

<u>Consultee</u>	<u>Date Sent</u>	<u>Expires</u>	<u>Reply</u>
Sibford Gower Parish Council	02.10.2018	23.10.2018	22.10.2018
Sibford Ferris Parish Council	02.10.2018	23.10.2018	22.10.2018
Local Highways Authority OCC	02.10.2018	16.10.2018	12.10.2018

From: Batchelor, Kevin - Communities [mailto:Kevin.Batchelor@Oxfordshire.gov.uk]
Sent: 11 October 2018 12:13
To: Bob Neville
Cc: Connick, Ian - Communities; DC Support; Cllr George Reynolds
Subject: 18/01501/F The pheasant Pluckers Inn BURDROP

Bob

The proposal, if permitted, will not have a significant detrimental impact (in terms of highway safety and convenience) on the adjacent highway network

Recommendation:

Oxfordshire County Council, as the Local Highways Authority, hereby notify the District Planning Authority that they **do not object** to the granting of planning permission

Kevin

Kevin Batchelor
Area Liaison Officer
Oxfordshire County Council
0345 310 1111



From: SGPC
Sent: 22 October 2018 21:54
To: DC Support
Cc: Roger Mallows
Subject: Application No. 18/01501/F

Applicant – Mr G. Noquet
Address – The Pheasant Pluckers Inn, Burdrop, Banbury OX15 5RQ
Proposal – Change of use from Class A4 (ACV Listed) to Class C3 dwelling/house

Dear Mr B. Neville

Submission by Sibford Gower Parish Council with reference to application no. 18/01501/F

Summary of the understanding that the Chairman reached on behalf of the Sibford Gower Parish Council in correspondence and conversation with members of the Office of Community Infrastructure which directly contributed to the decision reached at the planning meeting held on 18th October 2018.

Please see the attached letter as mentioned.

In considering this application, the Committee noted:

There is no detail contained in the ACV Guidance which requires a bid to be lodged within the Moratorium period.

Issues relating to the ACV 6 week Moratorium period are identified in the Chairman's letter, dated 22/08/18, addressed to Natalie Sanchez, Office of Community Infrastructure at Cherwell District Council, which afforded clarification and contributed to our understanding.

While a conditional offer to purchase the property, dated 15th October 2018, has been published on the CDC website, the Applicant stated that the property was not currently for sale.

The expert opinion contained in the previously identified Bruton Knowles Report (13/11/17) continues to be current and relevant in respect of long term financial viability.

The current application is based in two clauses (paras 20 & 21) abstracted from the Appeal Inspector's Report, date 4th July 2018, taken out of context and ignoring the Report's conclusion (para 22) with regard to long term financial viability and identified conflict with local and national planning constraints.

The Committee unanimously concluded that there is no material change in circumstances to the application. Therefore, they are unable to offer any support, and strongly recommend that the application be refused.

Your Sincerely

Vanessa Mulley
Clerk to Sibford Gower Parish Council

From: WASS, John
Sent: 22 October 2018 11:43
To: Bob Neville
Cc: adrian.lamb@thesibfords.org.uk; simon.rayner@thesibfords.org.uk;
ginny.bennett@thesibfords.org.uk; Sibford Ferris PC; Hugh Pidgeon
Subject: Ref 18/01501/F

Dear Mr Neville,

The Sibford Ferris Parish Council wishes to object to the above application.

Nothing has changed in the circumstances of the property or of its owners since they last made a bid to change its use from a pub to a house a year ago. The application was refused. The owners appealed to the planning inspectorate, their fourth appeal. They lost this appeal.

This time they are appealing on the grounds that there has been a failure to respond to the planning inspectors conclusions of the 4th of July 2018.

There are sound reasons why the community has not responded.

Cherwell District Council received notification on the 5th of July from the owners of the former Bishops Blaize of their "intention to dispose of the property being an asset of community value". No serious attempt has been made to sell the property and it has not been advertised.

The inspector previously stated that when the Bishops Blaize acquires the right owner the onus will be on the wider community in the area to respond and confirm the inspectors own conclusion that nothing has been demonstrated in this reapplication that as a Public House the premises cannot be made financially viable in the long term. This is the view that is held widely in the community, we believe.

