

East1

From: Enquiries
Sent: 27 April 2018 11:33
To: East1
Subject: FW: Reference APP/C3105/W/17/3191

FAO Jonathan Alden

Hi

3rd party reps for you

Ian

From: Herby Bryan [REDACTED]
Sent: 27 April 2018 11:20
To: Enquiries
Subject: RE: Reference APP/C3105/W/17/3191

The post code is OX155RQ
Trading as the Pheasant Pluckers Inn.

Regards
Nigel Bryan

On 27 Apr 2018 10:51 am, Enquiries <enquiries@pins.gsi.gov.uk> wrote:

Dear Mr Bryan

Thank you for your email. Please can you provide us with further details of the appeal either a site postcode and address or a LPA reference number?

Regards

Ian Aston

Customer Services

The Planning Inspectorate

Temple Quay House

2 The Square

Bristol

BS1 6PN

0303 444 5000

enquiries@pins.gsi.gov.uk

From: [REDACTED]
Sent: 27 April 2018 09:36
To: Enquiries
Subject: Reference APP/C3105/W/17/3191

6 Cotswold Close

Sibford Ferris

Banbury

Oxon.

OX155QP

27/04/2018

Dear Sir

I am writing to object to the application/appeal reference APP/C3105/W/17/3191. There are several reasons that permission should not be granted, the property still has an ACV order on it and I would have thought that alone is enough for a refusal? The council planning department refused the application last time and if you read their reasons for refusal nothing has changed. The current owners say the valuations for the property are wrong but as the property has not really operated as a public house for a long while will obviously affect the value of the property. The public house was re-opened briefly but it would not advertise opening hours, when it did open it was only for a few hours at a time and for any pub to be viable it needs to open at least 6 days a week and keep regular opening times.

I ask you please to put a stop to these constant applications and appeals to turn this public house into a residential property, it used to be the heart of the community in the Sibfords and is sorely missed by the villages and surrounding areas. Surely this fiasco has wasted enough of tax payers money already?

Yours Sincerely

Nigel Bryan

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East1

From: Enquiries
Sent: 30 April 2018 10:37
To: East1
Subject: FW: APP/C3105/W/17/3191365

3rdp comments for you

Thanks
Mark

From: stephen hopkins [REDACTED]
Sent: 29 April 2018 17:25
To: Enquiries
Subject: APP/C3105/W/17/3191365

Re The Pheasant Pluckers
Burdrop
Oxfordshire

FAO Jonathon Alden

If this pub had been openly trading, five or six nights per week, for twelve months, with beer on tap and food on the menu it could be considered a true viability exercise.

It is registered as an ACV but all offers from the Community, to buy it, are instantly dismissed. It may be over-valued to prevent a sale. If it was offered, unreserved (and free from dissuasive covenants), at public auction it would realise it's true value on the day.

Other pubs in the locality change hands when realistically valued. These properties do not need money spending to revert them to a usable pub after an un-approved conversion to a domestic dwelling.

Another Summer looks like slipping by without the customers being able to enjoy a drink or meal, sitting on the lawns overlooking the unique Cotswold Valley.

Stephen Hopkins

Austin Grounds
Hook Norton Road
Sibford Ferris
Oxfordshire

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East1

From: Enquiries
Sent: 30 April 2018 11:34
To: East1
Cc: [REDACTED]
Subject: FW: APP/C3105/W/17/3191365
Attachments: W-616473.PDF; untitled.pdf; RegisterON309056 Chandlers Arms Epwell Cost.pdf; Unicorn Rollright April 2018.pdf; Richard Butt Submission 30th April 2018.pdf

Importance: High

FAO John Alden

Please see the email below and attachments relating to this appeal.

Thanks

Hannah

From: Richard Butt [REDACTED]
Sent: 30 April 2018 08:51
To: Enquiries
Subject: APP/C3105/W/17/3191365

Reference: APP/C3105/W/17/3191365

Please find the attached 5 pdf documents containing my submission re the above Planning Appeal.

For the attention of Planning Inspector Jonathan Alden.

Please acknowledge receipt of the email.

Regards

Richard Butt

 Virus-free. www.avast.com

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Gate Inn

Upper Brailes, Nr Banbury, Oxfordshire
OX15 5AX

Freehold
£295,000 +VAT

- Village Setting between Shipston-on-Stour and Banbury
- Bar & Restaurant
- Gardens Front & Rear
- Car Park
- 2 Bedrooms, Sitting Room

SOLE SELLING RIGHTS
REF: W-616473

VIEWING

Viewing is by appointment through Fleurets West & South Wales office on 0117 923 8090. An initial discreet viewing as a customer is recommended.

LOCATION

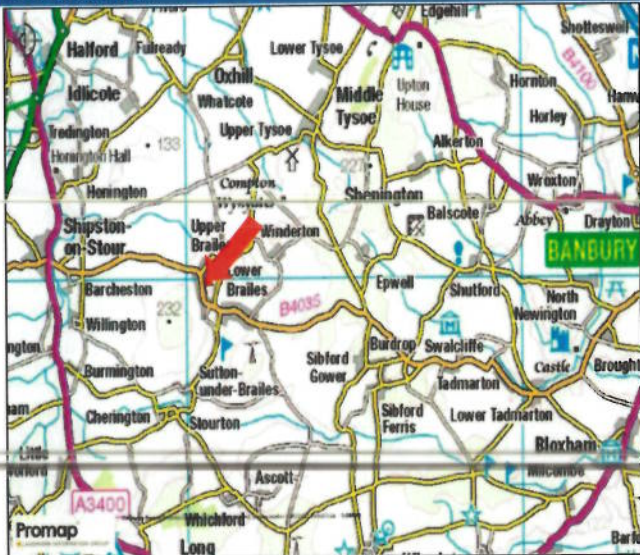
Upper Brailes is positioned on the B4035 to the east of Shipston-on-Stour within an area of Outstanding Natural Beauty. The Gate benefits from a village location but it is also on the main B road which passes through the village. The premises are easily accessible from Shipston-on-Stour and the surrounding villages and is also at the midway point of the North Cotswolds Way. Upper Brailes represents an attractive place to both work and live.

DESCRIPTION

Classic cottage style Cotswold pub with mellow stone elevations. There is outside seating to the front and rear plus a car park. Internally there is a separate bar and restaurant providing circa 32 covers in total.

At first floor, the rooms have previously been used as letting rooms, but can easily be converted back to private accommodation. The loft is unconverted but offers potential for conversion and has windows in situ.

LOCATION MAP



Ordnance Survey © Crown Copyright (2017) All rights reserved.
Licence number 1000047722

TRADE

The Gate has previously been held on a tenancy, therefore no accounts are available.

ACCOMMODATION

Ground Floor

BAR with wood fronted bar servery, beams, fire place, bay window and circa 14 covers plus casual drinking areas.

RESTAURANT, with fire place, bar servery and beams provide circa 18 covers.

KITCHEN, with extractor system, burner oven.

TOILETS, gents two pods, WC and wash hand basin.

LADIES, two WC's and wash hand basin.

BEER STORE

SEPARATE entrance to private accommodation.

First Floor

DOUBLE BEDROOM with en-suite, further double bedroom with en-suite and linked single bedroom.

BATHROOM, with bath, wash hand basin, WC

Second Floor

LOFT – unconverted but offers potential subject to consents.

Outside

FRONT – area laid lawn for outside seating.

BEER GARDEN and VEGETABLE PLOT.

TWO GARAGES

CAR PARK – circa 20 spaces

BOTTLE STORE.

TENURE

Freehold

LICENCE

A premises licence prevails, the main licensable activities being:-

Sale by retail of alcohol for consumption on and off the premises:

Monday to Thursday & Sunday	10:00am to 00:00
Friday to Saturday	10:00am to 01:30

Indoor Sporting Events:

Monday to Thursday	19:00pm to 23:00
--------------------	------------------

Live Music:

Friday to Saturday	19:30pm to 00:00
--------------------	------------------

Recorded Music:

Monday to Thursday & Sunday	08:00am to 00:00
Friday to Saturday	08:00am to 01:30

Performance of dance:

Friday to Saturday	19:30pm to 12 midnight
--------------------	------------------------

Late Night Refreshment:

Monday to Thursday & Sunday	23:00pm to 00:00
Friday to Saturday	23:00pm to 01:30

BUSINESS RATES & COUNCIL TAX

The property is in an area administered by Stratford upon Avon Council.
The 2017 Rateable Value has been assessed at £11,000.

SERVICES

We are advised the premises are connected to mains water, electricity and drainage. Oil fired central heating.

PLANNING & DEVELOPMENT

Please note this property is not within a conservation area, but is Grade II Listed.

VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.

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Reflections House, 26 Oakfield Road, Clifton, Bristol BS8 2AT
T 0117 923 8090
E bristol@fleurets.com
fleurets.com - Our Reference: W-616473

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Leisure Property Specialists

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Topical articles and advice about market issues are contained in our on line brochures ON MARKET and HOTELS REVIEW. Call your local office or visit www.fleurets.com/on-market for details.

EPC

The property has an EPC rating of G.

FURTHER INFORMATION

For further information please contact: Chris Irving at our Bristol office on 0117 923 8090 or email bristol@fleurets.com

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T 0117 923 8090
E bristol@fleurets.com
fleurets.com - Our Reference: W-616473

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Leisure Property Specialists

East1

From: Enquiries
Sent: 30 April 2018 11:34
To: East1
Cc: [REDACTED]
Subject: FW: APP/C3105/W/17/3191365

FAO Jon Alden

Please see the email below relating to an appeal you are the Case Officer for.

