

### Neighbour Consultee List

<b>Planning Application Reference:</b>	<b>18/01501/F</b>
<b>Location Of Development:</b>	The Pheasant Pluckers Inn Burdrop Banbury OX15 5RQ
<b>Proposed Development Details:</b>	Change of use from Class A4 (ACV Listed) to Class C3 dwellinghouse

### Neighbour(s) Consulted

1. Blenheim Farm Shutford Road Sibford Ferris Banbury OX15 6HD
2. Blenheim Farm Shutford Road Sibford Ferris Banbury OX15 6HD
3. Oaklands Acre Ditch Sibford Gower Banbury OX15 5RW
4. 60 Redesdale Place, Moreton In Marsh, Glous, GL560EF
5. Barn Close Burdrop Banbury OX15 5RQ
6. 1 Shepherds Close Burdrop Banbury OX15 5RN
7. 105 Cromwell Road Banbury OX16 0HF
8. Cherwell District Council Bodicote House White Post Road Bodicote OX15 4AA
9. Enock Cottage Burdrop Banbury OX15 5RQ
10. Barthrop Cottage Burdrop Banbury OX15 5RQ
11. Burdrop Green Burdrop Banbury OX15 5RQ
12. The Gables Burdrop Banbury OX15 5RN
13. Flat 1 The Manor Main Street Sibford Ferris Banbury OX15 5BP
14. 14 Beesley Road Banbury OX16 0HL
15. 6 Overton Drive Water Orton Birmingham B46 1QL
16. Cornisa Belle Isle Farm Sibford Road Hook Norton Banbury OX15 5DJ
17. Cornisa Belle Isle Farm Sibford Road Hook Norton Banbury OX15 5DJ
18. Orlando Cottage Mill Lane Wigginton Banbury OX15 4JU

19. College Barn Farm Colony Road Sibford Gower Banbury OX15 5RY
20. Cubbs Cottage Hakws Lane Burdrop OX15 5RL
21. Meadow Crest Cottages Street Through Burdrop Burdrop
22. College Barn Farm Colony Road Sibford Gower Banbury OX15 5RY
23. 13 Sikes Road Clyde North Vic 3978 Australia
24. Austin Grounds Farm Hook Norton Road Sibford Ferris Banbury OX15 5QR
25. Oakwood Cottage Sibford Road Shutford Banbury OX15 6HD
26. Oakwood Cottage Sibford Road Shutford Banbury OX15 6HD
27. Austin Grounds Farm Hook Norton Road Sibford Ferris Banbury OX15 5QR
28. AS Designs The Old Post Office Main Street Sibford Gower Banbury OX15 5RT
29. Hideaways Backside Lane Sibford Gower Banbury OX15 5RS
30. Dower House Main Street Sibford Ferris Banbury OX15 5RA
31. Meadow Crest Cottages Street Through Burdrop Burdrop
32. 6 Cotswold Close Sibford Ferris Banbury OX15 5QP
33. College Barn Farm Colony Road Sibford Gower Banbury OX15 5RY
34. C/o Richard Butt College Barn Farm Sibford Gower OX15 5RY
35. 18 Century Quay 130-132 Vauxhall St Plymouth Devon PL4 0EP
36. 1 Briar Close Banbury OX16 9DS
37. 4 The Bourne Hook Norton Banbury OX15 5PD
38. Mr M Harvey

**From:**  
**Sent:** 15 October 2018 13:36  
**To:** Bob Neville  
**Subject:** 18/01501/F. pheasant Pluckers Inn

Tony Haynes Cubbs Cottage Burdrop.

**My Objection to 18/01501/F | Change of use from A4 to C3 (ACV Listed) | The Pheasant Pluckers Inn Street Through Burdrop Burdrop Banbury OX15 5RQ**  
**The viability of the property as a public house:**

With regard for the viability of the property as a public house, a series of appeals by the family to secure a change of use, led to several judgements being made by the national Planning Inspectorate, the most significant in 2012, when Sara Morgan LLB (Hons) MA ruled in a substantial judgement running to many pages that the Cherwell District Council had acted lawfully in imposing an enforcement order on Mr and Mrs Noquet for the material change of use from a public house to a residential dwelling house without planning permission.