So we support the previous refusal of the council to grant planning permission for this repeated attempt to change the pub into a private house.

Please note that the Sibford Ferris Parish Council in response to a previous failed application submitted the following "with regard to the application for a change of use A4 to C3, the Parish Council has not changed its general view that this Public House, when functioning as such, was a successful and an important community asset and its current category of A4 should be retained".

"However with regard to specific claims in this application, that the business is neither viable nor economic to see, in the absence of publically available accounts and other relevant financial information, the Parish Council does not believe it is possible to form an opinion and believes that the application should be withdrawn".

Please can you put this on the CDC website.

Yours sincerely,

John Wass for Sibford Ferris Parish Council

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From: Kevin Larner
Sent: 30 October 2018 10:59
To: Bob Neville
Cc: Natalie Sanchez; Councillor Chris Heath
Subject: RE: 18/01501/F - The Pheasant Pluckers Inn Burdrop

Hi Bob

The Pheasant Pluckers Inn (formerly Bishop Blaize) is registered as an Asset of Community Value (ACV).

On 05 July 2018 the owners notified CDC of their intention to dispose of the property. This triggered the start of a six week 'interim moratorium', during which qualifying community organisations could express an interest in bidding, and thus extend the moratorium to six months.

CDC informed Sibford Gower Parish Council (SGPC) of the interim moratorium, and placed an A4 site notice at the property. The ACV register published on CDC's website was amended accordingly.

It is often the case that the vendor of an ACV will publicise their asking price, and will want enquiries and offers to be handled by an agent who is marketing the property. In this case, no asking price was stated and no agent was named. I asked the owners for their agent's details (email dated 17 July 2019). The owners responded that CDC should forward the details of any expression of interest to them (the owners), which they would subsequently forward 'to our representative who will be acting for us in this process'. This is entirely legitimate and in line with the regulations.

No organisation came forward within the interim moratorium, so when it ended on 15 August, a 'protected period' began. The protected period lasts until 04 January 2020. During that time the owner is free to dispose of the property without complying with the normal ACV restrictions.

On 22 August I received an email (attached) from Hugh Pidgeon, the Chairman of Sibford Gower Parish Council (SGPC), stating:

"I am writing as Chairman of the Sibford Gower Parish Council to put on record that the fact that no community interest group came forward during the 6-week interim Moratorium period to be treated as a potential bidder for the asset should not be interpreted by the owners of the property in any way as an absence of interest in its potential purchase."

Mr Pidgeon went on to state that given the owner's choice not to name a price or an agent, SGPC "could not consider the original declaration of intent to sell as credible"

Acknowledging that the ACV protected period was now in force, Mr Pidgeon summarised SGPC's position thus:

- *the owners should be encouraged to test the market unencumbered by the terms of the ACV*
- *the potential interest in the community remains as high as it was should no buyer come forward during this period, and that*
- *meanwhile as far as the parish is concerned we will be reserving our position and wishing the owners every success in making a sale*

Subsequently I responded to Mr Pidgeon, asking whether SGPC had made the owners aware of its position. I advised that if the owners were not aware of SGPC's position "they may take a course of

action based on the mistaken belief that there is no longer local interest in restoring community functions to the premises.”

I hope that's helpful. Let me know if there is any further info you need.

Best regards
Kevin

Kevin Larner
Healthy Communities Manager

Community Services

Cherwell District and South Northamptonshire Councils

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From: Bob Neville
Sent: 23 October 2018 14:21
To: Kevin Larner
Subject: 18/01501/F - The Pheasant Pluckers Inn Burdrop

Our Ref.: 18/01501/F

Address: The Pheasant Pluckers Inn Burdrop

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

Hi Kevin

Could you provide comment on the above application, and in particular matters in relation to the pub's ACV status.

The applicants are placing significant weight on the fact that no bids of interest were received following their notification that the pub was for sale, so I need to be clear as to what the Council's involvement has been to date, who was notified that the pub was for sale and the dates around such events. Any other pertinent information would also be welcomed.

Many thanks

Bob Neville MSc
Senior Planning Officer
General Developments Planning Team
Cherwell District Council & South Northamptonshire Council
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