Thanks

Hannah

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

From: Mary West [REDACTED]
Sent: 30 April 2018 06:42
To: Enquiries
Subject: APP/C3105/W/17/3191365

We are writing with reference to the above appeal. Mr & Mrs Noquet purchased the Bishops Blaize in 2006. In 2007 it closed down. Mr & Mrs Noquet's comments IT WAS NOT VIABLE. The Bishops Blaize was always viable. Now 11 years on we have gone in a complete circle.

Their main intention, was to change the Bishops Blaize into a residential home. I cannot remember the lady or her name from the Planning Inspectorate. She went in the Bishops Blaize, then walked to the Wykham Arms, which is a Gastro pub, she quoted, she could see no reason why the Bishops Blaize could remain a village pub. The Bishops Blaize has beautiful views and surroundings, where locals and visitors used. Local residents used it for their meetings, Aunt Sally League Cricket club, darts etc.. It is on the route for walkers and cyclists. Previous owners of the Bishops Blaize were always welcoming and friendly, food was good. When Mr & Mrs Noquet arrived, they were not friendly or welcoming and did not know how to run a pub. We believe their intentions from the very beginning, they would turn the Bishops Blaize into residential and then leave the village! The Bishops Blaize was always viable.

We understand that Hook Norton Brewery wanted to purchase the Bishops Blaize when it went up for sale.

We feel that, Mr & Mrs Noquet have wasted the councils money and time over 11 years.

Please excuse this email, we are out of the UK.

Yours Faithfully

Mr and Mrs West
Hideaways
Backside Lane
Sibford Gower
Banbury
OX15 5RS

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East1

From: Enquiries
Sent: 30 April 2018 11:36
To: East1
Cc: [REDACTED]
Subject: FW: APP/C3105/W/17/3191365

FAO Jon Alden

See below email relating to an appeal that you are the Case Officer for.

Thanks

Hannah

From: stephen hopkins [REDACTED]
Sent: 29 April 2018 17:25
To: Enquiries
Subject: APP/C3105/W/17/3191365

Re The Pheasant Pluckers
Burdrop
Oxfordshire

FAO Jonathon Alden

If this pub had been openly trading, five or six nights per week, for twelve months, with beer on tap and food on the menu it could be considered a true viability exercise.

It is registered as an ACV but all offers from the Community, to buy it, are instantly dismissed. It may be over-valued to prevent a sale. If it was offered, unreserved (and free from dissuasive covenants), at public auction it would realise it's true value on the day.

Other pubs in the locality change hands when realistically valued. These properties do not need money spending to revert them to a usable pub after an un-approved conversion to a domestic dwelling.

Another Summer looks like slipping by without the customers being able to enjoy a drink or meal, sitting on the lawns overlooking the unique Cotswold Valley.

Stephen Hopkins

Austin Grounds
Hook Norton Road
Sibford Ferris
Oxfordshire

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East1

From: Enquiries
Sent: 30 April 2018 11:37
To: East1
Cc: [REDACTED]
Subject: FW: APP/C3105/W/17/3191365

FAO Jon Alden

Please see the email below relating to an appeal that you are the Case Officer for.

Thanks

Hannah

From: stephen hopkins [REDACTED]
Sent: 30 April 2018 09:58
To: Enquiries
Subject: Fw: APP/C3105/W/17/3191365

Re The Pheasant Pluckers
Burdrop
Oxfordshire

FAO Jonathon Alden

If this pub had been openly trading, five or six nights per week, for twelve months, with beer on tap and food on the menu it could be considered a true viability exercise.

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Stephen Hopkins

Austin Grounds
Hook Norton Road
Sibford Ferris
Oxfordshire

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East1

From: Enquiries
Sent: 30 April 2018 11:38
To: East1
Cc: [REDACTED]
Subject: FW: Submission to Planning inspectorate re APP/C3105/W/17/3191365

FAO Jon Alden

Please see the email below relating to an appeal that you are the Case Officer for.

Thanks

Hannah

From: mike butt [REDACTED]
Sent: 30 April 2018 11:19
To: Enquiries
Subject: Submission to Planning inspectorate re APP/C3105/W/17/3191365

Date 30th April 2018

I have read Mr Noquets statement re this appeal.

I have also read the Cherwell District Council planning decision and the Sibford Gower Parish Council comments on why the application was refused and would concur with their decision to refuse the application for a change of use from A4 to C. I have also read their evidence recently submitted to the Planning Inspectorate which I would also concur with in its entirety.

Mr & Mrs Noquet have denied me and all the other local folk the use of the best public house (The Bishop Blaize OX155RQ) in this area for the past 12 years.

Please bring this appeal to a halt and reject it.

Mr. M. Butt

College Barn Farm,

Sibford Gower,

Banbury,

Oxfordshire

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East1

From: Enquiries
Sent: 30 April 2018 11:43
To: East1
Subject: FW: APP/C3105/W/17/3191365

3rdp reps for you

Thanks
Mark

From: JAYNE THOMAS [REDACTED]
Sent: 29 April 2018 18:17
To: Enquiries
Subject: APP/C3105/W/17/3191365

Pheasant Pluckers Inn
Burdrop
Banbury
OXON

Mr Alden

It seems all too easy to buy a Country Pub and imagine that the locals have organised a vendetta. Then open for very limited, unpredictable hours and claim the business is un-viable, whilst conducting a sham sales exercise of the property.

I hope you can support the previous efforts of Cherwell District Council's Planning Officers, who have not taken "the easy way out."

Yours

Jayne Thomas

Austin Grounds
Hook Norton Rd
Sibford Ferris

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East1

From: Enquiries
Sent: 30 April 2018 13:06
To: East1
Subject: FW: Submission to Planning Inspectorate Re: APP/C3105/W/17/3191365

3rdp reps for you

Thanks
Mark

From: Henry Butt [REDACTED]
Sent: 29 April 2018 18:24
To: Enquiries
Subject: Submission to Planning Inspectorate Re: APP/C3105/W/17/3191365

Dear Sir / Madam,

I have read the applicant's statement regarding this appeal and also that of the Cherwell District Council and Sibford Gower Parish Council as to why the application was refused.

This would appear to be another attempt by the applicant to waste taxpayers money through excessive planning applications and appeals when this and a number of previous similar application/appeals have been rejected.

The public house remains a viable concern and I therefore request that this appeal is also rejected.

Kind Regards,

Henry Butt

College Barn Farm,
Sibford Gower,
Banbury,
Oxfordshire

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The Old Post Office
Sibford Gower
Banbury
Oxon
OX15 5rt

FAO Planning Inspector Johnathan Alden,
Temple Quay House,
2 The Square, Avon,
Bristol BS1 6PN.

Reference APP/C3105/W/17/3191365 The Pheasant Pluckers Inn formally The Bishop Blaize

Dear Sir,

The two previous Landlords of The Bishop Blaize Public House ran a very viable business, where customers always received a warm welcome, whether they were from the village or were passing by. The Bishop Blaize benefited from a garden overlooking a conservation valley, where families gathered socially to enjoy the surroundings. The Bishop Blaize also benefited from a large car park.

As parents, my husband and I appreciated having a good village public house in the village where our sons could go and meet their friends. We knew they would be looked after and were not tempted to go to Banbury.

I attended the two Inspectorate Meetings at Bodicote House, which were fair and through. At the first Meeting I learned that after six weeks, Mr. and Mrs. Noquet decided that the Bishop Blaize was not viable and they decided they would apply for change of use to a private house.

In 2012 The Inspector, Sara Morgan conducted the Inspectorate meeting at Bodicote House and visited The Bishop Blaize, now renamed the Pheasant Pluckers Inn. Sara Morgan reported: "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."

Mr. and Mrs. Noquet purchased The Bishop Blaize in 2006 and closed it in 2007. Since 2007 a number of applications for change of use from a Public House to a private dwelling house have been made including an application to build on the car park.

The pub sign has been removed. The bar has been removed. The public lavatories have been removed. The bottle store has been turned into accommodation without planning permission; it has since received retrospective permission as holiday accommodation provided the Public House is open for business. The car park has been closed.

The Bishop Blaize Public House has been renamed The Pheasant Plucker Inn. No serious effort has been made to run The Pheasant Plucker Inn as a public house. A village public house has to be open for business and welcoming. It is only as successful as the Landlord wants it to be.

The Sibford Gower and Burdop Parish Council have registered The Bishop Blaize Public House as a Village Amenity and would like to purchase the property. They are supported by Sibford Ferris Parish Council. There is also a Bishop Blaize Support Group and village residents.

The Cherwell District Council submission also states that CAMRA reports: "We still consider this could be a viable public house if it were being run as such. The pub, then called The Bishop Blaize, had been listed in the CAMRA Good Beer Guide in 2003, 2004, 2005, 2006, the year that Mr. and Mrs Noquet purchased it. It was a going concern, popular with the village and with others from the villages around."

I wish to support Cherwell District Council in their refusal to grant Mr. and Mrs. Noquet planning permission for change of use for The Bishop Blaize/Pheasant Plucker Inn from a public house to a private dwelling.

