

**Planning Appeal:**

**The Pheasant Pluckers Inn**

**Street through Burdrop**

**Sibford Gower**

**Oxfordshire**

**OX15 5RQ**

**LPA REF: 18/01501/F**

**Our Appeal is based on Non-Determination.**

**The LPA have failed to determine our application within the required period. We submitted our application on the 21<sup>st</sup> August 2018 and initially the LPA declined to accept it. What followed was a series of challenges from ourselves that resulted in the LPA seeking Legal/Counsels advice which led the LPA to register the application on 26/09/2018.**

**Recent History:**

**Inspectors Appeal Decision APP/C3105/W/17/3191365**

**David Murray is a very experienced and extremely well qualified Planning Inspector and has made some very important and ground breaking decisions over the last few years. His Decision in this instance was so precise, sensible and inspired that it cannot be challenged.**

**He considered the history of the site and all of the previous Planning Decisions, relevant Planning Policies and current data.**

**The Inspector concluded that the onus was now on the local community to demonstrate viability by making a considered Offer to acquire the ACV within a reasonable period of time that should not be open-ended.**

**ACV Disposal:**

We received the Inspectors Decision on 4<sup>th</sup> July 2018 and on 5<sup>th</sup> July 2018 Notified Cherwell Council's ACV Officers that our property was available to purchase.

continued

2.

Mr Pidgeon (Chairman of Sibford Parish Council)

In his correspondence to Cherwell Council Mr Pidgeon implies that this was not a credible attempt to sell our property which in our view is quite ridiculous. He blames us and Cherwell Council for his own failure to submit a written request on behalf of the local community to be considered as potential buyers of the ACV.

Furthermore Mr Pidgeon in conjunction with the LPA had ignored the Inspectors Decision, Directive and Solution and were and are still intent on progressing Enforcement/Eviction Action against our family.

The local community had the opportunity to make a written request to be considered as potential buyers and for their own reasons chose to ignore the Inspector's Directive.

**Disposal Procedure:**

It is inconceivable that we would not follow the Government's ACV 2012 Regulations in the Disposal Procedure to the Letter and Kevin Lerner (Senior ACV Officer) in his email to Bob Neville on 30<sup>th</sup> October 2018 states:

**'This is entirely legitimate and in line with the regulations.'**

**Conclusion:**

**The new Inspector will have sight of our previously submitted evidence and also the fresh evidence that we have produced to the LPA.**

**Our Appeal is quite simple; it is based on David Murray's Decision, his solution and ultimatum to the local community and the fact that we have complied with his wishes and the local community have not done so.**

**Signed:**

**Geoffrey Richard Noquet**

**Dated 22/11/2018**