The hearing itself It was the culmination an exhaustive and painstaking legal process. The rulings the Inspector made in her final judgement run to 60 paragraphs. The following extracts are taken from these paragraphs:

Section 7 “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.

Section 10. “Because the public house use has ceased, the ancillary use cannot exist on its own”.

Section 25 “There was little evidence from the appellant to suggest that at the time of this marketing exercise the Bishop Blaize could not be a viable public house in the long term. It had clearly been viable under the previous owners not so very long before. Mr and Mrs Noquet were making losses while the public house was still open but

that appears to have been specifically due to a dispute between Mr and Mrs Noquet and the village. That does not mean to say that the Bishop Blaize could not be viable under another operator”

Section 26 “I conclude that the marketing exercise carried out by Fleurets does not show that the public house was unviable at that time.”

The Inspector’s final conclusion was that it had not been shown in the evidence presented that the public would not be viable in the long term, but “it seems likely that given the history of Mr and Mrs Noquet’s dispute with the village, for the public house to re-open it would have to be under a new owner”. The appeal was dismissed. The enforcement notice was upheld.

So the pub being run by a landlord who wanted to be successful would be viable.

Mr Noquet states in his support document that the **The Pheasant Pluckers Inn is for sale !!** He has refused to give Cherwell District Council the agents handling the sale details or indeed the asking price. So in effect **The Pheasant Pluckers Inn** is not for sale to anyone including the ACV listed buying group.

Tony Haynes. Burdrop.

**From:** Chris Woolgrove  
**Sent:** 24 October 2018 11:53  
**To:** Planning  
**Subject:** Re: Bishops Blaize Burdrop

My apologies and good evening.

Christopher Woolgrove  
13 Sikes Road, Clyde North,  
Vic 3978 Australia.

---

**From:** Planning  
**Sent:** Wednesday, 24 October 2018 9:44 PM  
**To:** Chris Woolgrove  
**Subject:** RE: Bishops Blaize Burdrop

Good morning,

Thanks for your comments.

Please provide your full address or we'll be unable to log your comments.

Regards  
**Development Management**

Cherwell District Council  
Extension: 7006  
Direct Tel: 01295 227006  
<mailto:planning@cherwell-dc.gov.uk>  
[www.cherwell.gov.uk](http://www.cherwell.gov.uk)

**From:** Chris Woolgrove  
**Sent:** 21 October 2018 08:51  
**To:** Bob Neville  
**Subject:** Bishops Blaize Burdrop

Dear Mr Neville

I am a Sibford boy having lived in both the Ferris and the Gower during my early years, attended the Primary School and was part of the choir in the Holy Trinity Church Burdrop. I now live in Melbourne with my family.

I want to add my support to the village people to save the Bishops Blaize from being converted into anything and to remain a public house for the enjoyment of the villagers and guests. I would like to add a picture if I may taken just after the war of Sibford locals having an evening at the Blaize, those in the photo have all passed on but in most case their families live on.

Thank you.



> From: ann [  
> Sent: 19 October 2018 21:04  
> To: Bob Neville  
> Subject: Bishop Blaize change of use.  
>  
> Dear sir  
>  
> Once again we find ourselves having to reiterate our past opinions and feelings towards the matter of our local pub - Bishop Blaize.  
>  
> When does 'no you may not have change of use to a domestic residence'  
> actually mean 'No'?  
>  
> The Noquets have constantly defied and ducked around all rulings that they should not even be living in the property in their vain hopes that they will win the village over. The pub would be perfectly viable as it has been for many years previously pre their occupation, when they deliberately ran it down for their own personal gains. These people are not would be publicans at all, just speculators trying to make money from a facility that is very much loved and missed in our community.  
>  
> Under no circumstances should this application be allowed. The Noquets believe they will wear the locality down with their persistence but they are indeed wrong. There are strong views held by the village and far further afield, who have used the pub over the years and wish to continue to do so.  
>  
> We recall the many lovely evenings spent at the Bishop Blaize in all seasons and particularly in the summer times, sitting in the garden with such lovely views and in the evenings seeing the swifts darting about in the sky above.  
>  
> Please do not grant this application.  
>  
>  
> Mr & Mrs K Woolgrove