Please may I ask you to support Cherwell District Council and their refusal of the planning application for change of use of The Bishop Blaize/Pheasant Plucker Inn from a public house to private dwelling house. Also the requests to refuse this application from the Village Parish Councils of Sibford Gower and Burdrop, and Sibford Ferris, The Bishop Blaize Support Group and the residents.

Yours faithfully,

Mary Elizabeth Mulley (Mrs.)

East1

From: Enquiries
Sent: 30 April 2018 13:14
To: East1
Subject: FW: APP/C3105/W/17/3191365

3rdp reps

Thanks
Mark

From: Luke Mulley [REDACTED]
Sent: 29 April 2018 22:03
To: Enquiries
Subject: APP/C3105/W/17/3191365

Dear Mr. Alden

We are writing to you to ask that you support Cherwell District council, the parish council of Sibford Gower and the parish council of Sibford Ferris and reject the most recent planning application/appeal relating to the Pheasant Pluckers Inn (formally the Bishop Blaize).

When the Bishop Blaize was taken over by the Noquets in 2006 it was a thriving well supported pub serving a good range of honest pub food and drink. It had the good will of the village and others villages around due to the hard work and warm welcome of the previous landlord and lady. With a landlord or lady with a similar business plan and dedication to the pub and village it would be supported and successful once again, CAMRA and two previous viability studies are of the same opinion. This is an ACV and that should be respected.

We tried to visit the establishment recently knowing it is not open during usual pub hours we checked websites where opening times would be advertised but found it near impossible to locate any opening times on any website, this makes it impossible for people to plan a visit or just call in for a drink. The original sign and more recent ones have been removed and there looks to be no external evidence currently that the building is being run as a pub at all. With these extremely limited and unpublished opening times there is no possible way this could be classed as an open pub.

We feel the village deserve this historic pub back as a pub and ask for your support in achieving this.

Regards

Luke & Vanessa Mulley

The Old Post Office
Sibford Gower
Banbury
Oxon.
OX15 5RT

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Sent: 30 April 2018 13:17
To: East1
Subject: FW: Submission to Planning Inspectorate Re: APP/C3105/W/17/3191365

3rdp reps for you

Thanks
Mark

From: Henry Butt [REDACTED]
Sent: 29 April 2018 18:24
To: Enquiries
Subject: Submission to Planning Inspectorate Re: APP/C3105/W/17/3191365

Dear Sir / Madam,

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The public house remains a viable concern and I therefore request that this appeal is also rejected.

Kind Regards,

Henry Butt

College Barn Farm,
Sibford Gower,
Banbury,
Oxfordshire

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East1

From: Submit Appeal <Submit.Appeal@Cherwell-DC.gov.uk>
Sent: 30 April 2018 17:13
To: East1
Subject: FW: Planning Appeal Notification17/01981/F - APP/C3105/W/17/3191365

Good afternoon,

Please see contributor comment received below in relation to appeal reference APP/C3105/W/17/3191365.

Kind regards

Appeals Administration
Cherwell District Council

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

From: WASS, John (OXFORD UNIVERSITY HOSPITALS NHS FOUNDATION TRUST)

Sent: 30 April 2018 09:05

To: Planning; Submit Appeal

Subject: Re: Planning Appeal Notification17/01981/F

Dear Mr Feehily,

I am writing about the appeal of Mr Noquet about which you wrote to me.

My earlier comments apply. This is a flawed appeal on spurious grounds. This should have been resolved a long time ago and I believe that the protracted nature of these proceedings is a waste of public money.

Yours sincerely,
John Wass

From: planning@cherwell-dc.gov.uk <planning@cherwell-dc.gov.uk>

Sent: 04 April 2018 14:43

To: WASS, John (OXFORD UNIVERSITY HOSPITALS NHS FOUNDATION TRUST)

Subject: Planning Appeal Notification17/01981/F

Please see attached notification letter.

Regards
Development Management

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Presentation to Appeal Reference APP/C3105/W/17/3191365

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

1st May 2018

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 here.

We have in the past made submissions to all of the 28 planning applications in total that the owner of the property has made over the last 11 years. These include 5 attempts to bring about change of use from licenced premises to dwelling house, and 5 further attempts to achieve the same end via a Certificate of Lawful Use Existing. We remain convinced that this has been the intention and purpose of the owners since the first application was made only 6 months after acquiring the property in 2006 as a going concern. The most recent attempt in November 2017 was made the subject of this appeal to the Cherwell District Council's resolve to refuse the application.

The relevant applications are well documented in the Council's report which we regard as so comprehensive, and so detailed in its presentation that we see no need to write in again at any length to the National Inspectorate to re-iterate any of the arguments, beyond saying that as an organisation dedicated to restoring the Bishop Blaize as a viable and valued community facility to the village, we entirely support the Council's position. We are concerned only at the way in which these repeated attempt to bring about the same outcome over such a long duration has risked bringing the entire planning process into disrepute.

We also share the position of the Sibford Gower and Ferris Parish Councils whose submission were included in full with the Cherwell District Council report - positions which they have upheld in their recent updated submissions to the Inspectorate in the face of the appellants appeal. We particularly appreciate the lengths the Council have gone to properly represent the dismay felt by the previous owners of the Chandlers Arms in Epwell at the use by the appellant as a case study of the financial management of their much-loved pub – which was a gross fabrication: so gross in fact, that we feel no more needs to be said about the trustworthiness and veracity of the other examples the appellant seeks to bring to their defence.

We feel we should nevertheless make one observation that the appeal has provoked concerning the viability and repeated assertion of a valuation a clear £100,000 above any reasonable market valuation, if market is taken to be what anyone is prepared to actually pay for it. This has already been summarily dealt with in the Cherwell District Council Report, and indeed by the Planning Inspectorate's 3 previous week-long appeal hearings.

The decision of the Inspectorate on the question of the viability of the property as a pub has been clear since the hearing by Sara Morgan in August 2012, for example, in her Report at Point 53: "I conclude that as it has not been shown that the public house would not be viable in the long term...." and at Point 56: "The current value of the property does not

show that the public house is not financially viable in the long term". And as she wrote at Point 54 "the public house has been closed for some years, and the decision to close it was Mr. and Mrs. Noquet's."

[Appendix B carries a longer extract of Inspector Sara Morgan's conclusions, and a further summary in 2016 by Inspector Vyse of the issue of the appellant continued unlawful occupation of the premises as a dwelling]

It is astonishing to us that the appellant should still be arguing on the same basis for a change of conclusion. But we thought it was pertinent to the investigation that the Planning Inspectorate will now once again have to do, to make a direct comparison with another property being supported by the same estate agent which the appellant keeps citing as their authority for holding out for a higher purchase sum than in everyone's view except their own, the market will ever bear. We attach the case in Appendix A of The Unicorn in Great Rollright, as summarized by three editions of the Oxford Mail

The Unicorn is presently on sale for £325,000 for a building in the agents' own words, in a "very poor state of repair – the photographs show it as completely derelict - with absolutely no services connected, nearly twenty years empty and neglected (and looking like it), no existing trade and most strikingly of all "unsafe to view"!! To that the agents have added a 50-year 80% overage clause.

The parallels we find with the pattern of events at the Bishop Blaize profoundly disturbing to our notion of civil order and of public justice: in this case, 20 years of manipulation of planning regulation with repeated efforts to convert the pub into housing. As the 2016 Oxford Mail article has it, the property has been vacant since 1989 during which time the owner has repeatedly sought permission to convert it into residences". The Inspectorate will wish to note in the planning history of the Bishop Blaize, repeated attempts there too to build on the car-park and adjoining land, including a test-pitch to build two detached houses; and to sell but with a similarly inflated price and a similar overage clause.

The common denominator in both cases, is the same agent: Sidney Phillips. The same estate agent, the same hiking of the sale price (in this case too, up a £100,000 between 2014 and 2016), and the same – although in this case even more stringent - overage clause making it unsaleable, effectively blocking the sale order from West Oxfordshire County Council.

The owners of the Bishops Blaize, as was, have built their case around the "Expert Valuations and Marketing" advice of Sidney Phillips. I don't think we need to say any more.

Appendix A

18th September 2014

Great Rollright residents hope to bring derelict pub back to life as community hub



The Unicorn, the only pub in Great Rollright, near Chipping Norton, above, has remained boarded up and empty since it was shut in 1991.

West Oxfordshire District Council last week commissioned a structural survey of up to £10,000 to find out what work needs doing.

But villager James Burrough wants it to reach a deal with the pub owners to sell the pub but allow building on land behind it, such as for housing.

Mr Burrough, director of the Real Wood Furniture Company in Woodstock, said he would use it as a pub, village shop and Post Office.

This would return a shop and Post Office to the village and it could also include a cafe and arts and crafts gallery, he said.

Married dad-of-one Mr Burrough, 40, said: "When it closed it was a profitable pub but it just sits there empty.

"It's a complete eyesore for anyone passing through Great Rollright.

"The only thing we have as a community is a village hall. The population is slightly older so people have limited mobility and need a community space like this.

"It would also encourage tourism, which the village used to be very famous for.

"People would walk through regularly and stop at the pub and then go see the Rollright Stones but now there's nowhere for them to stop so they go elsewhere."

He said he would run the business with father-in-law Terry Chevis, who has run The Kingswell in Harwell for more than 25 years.

The council has refused plans to turn the pub into a private home and said it needs a complete refurbishment including at least a new floor, ceiling, bar and furniture.

