet were prosecuted for continuing to use the Pub as a house while it was closed.

The same year saw estate agent Mark David attempting to sell off the property as a “former public house with ancillary residential usage” - but without the holiday let cottage, without planning permission, and in complete disregard both of Sarah Morgan's rulings with respect to both to the ancillary accommodation and the separate use of the holiday let - a ruling that had been upheld and re-enforced by a further inspection report by David Murray BA (Hons) DMS.

In this regard, we ask that the attached **photograph No.5**, being a photograph of the brochure circulated on the market at the time by Mark David, also be provided to the Planning Committee – of interest because of the photographs it contains of the internal premises of the pub at that time.

In **2016**, the conclusion reached by the Sarah Morgan was re-iterated by another Inspector from the Planning Inspectorate, Mrs J A Vyse DipTP DipPBM MRTPI, who had been called to adjudicate yet another appeal, this time concerning the attempt to separate the development of holiday let accommodation from its association with the pub.

In her ruling, Mrs Vyse upheld the conditions established by Sarah Morgan that the holiday let accommodation created alongside the Bishop Blaize should remain ancillary to the property Bishop Blaize/Bishops End. In Paragraph 20 of her report, Mrs Vyse determined that ***“Residential occupation of the pub is permissible where it is ancillary to use of the premises as a public house. It is occupation of the building wholly for residential use that would be unlawful.”***

We believe it is right that the Planning Committee be provided with this historical reminder that the present application for change of use is part of a sequence of repeated disregard of Council judgments and rulings made by the National Inspectorate, and that application is once again being made for a change of use that has already long since taken place

The saleability of the property as a pub

The saleability of a pub has, of course to do with its reputation, and especially whether at the time of sale it is a going concern. But the market is not determined by estate agents, ‘expert’ or not. It is determined by the willingness of potential buyers to buy at the price offered. Again, it is our contention that the pub is entirely saleable – at a realistic price.

Mr and Mrs Noquet purchased the Bishop Blaize when the market was high and marketed it in 2006-7 when it was peaking. The price sought in 2009 was initially £600,000, reducing to £580,000. **In the observation of Sara Morgan, this price was “unrealistically high”, given the economic conditions of the time, and had been informed principally by an attempt, acknowledged later in court in 2014, to market the pub’s ‘hope value’ of achieving a material change of use to residential use consequent to the sale.**

With the significant number of offers that have been made for the pub, including from the nearby Hook Norton Brewery, that many of our supporters have cited in their individual submissions for the consideration of the Planning Committee, we have to conclude that the reason for the pub no longer being on the market is not that it is not saleable, but that the present owners do not want to sell it as a pub.

The applicants have added nothing new in their application of substantive significance since their last attempt to apply for change of use.

We ask that the Planning Committee reject this application just as they did the last, and bring this whole sorry process to an end.

Signed Richard Butt
Coordinator for the BBSG
College Barn Farm Sibford Gower, Banbury, OX155RY

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

Comments were submitted at 10:36 AM on 09 Nov 2017 from Mr Ben Taylor.

Application Summary

Address: The Pheasant Pluckers Inn Street Through Burdrop
Burdrop Banbury OX15 5RQ

Proposal: Change of use from A4 to C3 (ACV Listed)

Case Officer: Bob Neville

[Click for further information](#)

Customer Details

Name: Mr Ben Taylor

Address: 107B Nortchurch Road, London n1 3nu

Comments Details

Commenter Type: General Public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: Dear Mr Neville,

Please could you consider my objection to this application. It seems clear to me that change of use from drinking establishment to dwelling is not justified in this case.

The address is clearly viable as a public house, based on the history of it's operation, as well as the performance of other pubs in the area. It is clear that there are businesses that wish to operate at the location and have made serious offers, in line with the market value and investment required. There is also a very engaged community that are committed to the viability of the pub, who've been deprived of a valuable village resource for a considerable time.

It seems apparent that the current owners do not wish to run it as a public house, except in some notional sense.

I appreciate that such long running and repeated attempts at change of use can be frustrating for everyone involved, but I hope that the core facts here and the previous judgements, will withstand such attrition.

