**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).

0n 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
Direct Dial 01295 221706
mailto:kevin.larner@cherwellandsouthnorthants.gov.uk
[www.cherwell.gov.uk](http://www.cherwell.gov.uk/)

[www.southnorthants.gov.uk](http://www.southnorthants.gov.uk/)

Facebook: [www.facebook.com/cherwelldistrictcouncil](http://www.facebook.com/cherwelldistrictcouncil) or [www.facebook.com/southnorthantscouncil](http://www.facebook.com/southnorthantscouncil)

Twitter: @Cherwellcouncil or @SNorthantsC

**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

Direct Dial 01295 221875 Ext. 1875

[**www.cherwell.gov.uk**](http://www.cherwell.gov.uk/) **or** [**www.southnorthants.gov.uk**](http://www.southnorthants.gov.uk/)

**Follow us:**

**Facebook** [www.facebook.com/cherwelldistrictcouncil](http://www.facebook.com/cherwelldistrictcouncil) or [www.facebook.com/southnorthantscouncil](http://www.facebook.com/southnorthantscouncil)

**Twitter** @Cherwellcouncil or @SNorthantsCouncil