Owners the Prindiville family have put it up for sale but Mr Burrough but said it would have cost a "completely unrealistic" **£265,000** with a further **£150,000** in investment.

He said: "The local attitude to the building is that time goes on and on but nothing changes.

"We just see the council putting money in all the time but it doesn't stop it from going on a downwards slide.

"Taxpayers' money has gone into a building that hasn't done much and it's actually got worse."

Council spokeswoman Carys Davies said: "We are very aware of the ongoing community interest in the pub and the need to retain it as an important listed building.

"It has unfortunately deteriorated over the years and we have been monitoring its state and have taken action on a number of occasions to seek to safeguard its future.

"We are now looking into further options, which is why we are carrying out an additional survey so that whatever is proposed the full costs and consequences are clearly identified."

28th June 2016

Unicorn, Great Rollright, faces compulsory purchase order from West Oxfordshire District Council after falling into disrepair

COUNCILLORS could force the sale of a historic pub to save it from ruin after the owner allowed it to fall into disrepair.

A vote to commence the compulsory purchase of a Great Rollright pub will take place at a **West Oxfordshire District Council** meeting today.

The Unicorn pub has been vacant since 1989, during which time the owner has repeatedly sought permission to convert it into residences.

The Grade II listed building is structurally unsound and the renovation costs are estimated to be in the hundreds of thousands of pounds.

West Oxfordshire District Council may serve a compulsory purchase order in a bid to preserve the 18th century building.

Phil Shaw, West Oxfordshire District Council Development Manager, said: "There's a public footpath that runs through the site and the worry is that the site is accessible to children and a child could be injured or killed.

"The building is missing a number of its floors and over time the weather has rotted the roof timbers.

"There's hundreds of thousands of pounds of work to repair the structure of the building."

The council could implement a purchase order and buy the building for a third party on the basis that they fund the building work.

Alternatively the council could purchase the property, pay for the repairs and then sell, lease or retain it.

The council served the owner of the Unicorn with a demand for payment after it spent £35,854 on "urgent work" six months ago.

The report said the owner has failed to pay back this money and councillors could vote to take legal action to recover the debt.

The owner has rejected numerous offers by local businessmen to purchase the pub, according to Mr Shaw.

Sue Glasson, Rollright Parish Council clerk, said: "The building is an eyesore to our high street and it's gone on for too many years.

A report on the proposed compulsory purchase order said falling tiles and masonry as well as the potential collapse of the pub were a danger to the public. The council could implement a purchase order and buy the building for a third party on the basis that they fund the building work.

Alternatively the council could purchase the property, pay for the repairs and then sell, lease or retain it.

"I think the village would like to see a flourishing pub. It was once a very successful pub and I'd like to see it restored to its former glory.

30th August 2016

Great Rollright Unicorn pub faces compulsory purchase order after owner fails to submit promised application

THE owner of a historic pub, which councillors fear will fall into ruin, has failed to submit a promised change of use application, despite an impending compulsory purchase order.

Alex Prindiville, owner of the Unicorn pub in Great Rollright, has until the end of August, to apply for the property to become a dwelling.

After this deadline, the Grade II listed building faces a repairs notice, which if ignored will lead to a CPO.

West Oxfordshire District Council development manager Phil Shaw said even if the application was filed, it is 'very unlikely' that it would impact council action.

However, a pub spokesman said it intended to get an application in before the deadline.

Mr Shaw said: "The currently promised application has of itself not actually been submitted despite assurances that it would be with us.

"The history of the site is that the owners' assurances and actions have not been sufficient to secure and safeguard the future of this listed building.

"There have in the past been many applications seeking change of use which have not been supported.

"We are enacting the resolution made earlier this year to move towards the issuing of a repairs notice and compulsory purchase of the building."

Mr Shaw said the council have to complete a final financial risk assessment before pressing forward with the notice.

A consultant working for the owner said: "My deadline is to get a planning application into them before the repairs notice is issued.

"This is not another action to delay, the council will not tolerate it. This is the end of the road.

"The council will issue a repairs notice at the end of August. It's important to get the planning application in before then.

"There has been intransigence on both sides. No one wants to go to court, a CPO is a costly process."

The consultant says the pub would fail the CAMRA viability test and that the owner wants to turn it into a home for his family.

SIDNEY PHILLIPS

Sales Particulars

- • Cotswolds Village Centre Free House
- • Substantial Stone Built Property in Semi Derelict State
- • Closed since 1989
- • Previously having Two Bars and Four Bedrooms
- • Car Parking & Gardens

£350,000



LOCATION

The village of Great Rollright is located just off the A4361 Chipping Norton to Banbury Road and the A3400 between Chipping Norton and Shipston on Stour. Chipping Norton is approximately 2 miles distant and Banbury 8 miles. It has easy access via the A44 to Oxford which is approximately 20 miles to the south.

The village is located in the heart of the Cotswolds and is a sought after residential location commanding some of the highest property prices in the country. The property has been closed for several years and is in a very poor state of repair. However, it is an attractive building constructed of Cotswold stone. It is Grade II listed dating back to the late 18th Century.

Please note the building is not safe to view internally.

ACCOMMODATION

GROUND FLOOR Former LOUNGE/SNUG BAR with feature fireplace, beamed ceiling and exposed stone walls. LADIES and GENTLEMEN'S TOILETS. STOREROOM.

BASEMENT BEER CELLAR.

FIRST FLOOR Former PRIVATE ACCOMMODATION consisting of LAUNDRY ROOM/OFFICE. BATHROOM. BEDROOM 1, DOUBLE. KITCHEN, LOUNGE.

SECOND FLOOR THREE DOUBLE BEDROOMS and BATHROOM.

EXTERNAL The grounds are located to the rear and side of the property and provide former GARDEN AREAS and CAR PARK. Stone built BARN.

THE BUSINESS

The business has been closed since 1989 and therefore no trading figures are available. Prospective purchasers will need to reach their own conclusions as to the potential trade and profitability which could be enjoyed at this outlet.

DEVELOPMENT CLAWBACK CLAUSE

The property is being sold subject to a development clawback overage. This provides the current vendors or their successors in title the benefit of 80% of any future profits obtained from the sale of the property for an alternative use with the benefit of planning permission. This overage to be for a 50-year period.

RIGHT OF WAY

A public footpath runs through the property from East to West on the southern edge of the plot.

TENURE & PRICE

FREEHOLD £350,000.

All communications directed through Sidney Phillips.

LICENCE

The premises licence has lapsed.

SERVICES

No services are currently connected although the property did previously have mains electricity, septic tank drainage, gas fired central heating and a private water supply.

Appendix B Further summaries made by past Inspectors of the Planning Inspectorate of their conclusions following investigation

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 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."*

CONCLUDING COMMENTS

We believe it is right that the Planning Inspectorate 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 Inspectorate, and that an appeal is once again being made for a reversal of Cherwell District Council refusal of a change of use that has already long since taken place.

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.

We understand that a site visit will be included in the Inspector's visit to the village next month. He or she will find that day to day, week to week, there is now nothing to indicate this is anything other than a private house. All signage that would once have indicated that the building is a pub has been taken down, and even the small pop-sign that would appear over a 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. There is one sign the Inspector might notice, carved on a small piece of slate propped against the wall of the house: **BISHOPS END**. The owners' intention could not be clearer.

East1

From: Enquiries
Sent: 02 May 2018 16:19
To: East1
Subject: FW: Reference APP/C3105/W/17/3191365

More 3rdp reps for this appeal

Thanks
Mark

From: Anne Adams [REDACTED]
Sent: 02 May 2018 16:01
To: Enquiries
Subject: Reference APP/C3105/W/17/3191365

Reference APP/C3105/W/17/3191365

Dear Sir,

I wish to support Cherwell District Council in its refusal to grant the application for change of use to residential property for the Pheasant Plucker Inn, formerly The Bishops Blaize.

There has been no change in the circumstances since the decision of the Planning Inspectorate by Sara Morgan in August 2012 who said although the pub was closed by the owners some years ago there was no evidence to show that the pub could not be financially viable in the long term.

I have lived in both Sibford Ferris and Burdrop for a total of 26 years and used the pub regularly when it was open. My opposition to this appeal is based on the following points:

During the long history of the pub and changes of landlord we witnessed it has always been a successful and thriving business and has had the long term support of the villagers and many visitors from outside. It only began to loose support when Mr and Mrs Noquet took over in February 2006. From the very first he was unfriendly, unwelcoming and at times downright rude so that it became obvious that he had no real interest in making a success of the business but rather wanted to deliberately run it down in order to de-license it and turn it into a private house or development site.

Since they returned from a two year absence when they lived in Spain and moved into the Blaize in 2011, they have carried out major alterations in total disregard of any planning regulations. They have gone ahead and changed the pub into a residential property without any planning permissions - taking out the bar making the space into a kitchen and sitting room and quite blatantly live in it with disregard to the lack of planning permission. This was noted by Sara Morgan in her report. Are we to assume that in this sensitive conservation area any of us can now go ahead and do what we want to our property with blatant disregard to receiving planning permissions?

Despite its rural location the pub, partly because of its extremely attractive gardens and stunning views, has always attracted significant trade from outside the immediate area. The Blaize is not just a pub it is a prominent building which is of great historical and social significance in a conservation area.