Oakwood Cottage

>  
> Sibford Road  
>  
> Shutford  
>  
> OX15 6HD

>  
>  
>  
>  
> This e-mail (including any attachments) may be confidential and may contain legally privileged information. You should not disclose its contents to any other person. If you are not the intended recipient, please notify the sender immediately.  
>

> Whilst the Council has taken every reasonable precaution to minimise the risk of computer software viruses, it cannot accept liability for any damage which you may sustain as a result of such

**From:** Henry Butt  
**Sent:** 16 October 2018 22:20  
**To:** Bob Neville  
**Subject:** Ref Applicaton 18/01501/F - Objection

Dear Bob,

I am writing to object to planning application 18/01501/F relating to the change of use of the property known as The Pheasant Plucker's Inn, Burdrop, Banbury, OX15 5RQ from A4 to C3.

This planning application appears to be yet another attempt by the applicant to de-license the former Bishop's Blaize public house, however there has been no change to the fact that the public house remains a viable business if it was actually run as a public house.

I also note that the application implies the public house is or has recently been for sale. As a resident of the Sibford area I have not seen any marketing material or signage to indicate this and an online search reveals no current listings for the property. This leads me to believe this statement is untruthful.

Please refuse this application.

Kind Regards,

Henry Butt

College Barn Farm,  
Sibford Gower,  
Banbury,  
Oxfordshire,  
OX15 5RY



**From:** THOMAS WEST  
**Sent:** 04 October 2018 14:58  
**To:** Planning  
**Subject:** Bishope Blaize CDC Ref 18/01501/F

Dear Planning Office.

We are writing with regards to the above application.

Here we go again!! Totally, totally oppose to the Bishops Blaize changing to a residential dwelling. This has been going on now since 2006/7. How much time and money has been wasted on dealing with this case for Cherwell District Council.!!!

Mr and Mrs Noquet purchased the Bishops Blaize pub, for the sole purpose of changing it to a residential dwelling. On numerous attempts they have applied for planning, and been rejected. Their intentions were, and still are, to make the Blaize a residential dwelling. They deliberately made the pub unviable. They were not friendly or welcoming at all. We believe, they would change it to a residential dwelling, apply for more dwellings to be built, then leave the village.

We have lived in the village for 33 years. The Blaize was a lovely place to visit, with family and friends, and wonderful views of outstanding natural beauty.

We do miss the Bishops Blaize.

Yours Faithfully  
Mary and Tom West

**From:** David Woodhead  
**Sent:** 15 October 2018 17:49  
**To:** Bob Neville  
**Subject:** Bishop Blaize Inn

I put in an offer for this pub three or four years ago and it was obvious at the time that the owner had no intention either of running it as a pub or selling it at a reasonable price. He has had to give the impression that it is still a pub but it is basically a sham: his intention from the outset appeared to be to drive locals away so that he could make a financial killing by getting change of use. Do not give in to him: it could easily be turned into the local amenity it previously was.

David Woodhead

6 Overton Drive  
Water Orton  
Birmingham  
B46 1QL

This e-mail (including any attachments) may be confidential and may contain legally privileged information. You should not disclose its contents to any other person. If you are not the intended recipient, please notify the sender immediately.

Whilst the Council has taken every reasonable precaution to minimise the risk of computer software viruses, it cannot accept liability for any damage which you may sustain as a result of such viruses. You should carry out your own virus checks before opening the e-mail(and/or any attachments).

Unless expressly stated otherwise, the contents of this e-mail represent only the views of the sender and does not impose any legal obligation upon the Council or commit the Council to any course of action.

**From:** stephen hopkins  
**Sent:** 19 October 2018 17:26  
**To:** Bob Neville  
**Cc:** Bob Neville  
**Subject:** 18/01501/F

Planning Office  
Cherwell District Council

Re The Pheasant Pluckers  
Burdrop

18/01501/F

The Community are well placed to make a bid for this Asset of Community Value.