Thank you for your consideration,
Ben

From: Public Access DC Comments
Sent: 10 November 2017 16:18
To: Public Access DC Comments
Subject: Comments for Planning Application 17/01981/F

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

Comments were submitted at 4:18 PM on 10 Nov 2017 from Mr Andrew Boyd.

Application Summary

Address: The Pheasant Pluckers Inn Street Through Burdrop
Burdrop Banbury OX15 5RQ

Proposal: Change of use from A4 to C3 (ACV Listed)

Case Officer: Bob Neville

[Click for further information](#)

Customer Details

Name: Mr Andrew Boyd

Email: 

Address: Vine Cottage Bonds End Lane, Sibford Gower, Oxfordshire
OX15 5RT

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: This location had been the site of a public house for many years in Sibford. It could still be a going concern and a community asset in the village but was purchased with the intent of selling and developing a beautiful piece of land for residential use. One house will lead to many, in my opinion, and ruin the beautiful visual aspect between Burdrop and Sibford Ferris. I therefore object to this proposal.

From: Hugh Pidgeon

Sent: 09 November 2017 17:25

To: Bob Neville

Cc: Richard Butt

Subject: Submission from Richard Butt on behalf of the Bishop Blaize Support Group ref 17/01981/F

Importance: High

Please find attached

- a Submission from Richard Butt on behalf of the Bishop Blaize Support Group ref 17/01981/F
- 5 supporting photographs

From: Dennis Checkley
Sent: 08 November 2017 17:11
To: Bob Neville
Subject: Case no 17/01981/F Pheasant Plucker Inn OX15 5RQ

Dear Mr Neville

Why are you entertaining another attempt to go from A4 to C3 ? which has been refused (16?) times.

It is apparent the present owners have no intention of selling as they have over priced the asking price.

As a user of the pub when it was open, I can say it was a busy vibrant place and profitable when run by previous owners.

It is possible to run a profitable pub in this area - witness The Chandlers Arms at Epwell.

Nothing has changed since the last application so please refuse this application and do not accept any further applications for change of use from A4 to C3.
This historic traditional pub must at some stage re-open.

yours sincerely
Dennis Checkley
Orlando Cottage
Wigginton
Banbury
Oxon
OX15 4JU

From: Bob Neville
Sent: 08 November 2017 15:19
To: 'Richard Butt'
Cc: DC Support
Subject: RE: Re 17/01981/F | Change of use from A4 to C3 (ACV Listed) | The Pheasant Pluckers
Inn Street Through Burdrop Burdrop Banbury OX15 5RQ

Dear Mr Butt

Further to my email earlier today, having discussed the matter of anonymous comments with the Senior Manager for Development Control, I would like to clarify the Council's position on such matters.

Whilst as, previously advised, there is no legislation that requires names and addresses to be included on any such correspondence, the Council has adopted a standard working practice that we won't register or take into account any representation we receive without a name and address. The practice is clearly stated on neighbour notification letters, on the website and within the Council's online Public Access Service terms and conditions, with regards to personal data (copy attached). As such, if people write in they should be giving their name and address for us to consider it.

I hope this clarifies matters.

Regards

Bob Neville MSc
Senior Planning Officer
Development Management
Cherwell District Council
Ext: 1875
Direct Dial: 01295 221875
[Mailto:bob.neville@cherwellandsouthnorthants.gov.uk](mailto:bob.neville@cherwellandsouthnorthants.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: Bob Neville
Sent: 08 November 2017 08:49
To: 'Richard Butt'
Cc: DC Support
Subject: RE: Re 17/01981/F | Change of use from A4 to C3 (ACV Listed) | The Pheasant Pluckers
Inn Street Through Burdrop Burdrop Banbury OX15 5RQ

Dear Mr Butt

I have already raised this matter with Mrs Noquet who submitted the letter, which previously formed part of their evidence at an appeal and am awaiting a response.

I'm not aware of any legislation that actually requires you to give your name and address, it is purely a matter of how much weight you can give comments and the credibility of such, particularly if they are anonymous.

I hope this answers your question.