Mr Noquet may claim that there was a 'lack of interest' when he attempted to sell the pub as a going concern back in 2007 but this is not the case. Reasonable offers were made to the agent to buy but he refused to sell unless for an unrealistic and over-inflated price, the valuations put on the property by Sydney Philips have been above the market rate. Odd that all of the other pubs marketed locally have sold quickly, only the Bishop Blaize remains unsold.

Regarding his comments about the village not sustaining two pubs, this again is entirely misleading. The Wykham Arms is and has been for some time a higher priced restaurant with a small bar attached rather than a true village pub. It complimented rather than competed with the Blaize and has always attracted a different clientele. When the Blaize was

being properly managed there was plenty of room for both and there still is, as the pubs serve a large population in the three villages of Sibford Gower, Burdrop and Sibford Ferris and the surrounding villages.

Finally, Mr Noquet's comments about being the subject of a 'hate campaign' in the village are laughable. If there is a 'campaign' it has been carried out by he and his wife to bully the local community and local council into achieving his aim to de-license a business which he systematically and deliberately run down.

I hope you will back the council and enable us to regain our much missed village amenity,

Yours Sincerely

Anne Skowronska

Jasmine Cottage
Burdrop
Sibford Gower
OX15 5RN

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East1

From: Hugh Pidgeon [REDACTED]
Sent: 02 May 2018 17:02
To: East1
Subject: For the attention of John Alden, ref Case APP/C3105/W/17/3191365
CONFIRMATION OF RECEIPT REQUESTED
Attachments: Bishop Blaize brochure_DOC_00.PDF
Importance: High

For the attention of **John Alden**, case officer for
Appeal Ref: **APP/C3105/W/17/3191365**

From **Hugh Pidgeon**, resident of Burdrop, Sibford Gower

The space available to the Cherwell District Council in their already substantial Report, to which I wholeheartedly lend my support, was limited and there are some gaps in the history they have provided of which I believe you would not wish to remain unaware.

I take this opportunity of sending you a more detailed account on the overall pattern of applications that might be obscured by these gaps and punctuate the long-running history of the dispute Cherwell District Council have been drawn into with Mr. and Mrs. Noquet, the appellants in this case.

As Councillors on the Planning Committee will testify as yet another application from the same appellants come before them, it is this pattern that has generated what has become in my observation a relentless level of pressure on the District Council. I don't believe I exaggerate. I have been witness to many of their meetings where their weary resignation in the face of the pattern of which I wish to speak here has been palpable.

The pressure is singular: finally to allow the appellants to achieve what they set out to achieve within only 6 months of acquiring what was then an entirely viable and popular pub, the Bishop Blaize – its conversion into a private house.

In my own view the pre-occupation of the appellant with issues of viability and saleability in this appeal is a complete distraction from the broader issues raised by an overall pattern of these repeated attempts to submit and re-submit the original application for change of use, and freedom to build on the pub's land: so far, a dozen times in all, a number more than doubled by other applications and appeals related to the various proposed building works submitted over the same duration.

The submission by the supporters of the Bishop Blaize Support Group suggest that it is this level of sustained manipulation that is serving only to bring the entire planning process into disrepute. I have the same concern, both for Cherwell District Council's own efforts and increasingly now for the role played by the Planning Inspectorate.

All of the following is already in the public domain in previously published submissions:

The first attempt by Mr and Mrs Noquet to apply for change of use was in August 2006, only 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 5 years the pub remained almost entirely closed, with only the very occasional visit for a day or two by the owners. It was during this time, without any occupants, the water supply left turned on, and with NO electricity supply - having been cut off by EON on **27th Oct 2008** for non-payment of bills - that a frozen water pipe burst in the loft in **February 2009** and was running unchecked until turned off by the water board 3 months later on **20th April 2009**.

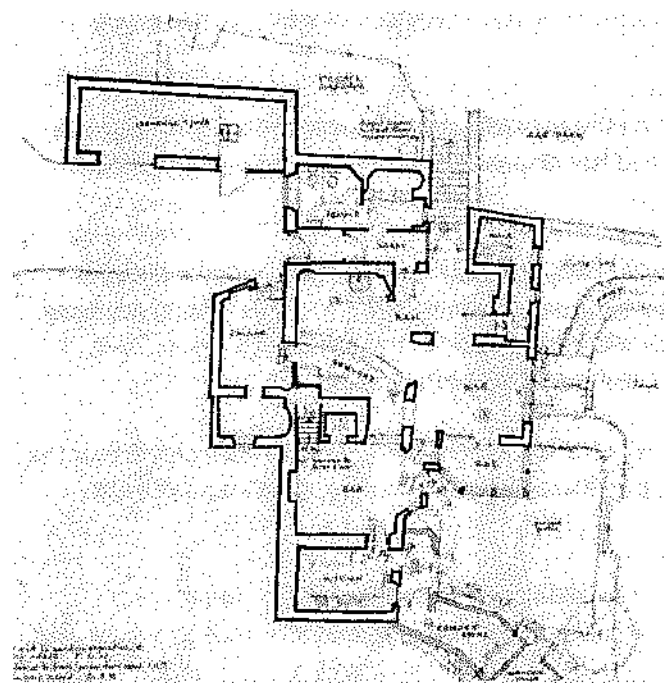
The money that was consequently obtained from an insurance claim despite the family not being in residence at the time was used to re-fit the whole building as a family dwelling, occasioning two further applications in **2012** for Certificates of Lawful Use Existing Use as a single dwelling house [Ref Nos 12/00011/CLUE & 12/00796/CLUE], and a change of use as a vacant public house to C3 residential [Ref No: 12/00678/F]. All 3 applications were refused, leading to the **2012** appeal to the National Inspectorate, presided over by Inspector Morgan.

The refusals were upheld. As part of her ruling, Inspector Morgan confirmed the status of the building as a private house in Section 7 of her report of the time:

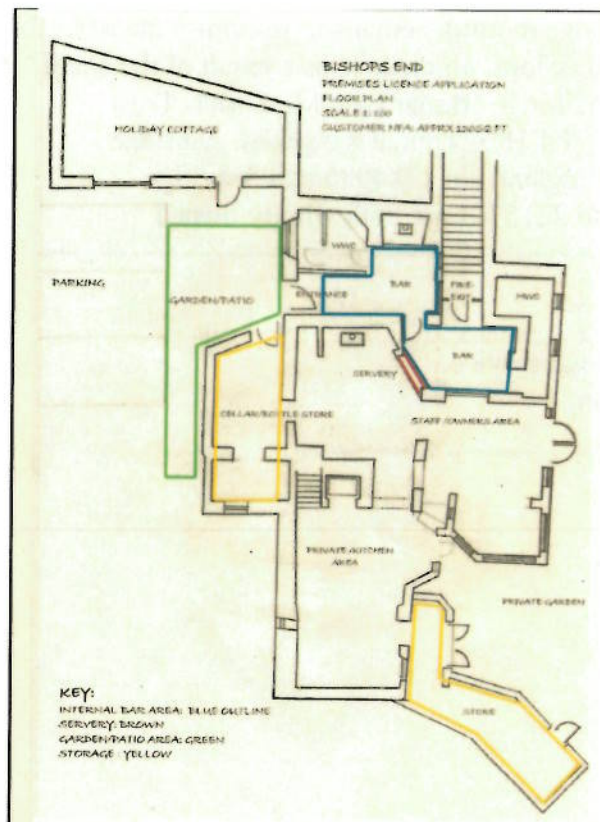
"At the time of my site visit the ground floor had been converted almost entirely to residential purposes, the bar and most of the public house fittings having been removed, and the whole building was in occupation as a dwelling house."

The following sequence of floor plans make the scale of this transformation quite clear:

In **2006** the floor plan of the Bishop Blaize at the time of its purchase was as per the plan below:



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



By July 2014, part of the Bishop Blaize /End was on the open market for sale as a "former public house with ancillary residential usage" by the estate agents Mark David.

- without the necessary C3 planning permission,
- despite prosecution by Cherwell District Council for the owners continuing to use the pub as a house while it was closed, and
- in complete disregard of Sarah Morgan's 2012 ruling with respect to the use of the pub's ancillary accommodation.

Notably, the pub's original bottle store was by now a 'holiday cottage' and not included in the sale. This separation of cottage from the pub by the agent was in itself in complete disregard of Inspector Morgan's determination and the later enforcement order of Cherwell District Council that the two-bedroom flat situated on the first floor was subject for its use as accommodation to the A4 use of the property as a whole and could only be used by the owners on the basis of their running the Bishop Blaize as a Public House.

At that point, all pretence at maintaining any remaining structures or facilities of the original pub had been dropped, and the pub's car-park had already been test-marketed as the site for a further two houses.

I have attached the sales brochure prepared by Mark David for that part of the property which was for sale, which I believe is entirely likely you may not have seen. Both the floor plans and the attached photographs demonstrate quite clearly the entire transformation of the A4 property to C3 use nearly four years before the current appeal.

Sarah Morgan's ruling was to be upheld and re-enforced consequently by the further inspection report of David Murray BA (Hons) DMS. But no matter. The conversion which is the subject of the current appeal had in fact already by then been accomplished.

I hope it will have become clear from this account, and from the many submissions I know you will have received from concerned villagers, why we would be urging you to uphold the decision of the Cherwell District council to refuse the application.

