**From:** Richard Butt
**Sent:** 19 October 2018 09:13
**To:** Bob Neville
**Subject:** 18/01501/F | Change of use from Class A4 (ACV Listed) to Class C3 dwelling house | The Pheasant Pluckers Inn Burdrop Banbury OX15 5RQ

Objection to: **18/01501/F | Change of use from Class A4 (ACV Listed) to Class C3 dwelling house | The Pheasant Pluckers Inn Burdrop Banbury OX15 5RQ**

By Richard Butt

Dated 19th October 2018

This is the 11th application that the applicant has made for the change of use since 2006!

**Saleability:**

Mr Noquet states that no one has responded to the ACV in respect of his recent declaration that the Bishop Blaize/Bishop End / Pheasant Plucker Inn is for sale  and states the pub is not financially viable he has not indicated an asking price and has refused to name the agent so once again it cannot be for sale.

The Bishop Blaize Support Group made an offer in writing to Sydney Philips in January 2018 (already submitted) and did not receive a response from them, the BBSG also made another increased offer on 15th October 2018 directly to Mr Noquet via "The Royal Mail recorded delivery service"(already submitted)  Mr Noquet refused to accept it from the Post man which would confirm to me that the Bishop Blaize/Bishop End / Pheasant Plucker Inn is not for sale and the whole application has been made to avoid Enforcement Action by Cherwell District Council which would stop Mr. & Mrs Noquet breaking the law as they did in 2014.

**Current Viability:** The Pheasant Plucker is not in effect open as a Public House and has not been since it was closed in 2007.To carry out a viability test one would need to have a welcoming landlord and a pub selling cask beer etc and be open normal Public House hours.( a Good example of a successfully run local Public House is "The Norman Knight Whichford")

So it would appear that Mr & Mrs Noquet are once again breaking the law by using the Public House to live in since late 2017 to date while in effect it is not being opened as a Public House (see record of opening and shutting of the pub submitted by the BBSG) where the accommodation can only be occupied if the Public House is trading. Mr.& Mrs Noquet have already been found Guilty of this offence in the Oxford magistrates Court in 2014.

I would give the Sibford Gower Parish Council views on this application 100% support.

**Please refuse the application**

**Signed Richard Butt**

**College Barn Farm Sibford Gower, Banbury, OX155RY**