Regards

Bob Neville MSc

Senior Planning Officer
Development Management
Cherwell District Council
Ext: 1875
Direct Dial: 01295 221875
[Mailto:bob.neville@cherwellandsouthnorthants.gov.uk](mailto:bob.neville@cherwellandsouthnorthants.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: 07 November 2017 17:01

To: Bob Neville

Subject: RE: Re 17/01981/F | Change of use from A4 to C3 (ACV Listed) | The Pheasant Pluckers
Inn Street Through Burdrop Burdrop Banbury OX15 5RQ

Dear Mr Neville,

I have one more question for you that I do not have an answer to, I have been asked by several of our supporters as to why do they have to give their addresses on any submission to for a planning application (otherwise it will not be validated) and John Smith who know one seems to have heard of does not? (see attached)

Yours sincerely

Richard Butt

Coordinator for the 547 supporters of the BBSG

From: Bob Neville [<mailto:Bob.Neville@cherwellandsouthnorthants.gov.uk>]

Sent: Tuesday, November 7, 2017 8:47 AM

To: 'Richard Butt'

Subject: RE: Re 17/01981/F | Change of use from A4 to C3 (ACV Listed) | The Pheasant Pluckers
Inn Street Through Burdrop Burdrop Banbury OX15 5RQ

Dear Mr Butt

Please find attached the amended site location plan submitted by Mr & Mrs Noquet during the application, as advised in my previous email to you, which is also available online via the Council's Public Access system, and displays the application site outlined in red and the other land owned or controlled by the applicants outlined in blue; this is the site boundary for consideration under the current application 17/01981/F.

The plan you refer to as the 'site plan' has not been submitted by the applicants, but is the Council's neighbour notification plan produced by our admin team to indicate neighbours that have been consulted; this has been amended to reflect the changes to the site boundary made by the applicants.

As you rightly say the matter of the Shepard's Hut is a separate matter being dealt with by our enforcement team.

Regards

Bob Neville MSc

Senior Planning Officer
Development Management
Cherwell District Council
Ext: 1875
Direct Dial: 01295 221875
[Mailto:bob.neville@cherwellandsouthnorthants.gov.uk](mailto:bob.neville@cherwellandsouthnorthants.gov.uk)

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

Sent: 07 November 2017 06:34

To: Bob Neville

Subject: Re 17/01981/F | Change of use from A4 to C3 (ACV Listed) | The Pheasant Pluckers Inn
Street Through Burdrop Burdrop Banbury OX15 5RQ

Dear Mr Neville,

It would appear to the BBSG that the content of the site plan and the site location plan have different contents!

The site plan (see attached) has an area marked to the right of the plan shown in the same colour as the Pheasant Plucker/Bishop Blaize /Bishop's End!

This area is not shown on the site location plan, why NOT?

Does this mean that this area to the right of the site plan which we believe contains the Cherry Tree Shepherds hut which has no planning permission for its use and is situated on an A4 designated site and is being dealt with via Enforcement case - 17/00269/ENFC (see letter attached) is also being considered for C3 use under Planning Application 17/01981/F ?

We look forward to your prompt reply

Yours sincerely

Richard Butt

Coordinator for the 547 supporters of the BBSG

From: Public Access DC Comments
Sent: 29 October 2017 09:26
To: Public Access DC Comments
Subject: Comments for Planning Application 17/01981/F

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

Comments were submitted at 9:25 AM on 29 Oct 2017 from Ms angela butt.

Application Summary

Address: The Pheasant Pluckers Inn Street Through Burdrop
Burdrop Banbury OX15 5RQ

Proposal: Change of use from A4 to C3 (ACV Listed)

Case Officer: Bob Neville

[Click for further information](#)

Customer Details

Name: Ms angela butt

Address: 18 Century Quay, 130-132 Vauxhall St, Plymouth Devon
PL4 0EP

Comments Details

Commenter Type: General Public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: Please reject this application by the Noquets.
The Bishops Blaize was at the heart of the local community for many years.
It is blatantly obvious that the Noquets never intended to run the Bishops Blaize as a pub. They saw this as a financial opportunity to make a huge profit on their investment by selling off the property as a private dwelling.
Please think of the local community, the people of Sibford Ferris, Sibford Gower and Burdrop need the Bishops Blaize as a place to meet and socialise.