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Bishops End, Burdrop,
OX15 5RQ

Bishops End, Burdrop, 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.**

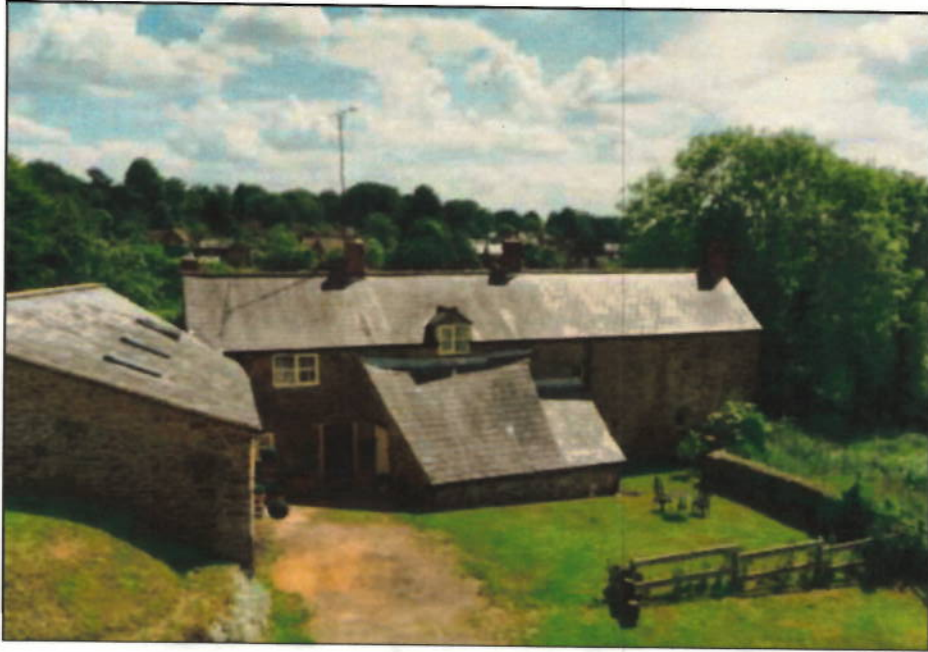
**FOR MORE INFORMATION PLEASE CALL THE
OFFICE.**

This is a substantial stone property under a slate roof on the edge of the hamlet, in a conservation area overlooking 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.



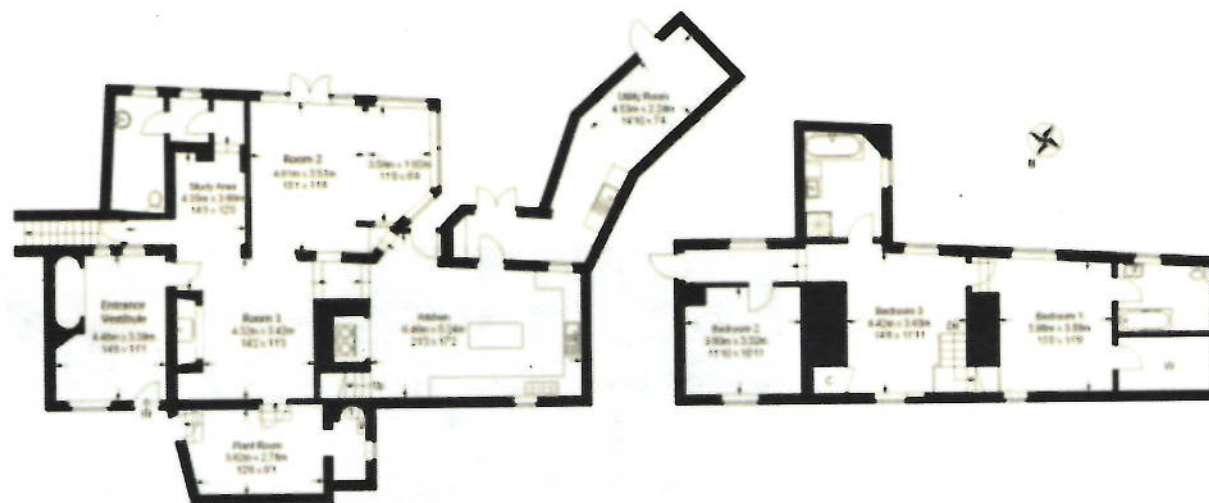


- Village Location
- **FORMER PUBLIC HOUSE WITH A4 WITH ANCILLARY RESIDENTIAL USAGE WHICH COULD BE CHANGED TO EITHER A1,A2 OR A3, SUBJECT TO THE CORRECT PLANNING CONSENT.**
- Large Entrance Vestibule
- Kitchen
- Spacious Utility Area
- Two Further Sizeable Rooms
- Master Suite
- Two Further Bedrooms
- 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



Bishops End, Burdop, OX15 5RQ



Ground Floor

Approximate Gross Internal Area
232 sq m / 2487 sq ft

First Floor

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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4. Reference to any mechanical or electrical equipment does not constitute a representation that such equipment is capable of fulfilling its function and prospective Buyers must make their own enquiries.
5. They have no responsibility for any expenses or costs incurred by prospective Buyers in inspecting properties which have been sold, let or withdrawn. Applicants are advised to contact the Agent to check availability and any other information of particular importance to them, prior to inspecting the property, particularly if traveling some distance.

APP/C.3105/W/17/3191365

PINS RECEIVED
19 APR 2018

M.T. JOHNSON

4 THE BOURNE

HOOK NORTON

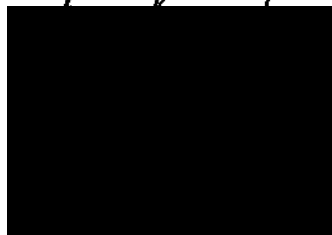
OX15 5PD.

PLANNING INSPECTORATE

CAN YOU PLEASE TELL
MYSELF WHY THIS PERSON BE ALLOWED TO
KEEP APPEALING TO THIS PUB. IT HAS BEEN
THERE FOR MANY YEARS AND HAS ALWAYS
BEEN A BUSY PLACE UNTIL THESE PEOPLE
CAME. AND EVER SINCE TRIED TO CLOSE IT
THIS WAS PURCHASED FOR ONE REASON ONLY
TO CLOSE THE PUB. AND MAKE MONEY
THE LAST APPEAL THEY WERE TOLD NOT
TO COME TO A VILLAGE JUST TO BUY A PUB.
THIS MUST BE KEPT HAS A MEETING PLACE
FOR THIS VILLAGE AND VILLAGES ALL AROUND

REFERENCE APP/C.3105/W/17/3191365

Yours,



The Planning Inspectorate

COMMENTS ON CASE (Online Version)

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Appeal Reference: APP/C3105/W/17/3191365

DETAILS OF THE CASE

Appeal Reference APP/C3105/W/17/3191365

Appeal By MR GEOFFREY RICHARD NOQUET

Site Address
The Pheasant Pluckers Inn
Burdrop
BANBURY
oxon
OX15 5RQ

SENDER DETAILS

Name MR PETER DUGGINS

Address
2 Meadow Crest Cottage
Burdrop
Banbury
Oxon
OX15 5RQ

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
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- ☐ Other

YOUR COMMENTS ON THE CASE

Yet again another appeal . This case has come before the Inspectorate who dismissed the application to convert the pub into a private residence. Nothing has materially changed. Since we moved into Burdrop 30 yrs ago the pub has seen several landlords who have all made a success during their tenure of running the Bishop Blaize Public House. Likewise Cherwell D.C. have also on numerous occasions declined unanimously applications for change of use.

As residents we have always considered ourselves fortunate to have two licensed establishments one a gastro pub & the other The Bishop Blaize whilst serving pub food & selling local beers ie Hook Norton Brewery that not only was popular with local families but customers from far & wide used the pub. Various groups could be seen there ie walkers, cyclists, vintage & veteran car clubs the list goes on & on. The strength always rested on the Landlords all of whom enjoyed success. I urge you to decline & dismiss this application once & for all.

Aniela & peter Duggins

The Planning Inspectorate

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Appeal By MR GEOFFREY RICHARD NOQUET

Site Address
The Pheasant Pluckers Inn
Burdrop
BANBURY
oxon
OX15 5RQ

SENDER DETAILS

Name MR PAUL FROST

Address
1b Citadel Ope
PLYMOUTH
PL1 2JY

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

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YOUR COMMENTS ON THE CASE

I support Cherwell District Council in their for refusing the Planning application from Mr Noquet in relation to the Phesent Plucker for a change of use from A4 to C3

The Planning Inspectorate

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Appeal By MR GEOFFREY RICHARD NOQUET

Site Address
The Pheasant Pluckers Inn
Burdrop
BANBURY
Oxon
OX15 5RQ

SENDER DETAILS

Name MRS KATHY YORKE

Address
Acre Ditch
Sibford Gower
Banbury
Oxon
OX15 5RW

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
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YOUR COMMENTS ON THE CASE

I would like to strongly register my supporting of the Cherwell District Councils decision in REFUSING this appeal.

The Bishop Blaize (as it was called when the Noquets brought it) is an ancient, much loved pub which catered well for all families. The outside area was suitable for children to play, there was ample car parking, the food and drink were classic and the view brought in people from far and wide. It is sad to have seen this all change. Prior to 2006 it had supported many village groups and clubs and was just as important to the community as the village hall and church. If the pub had the right team running it this could easily be brought back helping it to be the successful community asset we all know it to be.

I made the decision to go along to the first Sunday lunch opening and was shocked to see the drastic change in the pub area, there was no longer a proper bar and no sign of any ales on tap. This will certainly have resulted in a large percentage of the regular clientele looking else where to buy a pint.

I also went along during the extremely limited lunch time opening hours and again was shocked when I was unable to buy a simple packed of crisps with my drink.

The pub appeared in the CAMRA guide for several years but since its purchase by the Noquets in 2006 it has not been seen in the guide since. A result in no real ales being sold. This guide is one of the go to places people trust when looking for a pub to visit, a lack of advertising means therefore a lack of trade.

The price which has been put on the pub by Sydney Phillips does not reflect the current market, which overall has gone down in the last 12 years. However, pubs on the market in this area have sold successfully and are still thriving businesses today. Given the right price, even with the alterations needed to bring it back to a fully functioning pub I am sure there would be sufficient interest.

Once again i would ask you to REFUSE this appeal and help to restore it back to what the community needs.

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Appeal Reference APP/C3105/W/17/3191365

Appeal By MR GEOFFREY RICHARD NOQUET

Site Address
The Pheasant Pluckers Inn
Burdrop
BANBURY
oxon
OX15 5RQ

SENDER DETAILS

Name MR KEITH HICKS

Address
Greenfields
Sibford Ferris
BANBURY
OX15 5QN

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
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YOUR COMMENTS ON THE CASE

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 which would reflect the work need to be carried out to return the property to a fully functioning public house it could easily be viable under the right ownership. I give as an example the Chandlers Arms in Epwell, a community smaller than the Sibfords.

The premises, which have an ACV listing, is in a very prominent position in the Sib Valley within the conservation area of Sibford Gower, Burdrop and Sibford Ferris. The amenity areas around the building are very run down with an abandoned car, broken fences and building detritus in the car park. The overall appearance of the site does nothing to suggest a welcoming and well run public house open daily for business.

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

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Appeal Reference APP/C3105/W/17/3191365

Appeal By MR GEOFFREY RICHARD NOQUET

Site Address
The Pheasant Pluckers Inn
Burdrop
BANBURY
oxon
OX15 5RQ

SENDER DETAILS

Name MR TIM HUCKVALE

Address
2 Mannings Close
Sibford Ferris
BANBURY
OX15 5RA

Company/Group/Organisation Name Sibford Ferris Parish Council

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
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☐ Other

YOUR COMMENTS ON THE CASE

The Planning Committee of Sibford Ferris Parish Council met on 25 April 2018 and decided to make the following comments on this appeal:

1. The Sibford Ferris Parish Council reiterates its comments made to the original application: it has not changed its general view that this public house when fully functioning as such was a successful and important community asset and its current category A4 should be retained.
2. The pub opens for business occasionally, but the hours are irregular and not widely advertised. The pub's name was changed from "The Bishop Blaize" to one that some villagers consider to be offensive. For many years there has been a derelict vehicle and (until recently) a horse-box trailer dumped on the pub's land in the Sib valley within the Conservation Area. The gates to the pub car park are closed most of the time and all signage associated with a public house has been removed. These are not the actions of a business trying to make a good impression and be successful within the community.
3. There are other pubs in surrounding villages that are currently successful, in smaller communities and without benefit of the superb view from the location of this one. The Parish Council believes that, with the right imaginative and enthusiastic landlord, it could be successful again. It could meet untapped needs within the community with little impact on the Wykham Arms.
4. We note that the independent report from Bruton Knowles (BK) suggested a sale value of £376,740, but this appears to be based on it being a "successful trading" pub. Given that the pub is not operating seriously at the moment, there is (as BK points out) no "goodwill" factor. In addition, there will be building and refurbishment costs to make it viable, so it is not surprising that offers received fall short of this.

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Appeal Reference APP/C3105/W/17/3191365

Appeal By MR GEOFFREY RICHARD NOQUET

Site Address
The Pheasant Pluckers Inn
Burdrop
BANBURY
oxon
OX15 5RQ

SENDER DETAILS

Name MRS MAUREEN HICKS

Address
Greenfields
Sibford Ferris
BANBURY
OX15 5QN

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
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YOUR COMMENTS ON THE CASE

I wish to comment on the proposed Planning Appeal for Change of use from A4 to C3 (ACV listed) for the Pheasant Pluckers Inn (Bishop Blaize).

The pub, previously known as the Bishop Blaize, was well supported by the local community and had been run successfully by previous owners until it was bought by the current owners in 2006. Following a long period of closure and many planning applications, the pub was offered for sale in October 2015.

Despite the owners reporting a large amount of interest and several offers, no sale resulted as the asking price reflected the sum which might be expected for a viable business. As it is currently run it cannot be viable. During this time an ACV was granted as the village still regard their pub as a very necessary community asset.

Although the pub has been reopened the brief and intermittent opening times are not publicised or marketed in any way. All signage with regard to the public house have been removed, the trading area has been seriously reduced and no draft beers or ciders are sold. The closely boarded car park gates are firmly closed for most of the time except when the owners decide to open for very short periods. An unused vehicle has been left in the paddock in the Conservation Area for years. The fencing is in a very poor state of repair and the whole site has an area of dereliction and shows no sign of any attempt to run a viable business. The change of name is highly offensive to me and other villagers.

A recent, independent survey reported that, with suitable building work and an enthusiastic landlord, the pub could once again be a viable business; I agree and would wholly welcome having our village pub fully open once more.

The pub occupies a prominent site in the Sibford's Conservation Area and in the 2012 Sibford Ferris, Sibford Gower and Burdrop Conservation Area Appraisal was described as 'an undesignated heritage asset that contributes significantly to the Conservation Area.'

Previous applications for Change of Use from A4 to C3 (ACV listed) have been refused and upheld at appeal and I ask that this appeal should be strongly and finally resisted.

Maureen Hicks, Greenfields, Sibford Ferris

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Appeal By MR GEOFFREY RICHARD NOQUET

Site Address
The Pheasant Pluckers Inn
Burdrop
BANBURY
oxon
OX15 5RQ

SENDER DETAILS

Name MR BENJAMIN TAYLOR

Address
107b Northchurch Road
LONDON
N1 3NU

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
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YOUR COMMENTS ON THE CASE

I am writing to object to the change of use from a public house to residential use. The Camra viability test that the applicant refers to, opens with the statement that the test is to show "what the business could achieve if it were run efficiently by management committed to its success". The application is long on many things. However, it is extremely light on the committed management efforts made to make a success of the pub (6.4 and 6.5). I would like the previous planning rulings to be upheld and to see a management committed to its success run it as a pub.

It's previously been demonstrated that the pub was operating fine before the applicant took it over. The pub is in an amazing location with a view down the valley and has the wonderful attributes that Camra think can contribute to a thriving pub. It would be a very great shame, if a long and torturous planning attrition approach was to result in the irreversible loss of this village resource.

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Appeal Reference APP/C3105/W/17/3191365

Appeal By MR GEOFFREY RICHARD NOQUET

Site Address
The Pheasant Pluckers Inn
Burdrop
BANBURY
oxon
OX15 5RQ

SENDER DETAILS

Name MRS MARGIE TAYLOR

Address
Blenheim Farm, Sibford Road
Shutford
BANBURY
OX15 6HD

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
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YOUR COMMENTS ON THE CASE

I am writing in support of the Cherwell District Council and their decision to refuse the change of use of this much valued and historic public house the Pheasant Pluckers previously known as the Bishops Blaze.

They are doing their best to save this small area within the Sibford & Burdrop Villages from domestic developement. Historically this pub has always been a viable business and served the locals with exactly what was wanted. The best view within this village a wonderful garden to enjoy and good inexpensive food. An ambiance for relaxed socializing. Property values can go up as well as down. When you buy a business of a public house the accommodation goes with the job. You can't close the business and try to change its status to C3 residential, particularly when the public house is still wanted. Like all investments the value can go down as well as up so a sale value has to be realistic. This public house has been made an asset of value to this community, which it should remain as our villages expand, it will feature even more as a place to "go" The save the street scene will be saved in this conservation protected village. This village is well able to support not only a village shop and post office, two schools and two pubs. Please save it from residential development.