From: Public Access DC Comments
Sent: 09 November 2017 21:20
To: Public Access DC Comments
Subject: Comments for Planning Application 17/01981/F

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

Comments were submitted at 9:20 PM on 09 Nov 2017 from Mr Hugh Pidgeon.

Application Summary

Address: The Pheasant Pluckers Inn Street Through Burdrop
Burdrop Banbury OX15 5RQ

Proposal: Change of use from A4 to C3 (ACV Listed)

Case Officer: Bob Neville

[Click for further information](#)

Customer Details

Name: Mr Hugh Pidgeon

Email: [REDACTED]

Address: Burdrop Green Street From Hawkes Lane To Street
Through Burdrop, Burdrop, Oxfordshire OX15 5RQ

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: 17/01981/F | Change of use from A4 to C3 (ACV Listed) | The Pheasant, Street Through Burdrop, Burdrop, Sibford Gower, Banbury OX15 5RQ

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

Thursday, 9th November, '17

With nearly 30 letters of objection, and substantial responses from the two Parish Council and the Bishop Blaize support group already registered on this website, I believe I don't need to re-iterate the case that has been made so eloquently for a refusal to this application for change of use.

As several have already commented, the fact that this is now the tenth time Geoffrey and Jacqueline Noquet have applied either for a certificate of lawful use of the premises as a private house or for a direct change of use from A4 to C3 amounts to a misuse of the public funds that have had to be diverted both from Cherwell District Council the national Planning Inspectorate to manage what is manifestly a deliberate manipulation of planning law.

The fact they have succeeded in sustaining this campaign to secure a change of use to a private house for more than 10 years against repeated injunctions, determinations by the courts, rejections of applications and appeals and the determination of 3 week-long public hearings by officers of the Planning Inspectorate is bringing the entire planning process into disrepute.

It is that concern that I wish to bring to the attention of the CDC Planning Committee in this submission.

Repeated refusal of planning applications for the conversion of the pub to a private dwelling (for example 06/01697/F and 07/00630/F) have appeared to make absolutely no difference. Or to take an associated example, the conversion of the pub's bottle store first into a barn and then into private accommodation for let went ahead with neither building regulation approval or planning permission. That was all obtained retrospectively when the work had already been completed.

To date every enforcement order that has been made has been evaded or disregarded. As an article in the Banbury Guardian of the time summarized, in February 2012, Cherwell District Council issued the enforcement notice which was upheld on appeal in October the same year. An investigation in court in August 2013 found that the family were still using the property as a residential dwelling.

The court heard that the "Noquets had ignored a planning enforcement notice which prohibited the premises being used solely as a residential dwelling". Speaking at the hearing Mr Gary Grant prosecuting on behalf of the CDC said that by the time the enforcement notice was issued the whole of the building had changed to use as a residential dwelling house.

In 2013, District Judge Stephen Day ordered Jacqueline and Geoffrey Noquet to each pay £8.500 in legal fees and be subject to a 12-month conditional discharge. Consequently, Cllr Michael Gibbard, lead member for planning at Cherwell at the time, said that the case should serve as a 'severe warning', that "planning permission is not optional nor can it be ignored, and it is important the enforcement notices are adhered to in order to protect the integrity of the planning system".

It is this integrity that is now at stake in this new application. The pub is no longer on the market, and is not functioning in any sense as a pub, and yet Noquets are still in residence 5 years on from the original enforcement order - applying yet again for change of use, when in effect the

change of use has already taken place.

The warning has not been heeded, planning permission does indeed seem to be optional in this case.

As a result of the recent revelations contained in the Paradise papers, lawyers have been rushing to demonstrate, from the Queen of England down, that their clients have not broken any law. But it is the offence to what has been termed 'natural law' that has caused such widespread outrage across the world.

In no different a fashion, it is not the minutiae of whether the Bishop Blaize pub was viable or saleable but the lack of integrity involved in the owners' pursuit of private profit and the threat to the reputation of the whole planning process that has been incurred in the process that causes such offence - and such concern.

It is exactly for this reason, I urge the Planning Committee to see this application for what it represents and reject it outright.