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Appeal By MR GEOFFREY RICHARD NOQUET

Site Address
The Pheasant Pluckers Inn
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BANBURY
oxon
OX15 5RQ

SENDER DETAILS

Name MR GRAHAM GOULD

Address
Main Street
Sibford Ferris
Banbury
Oxfordshire
OX15 5BP

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

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YOUR COMMENTS ON THE CASE

I write to fully support Cherwell council planning dept in their attention to the continued attempts to try and acquire a change of use from a pub with AVC attached to it into a normal dwelling house - I believe the work involved by the council to uphold the large number of decisions in the past to refuse this permission have all been the correct decision - I and several friends have considered buying the pub to refurbish and return it to a lively local facility for all the local community and tourists exploring north Oxfordshire and of course to draw many others from far away to be welcomed in what was once a true local asset - it still is a valuable asset and many offers have been made on the pub but never accepted and one offer far in excess of true vale of the pub - the simple fact is the owners don't want to sell it and their intention all along has to have a change of use applied to it into a house immediately doubling or even trebling the value of the property - This final appeal must be rejected and fully support the Cherwells planning depts many decisions (11)in the past to reject any application for change of use to enable the property to be correctly valued as a pub and enable it to be marketed and sold to new owners to refurbish it with the support of the local community to return it to the valuable asset it truly is - a wonderful opportunity to provide a social meeting point for family's friends and pensioners where all creative ideas can flourish to bring back the community with a much sort after faculty required in Burdrop and the Ferris's - I trust you receive all the support from many other residents to finally bring an end to this unbelievably drawn out affair - let this decision be the beginning for the the pubs new life to begin - I trust after reading all objections to the appeal are read and considered the the appeal be finally dismissed as essential for its future within the community

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Appeal By MR GEOFFREY RICHARD NOQUET

Site Address
The Pheasant Pluckers Inn
Burdrop
BANBURY
oxon
OX15 5RQ

SENDER DETAILS

Name MS ANGELA BUTT

Address
9St Michael's Terrace
Stoke
Plymouth
Devon
PL1 4QG

ABOUT YOUR COMMENTS

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YOUR COMMENTS ON THE CASE

The Pheasant Plucker is ACV listed so should not be granted a change of use to C£

Dear Mr Alden

The Pheasant Pluckers' Inn
Appeal for Change of Use from A4 to C3 (ACV listed)
Ref APP/C3105/W/17/3191365

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

- The Pheasant Pluckers' Inn (formerly the known as the Bishop Blaize) is an ACV listed Public House, and **SHOULD REMAIN A PUBLIC HOUSE**, with the local Community being given a genuine opportunity to acquire the Asset at a realistic market price if this is necessary to achieve this outcome
- I **FULLY SUPPORT** the Cherwell District Council's original reasons for refusing the original Planning Application reference 17/01961/F, and for refusing all previous Change of Use applications from the appellants
- There has been **NO MATERIAL CHANGE** in circumstances since the refusal of the above Planning Application in November 2017, and therefore there are no genuine grounds for this decision to be overturned on appeal.

My reasons for **OBJECTING** to this Appeal are similar to those submitted in my comments on the original Planning Application, and are outlined below:

INTENT

Whilst I only have direct knowledge of the above property since moving to Sibford Gower in 2014, it is clear to me from my reading of the publically available documentation, that the appellants made a commercial gamble in purchasing the Bishop Blaize pub over 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 appellants' own actions that have destroyed the core viability of this pub, but **ONLY** whilst under their own stewardship (as supported by previous Planning Inspectors' reports in 2012 and 2016, and by the comments of the Campaign for Real Ale in 2017).

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 Councils comprehensively refute the appellants' claim that the property is unsellable as public house, and I too believe that the appellants 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 enquiries

- The price unrealistically expected by the appellants makes no allowance for the cost of restoring the interior of the pub to commercially viable present day standards
- The price unrealistically expected by the appellants 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 then introduced by the appellants, which led to the termination of negotiations
- The overwhelming weight of evidence supports a lower realistic valuation, which is totally at odds with the unrealistic and unsubstantiated valuations claimed by the appellants.

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 appellants, all convince me that Change of Use should be refused, and continue to be refused, to these appellants.

IN CONCLUSION

Whilst I understand and sympathise with the time and cost burden this war of attrition has placed on Cherwell District Council, its charge payers and National tax payers, I believe the grounds for refusal are just as strong, if not stronger, than they have been during the 10 unsuccessful Change of Use applications, and the 2 public enquiries.

I also believe that the credibility of the appellants' largely unsubstantiated appeal submission 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 appellants on related property matters.

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

I therefore **STRONGLY OBJECT** to both the Planning Application and to this Appeal for Change of Use of this property, and I urge you to **UPHOLD the REFUSAL** of this Planning Application by the Cherwell District Council.

Yours sincerely
David Allen
27 April 2018

The Planning Inspectorate

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Site Address
The Pheasant Pluckers Inn
Burdrop
BANBURY
oxon
OX15 5RQ

SENDER DETAILS

Name MR DENNIS CHECKLEY

Address
Mill Lane
Wigginton
Banbury
Banbury
Oxfordshire
OX15 4JU

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
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☐ Other

YOUR COMMENTS ON THE CASE

The Pheasant Pluckers Inn is ACV listed so should not go to C3.
I support the CDC in their reasons for refusing planning application to change the Pheasant Pluckers Inn for a change of use from A4 to C3.
We have been here before, nothing has changed so it should be automatic refusal.

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Appeal Reference APP/C3105/W/17/3191365

Appeal By MR GEOFFREY RICHARD NOQUET

Site Address
The Pheasant Pluckers Inn
Burdrop
BANBURY
Oxon
OX15 5RQ

SENDER DETAILS

Name MR JOHN MCARTHUR

Address
Folly Farm, Grange Lane
Swalcliffe
BANBURY
Oxon
OX15 5EY

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
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- ☐ Other

YOUR COMMENTS ON THE CASE

Dear Sirs,

I thought I'd add my observations/concerns on the The Pheasant Plucker, Burdrop (aka The Bishops Blaise) as it was a well attended pub and now sadly missed.

I live between Sibford Ferris & Swalcliffe and used to walk to the Bishop Blaise.

The previous owners (Sam & Sheila) created an excellent, friendly & professionally run public house. I remember many a good time in the pub & especially sitting out in the garden on a summers evening with those lovely views.

The new owners, the Noquets, set out to alienate their customers from the start. My family and I had first hand experience of this, on two separate occasions.

We never went back after the second time because of the disgraceful reception, so the Noquet's achieved their end-goal with us.

They were particularly ignorant & condescending, both times. They were very unfriendly and created a bad atmosphere.

I found this very odd as being new Landlords you'd expect they'd be welcoming customers with open arms.

It was only later that the true reason was revealed and that 'change of use' was there objective from the beginning.

I would be interested to see their history of property ownership.

Maybe their business model is to buy up Public Houses and convert them into dwellings.

A very lucrative business with house prices in this area being so high and public house prices being so low.

(The renaming of the public house may also be a true indicator of the type of people the Noquet's really are and their lack of respect for the community?)

As to the viability of the Blaise to continue as a public house; have the current owners made amendments to the property on purpose to ensure that it is no longer a viable public house?

There are too many 'Gastro' pubs in the area now. Young families cannot afford £20 steak meals. There is no longer catering for the 'Ham, egg & chips' clientele. I know there is no guarantee that if the Blaise was reopened that this would be the case but the Noquet's removed this option from the Sibfords & local villages.

The Blaise was more accessible by Burdrop & Sibford Ferris residents as the Wykham Arms is too far to walk to.

It probably helped to reduce the 'drink/driving' aspect that non-local public houses create.

With the new & recent housing developments in the area, there is plenty of room for a second public house in the Sibfords as it is a thriving community, encompassing 3 villages.

Kindest regards

John McArthur

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

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SENDER DETAILS

Name MR DAVID ALLEN

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COMMENT DOCUMENTS

The documents listed below were uploaded with this form:

Relates to Section: REPRESENTATION

Document Description: Your comments on the appeal.

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The Planning Inspectorate

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SENDER DETAILS

Name MR CHRIS RADCLIFFE

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15 London Road
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OX7 5AX

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YOUR COMMENTS ON THE CASE

Firstly the possible turnover. In the last complete year 2005 of operation Sam and Sheila Merchant the then owners of the Bishop Blaize had turnover of £191,742, and in the 10 months of the final year £174,428 giving a run rate of £209,314

These figures are contained in the letter to Ms Shona King of Cherwell Planning Department dated 17th May 2007 from Mr and Mrs S Merchant with a copy of their last 5 years accounts and the current Taylor's report on the Bishop Blaize says Nothing has changed since that time.

The £209,314 represents a growth in turnover of 7.8% compared with the previous year, which in turn was an increase of 9.1% over the year prior to that.

Taking a conservative rate of inflation/increase in turnover of 5% for the last 12 years would give a current (2018) annual turnover of £376,000.

There have been many cash offers for the Bishop Blaize demonstrating that there are people who will invest in what is a very viable pub.

The villagers of Sibford Gower, Sibford Ferris and Burdrop have pledged to invest in the Bishop Blaize and a cash offer of £240,000 has been put forward following the Appeal of 2012 through the offices of Oswyn Murray, chairman on the Sibford Gower Parish Council. This offer still stands and takes into account the amount of money needed to restore this "Now House" back to a Public House.

The Bishop Blaize Support Group made their 4th offer for the Bishop Blaize /Pheasant Plucker Inn an offer of £250,500 to Sydney Philips in January this year no reply was received.

This appeal should be rejected as The Bishop Blaize is a very viable ACV listed public house and the people should not be denied these facilities any more by would be property developers.

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SENDER DETAILS

Name MR BEN BENSON

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OX15 5EH

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YOUR COMMENTS ON THE CASE

This is a sad loss of a very much needed village asset. Several pubs locally were very well supported and this used to be one of them. The current owners never intend to run it as one and I can clearly from the start remember Mr Noquet saying that he would change it into a house if he could should his business not succeed and then he clearly then made a huge effort to fall out with and ailante the entire village so he he could then have a clear run at a change of use. This pub has never had the chance or opportunity to be run professionally or in the manner a public house should be as the current owner has made all efforts to run down and ruin any chances it had. It has opened several times under random hours and has always successfully failed therefore demonstrating a clear failure of ownership not lack of need. He is clearly not or has ever been interested in maintaining the business and has deliberately let it fall in to disrepair. This pub with talent or passion could be a absolute gold mine and could once again become not only s valuable village asset but a real destination Pub again as it was once. There is definitely the local support and there are many people that would love the opportunity for it to come to the market. Just because he can't make it work doesn't mean someone else can't!