From: Henry Taylor

Sent: 09 November 2017 10:15

To: Bob Neville

Subject: Change of use from A4 to C3 (ACV Listed) | The Pheasant Pluckers Inn Street Through Burdrop Burdrop Banbury OX15 5RQ

Change of use from A4 to C3 (ACV Listed) | The Pheasant Pluckers Inn Street Through Burdrop Burdrop Banbury OX15 5RQ

Dear Sir

I am writing to strongly object to the above planning application. This ongoing battle to change the use of pub is a continued waste of tax payers money and makes a mockery of the councils planning laws. Please refuse this planning application

Yours faithfully

Henry Taylor

Blenheim Farm
Shutford
Banbury
OX156HD

From: Public Access DC Comments
Sent: 09 November 2017 16:09
To: Public Access DC Comments
Subject: Comments for Planning Application 17/01981/F

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

Comments were submitted at 4:08 PM on 09 Nov 2017 from Mr David Allen.

Application Summary

Address: The Pheasant Pluckers Inn Street Through Burdrop
Burdrop Banbury OX15 5RQ

Proposal: Change of use from A4 to C3 (ACV Listed)

Case Officer: Bob Neville

[Click for further information](#)

Customer Details

Name: Mr David Allen

Email: [REDACTED]

Address: Oaklands, Acre Ditch, Sibford Gower, Banbury OX15 5RW

Comments Details

Commenter Type: General Public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: Dear Mr Neville

The Pheasant Pluckers' Inn
Application for Change of use from A4 to C3 (ACV listed)
Ref 17/01961/F

I am writing to OBJECT to the above Planning Application, on the following grounds:

INTENT
Whilst I only have direct knowledge of the above property since to moving to Sibford Gower in 2014, it is clear to me from my reading of the publically available documentation, that the applicants made a commercial gamble in purchasing the Bishop Blaize pub some 10 years ago, with the specific intent of redeveloping the site for alternative use.

OPERATIONAL VIABILITY
Whilst market conditions may have changed, it is primarily

the applicants' own actions that have destroyed the core viability of this pub, but ONLY whilst under their own stewardship (as supported by Planning Inspectors' reports in 2012 and 2016).

These deliberate negative actions have included:

- The removal of significant pub related fixtures, fittings, furniture and decorations
- The limited and unpredictable opening hours, and the requirement for pre-booking, during the rare periods when the pub was allegedly open for business
- The absence of any commonly recognisable pub signage on the property to attract local and passing trade
- The poor to non-existent marketing of their token offerings.

MARKETING FOR SALE

Our Parish Council comprehensively refutes the applicants' claim that the property is unsellable as public house, and I too believe that the applicants have made no genuine attempt to sell the property, as evidenced by:

- The property has never been marketed at a realistic market price, nor at a price anywhere near the professional valuations that were triggered by the previous public enquires
- The price expected by the applicants makes no allowance for the cost of restoring the interior of the pub to commercially viable present day standards
- The price expected by the applicants makes no allowance for the significant reduction of business goodwill associated with their own tenure
- I understand that, when a potential purchase offer was received, unreasonably restrictive conditions were introduced by the applicants, which led to the termination of negotiations.

COMMUNITY SUPPORT

Since moving to the village, I have been struck by the overwhelming Community support for reopening the Bishop Blaize as a recognisable pub.

The securing of ACV status by our Parish Councils, the packed attendance at the public meeting in our Village Hall, and the constructive support for implementing the ACV if a realistic and genuine sale offer were made by the applicants, all convince me that Change of Use should be refused, and continue to be refused, to these applicants.

IN CONCLUSION

Whilst I understand and sympathise with the time and cost burden this war of attrition has placed on Cherwell Council and its charge payers, I believe the grounds for refusal are just as strong, if not stronger, than they have been during the previous 9 unsuccessful Change of Use applications, and the 2 public enquiries.

I also believe that the credibility of the applicants' evidence should be tested in the context of:

- Their conviction for failure to comply with a valid order in September 2014
- Their continuing defiance of the associated court order,

and

- The on-going enforcement action against the applicants on related property matters.

Above all, I believe that our Community should not suffer from the adverse consequences of the applicants' ill judged commercial gamble.

I therefore STRONGLY OBJECT to this Change of Use application for this property, and appeal to you to REFUSE this Planning Application.

Yours sincerely

David Allen

9 November 2017

From: Malcolm Bannister
Sent: 25 October 2017 11:17
To: Bob Neville
Subject: Bishop Blaize - Case No.17/01981/F

I refer to the current and 10th attempt of Mr.&Mrs Noquet for change of use for the Bishop Blaize to a residential property.

The Noquet's bought Bishop Blaize in early 2006 as a successful public house and proceeded to run the business down with the express intention of applying for change of use as early as possible. The site of this public house has a stunning view across the valley to Sibford Ferris and offers a splendid opportunity for development if a change of use could be achieved. The Noquet's started offering a poor service and this culminated in the dismissal of the barman who had worked in the pub for many years. This action resulted in the pub being boycotted by their regular customers.

In August 2006, 6 months after the purchase of the Bishop Blaize, the Noquet's applied for change of use to a residential property, claiming the pub was no longer a viable business.

Since then there has been an ongoing saga of various attempts to achieve change of use or indeed sell the pub at unrealistic asking prices. I was present in 2012 when the case was brought before Sarah Morgan of the National Planning Inspectorate. She ruled that Cherwell District Council acted lawfully in imposing an enforcement order on the Noquet's for the material change of use from a public house to a private dwelling without planning permission.

Since then the Noquet's have used the Bishop Blaize quite openly as a private dwelling.

I am of the opinion that the Noquet's will continue to apply for change of use at regular intervals on the assumption that they will eventually achieve their objective by exhausting their opposition in the village and by the financial constraints they impose on Cherwell District Council in dealing with their endless appeals.

I would request that this application for change of use is refused and the Noquet's prosecuted for their open defiance to the rule of law.

Yours sincerely

Malcolm Bannister

--

Carters Yard
Sibford Gower
Banbury
Oxon OX15 5RW
Tel: 01295 780365

From: Richard Butt

Sent: 09 November 2017 11:05

To: Bob Neville

Subject: Objection to: 17/01981/F | Change of use from A4 to C3 (ACV Listed) | The Pheasant Pluckers Inn Street Through Burdrop Burdrop Banbury OX15 5RQ

Objection to: 17/01981/F | Change of use from A4 to C3 (ACV Listed) | The Pheasant Pluckers Inn Street Through Burdrop Burdrop Banbury OX15 5RQ

Dated 9th November 2017

For the attention of Mr.Bob Neville.

I have read both the Sibford Ferris Parish Council Objection to this planning application and also the Sibford Gower Parish Council Objection and completely agree with both of them.

This is the 10th application that the applicant has made for the change of use since 2006!

He states that he cannot sell the Bishop Blaize/Bishop End / Pheasant Plucker Inn for the asking price that they have put on it of £395,000 .00 and state the pub is not financially viable. If he/they had sold it back in 2006/7 they would have received £575,000.00 from a willing buyer and made close to £100,000.00 profit, but the idea that he could get the change of use and develop the site into a housing estate and make more money was so overwhelming that he put a development clause in the contract which stopped the sale.

Current Saleability: Compare the pub with the other nearby pub sold in the area, The Chandlers arms was sold for £215,000.00 by Hook Norton, Brewery in 2013 as a closed run down pub with no trading figures to complement it.(similar to the current Pheasant Plucker) It then had £190,000.00 spent bringing it up to standard and has traded with an average weekly turnover of over £7000.00 with a yearly profit of around £72,500.00

Current Viability: The Pheasant Plucker is not in effect open as a Public House and has not been since it was closed in 2007.To carry out a viability test one would need to have a welcoming landlord and a pub selling cask beer etc and be open normal Public House hours. I have attached a record of opening hours from 10th July 2016 to date below. Several potential customers have telephoned the pub to book a meal only to be told that they are fully booked! the available figures on viability would indicate that they were not told the truth!

It would appear that Mr & Mrs Noquet are once again breaking the law by using the Public House to live in while in effect not being open as a Public House for which they have already been found Guilty of doing before in 2014.

I would like you as the designated Planning Officer to include in your summary of comments made on this case for the Planning Committee, the proposal at their meeting of 23rd November 2017 that they now ask the Enforcement Department of the CDC to serve an injunction to finally ensure compliance with the often repeated requirement that they not continue to live above the premises if it is not functioning as a pub.

Mr and Mrs Noquet have repeatedly frustrated all previous attempts to serve an enforcement order on the decision reached by the Magistrates Court hearing on 29th September 2014, maintaining an appearance of the premises being open by putting out a pop-up sign, advertising bottled beers and chilled wine for sale for two hours at midday for just two days in the week.

On the recent record we have maintained (see attached) they are now not even doing this. In the last two weeks, no attempt has been made to sustain this subterfuge. The premises are now in no sense at all a pub. An injunction would relieve the Planning Committee of being put through yet another cycle of appeals that otherwise doubtless follow their proper decision to reject this latest application for change of use from A4 to C3.

The use of a direct injunction would ensure compliance for this constant breach of planning control at a fraction of the cost that 10 years of manipulation of planning law has brought on the council in this case.

Please refuse the application

Signed Richard Butt

College Barn farm Sibford Gower, Banbury, OX155RY

Attached: Record of openings for the Pheasant Plucker Inn, July '16 – November '17 and a copy of this objection.

105, Cromwell Road
Banbury
OXON, OX16 0HF

25/10/2017

Ref: No: 17/01981/F

Change of use from A4 to C3

ACV listed

Dear Sir,

NO! NO! NO! This planning application must not be granted.

The present owners have been told "NO" on so many occasions (even by the courts) and they still think that they can have change of use,

Only being open for two hours on two days of the week is a joke.

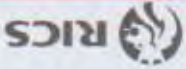
There have been valid

offers made, but these have been turned down for invalid reasons, considering the amount that will need to be spent to restore it to its former glory.

This has been reflected in the offers made. So change of use? No! No! No!

Yours Sincerely

~~Mr. J. H. Smith, 1111 1st Ave.,~~



Kimberly Wood
SIDNEY PHILLIPS

Yours sincerely

Further to our recent telephone conversation, we confirm we have submitted your offer of £241,000, 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.

Re: BISHOPS BLAIZE, BURDROP, SIBFORD GOWER, BANBURY, OXFORDSHIRE
OX15 5RQ

Dear Mr Butt

Date: 26 November 2015

Our ref: 00040222

Shepherds Meadow
Eaton Bishop
Hereford
HR2 9UA
Tel: 01981 250333
Fax: 01981 250192
www.sidneyphillips.co.uk
kwood@sidneyphillips.co.uk

PRIVATE & CONFIDENTIAL
Mr R Butt
College Barn Farm
Sibford Gower
Banbury
Oxfordshire
OX15 5RY

The Old Post Office,
Main Street,
Sibford Gower,
Banbury,
Oxfordshire OX15 5RT.
23rd. October 2017

Mr. B. Neville,
Cherwell District Council,
Bodicote House, Bodicote,
Banbury, OX15 4AA.

Dear Mr. Neville,

Re: No. 17/01981/F PP-06414188

Change of use from A4 to C3 (ACV Listed) Mr. R Noquet
The Pheasant Pluckers Inn, Burdrop, OX15 5RQ. (The Bishop Blaize)

Please reject this application for change of use.

I am writing again to ask you to refuse this application. The two previous owners of The Bishop Blaize ran a successful and very viable village public house. The Bishop Blaize was a real asset in the village, with the right owner it could be again.

When our sons were growing up it was a great comfort to us to know that they met their friends at the Bishop Blaize and were not going to the public houses in Banbury in the evenings.

Mr. and Mrs. Noquet have never made a serious attempt to run The Bishop Blaize as a village pub; instead they have submitted one application for change of use after another. You have held two Inspectorate Meetings at Bodicote House. Mr. and Mrs. Noquet are not currently running The Pheasant Pluckers Inn/ The Bishop Blaize as a public house, although they are living on the premises and I understand are letting the holiday accomadation. Surely it is time to refuse this and future applications from Mr. and Mrs. Noquet for change of use.

Yours sincerely,



Mary Elizabeth Mulley (Mrs.)

23.10.17