The applicant quotes from David Murray's report in the most recent appeal,

21. ....".allow the community to make a reasonable bid to buy the property **if and when it comes on the market.**"

There has been no Sale Board, no agent details, no local or national advertising and no mention on-line. It cannot be deemed to be on the market.

If it were for sale the present owners could receive a higher offer from other prospective buyers outside of the community

Stephen Hopkins

Austin Grounds  
Hook Norton Road  
Sibford Ferris  
Banbury  
OX155QR

This e-mail (including any attachments) may be confidential and may contain legally privileged information. You should not disclose its contents to any other person. If you are not the intended recipient, please notify the sender immediately.

Whilst the Council has taken every reasonable precaution to minimise the risk of computer software viruses, it cannot accept liability for any damage which you may sustain as a result of such viruses. You should carry out your own virus checks before opening the e-mail (and/or any attachments).

Unless expressly stated otherwise, the contents of this e-mail represent only the views of the sender and does not impose any legal obligation upon the Council or commit the Council to any course of action.

POC  
15 015 01/F  
POST ROOM

BURDROP

BANBURY

OXON

OX15 5RN

18/01501/F

13.10.2018

CHANGE OF USE

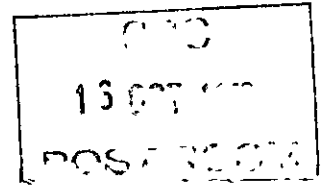
I HAVE LIVED IN BURDROP FOR  
5.6 YEARS. WHEN I CAME TO THE  
VILLAGE I USED THE BISHOP BLAIZE  
FOR YEARS WHEN THE OLD LANDLORDS  
RAN IT. IT WAS A WELL RUN PUB.  
THEN MR. MRS NOQUET CAME AS NEW  
LANDLORDS. ABOUT 12 YEARS AGO,  
AND THEN CLOSED IT DOWN,  
NOW WOULD LIKE TO MAKE IT INTO  
A HOUSE.

I HOPE YOU WILL TURN THIS  
PLAN DOWN AND WE CAN HAVE  
THE BISHOP BLAIZE BACK AS  
A PUB FOR THE VILLAGE

MR D. DAVIS

18/01501/F

1 Briar Close  
Banbury  
OX16 9DS



DEPT OF HOUSING & ECONOMY				
HD	H	HEDI	HBCF	HIS
16 OCT 2018				
AC				
ACIK			FILE	

Dear Sir

Although I do not live in Sibford anymore.....I still have a lot of connections with the village (churchwarden, sec to Senior citizens club)

I feel that too much time and money has been spent on this application over the years and it about time it was put to bed.....They have been refused permission to alter the Inn in to a private residence so many times and thereby withdrawing a VILLAGE AMENITY.

They bought the Inn with sole intention of closing it and this they did by making difficult for anyone to go there

**Please DO NOT GRANT THEM THIS APPLICATION AND STOP THEM EVER TRYING AGAIN**

With respect

Eveline Boughton ( Mrs)

From: Marianne and David Allen [  
Sent: 23 October 2018 12:15  
To: Bob Neville  
Subject: Objection to planning application ref no: 18/01501/F

Oaklands  
Acre Ditch  
Sibford Gower  
Oxon  
OX15 5RW

22nd October 2018

Dear Sir or Madame,

I wish to object to planning application 18/01501/F as detailed below.

Reference 18/01501/F  
Alternative Reference PP-07225055  
Application Received Tue 21 Aug 2018  
Application Validated Wed 26 Sep 2018  
Address The Pheasant Pluckers Inn Burdrop Banbury OX15 5RQ Proposal Change of use from Class A4 (ACV Listed) to Class C3 dwellinghouse Status Awaiting decision Appeal Status

I made an objection regarding the applicants previous application (dated 8th November 2017). I continue to hold the same objections to this change of use application. Furthermore there appears to have been no further attempts by the applicant to open and run the building as a public house.

It would appear that the applicant continually enjoys living domestically in restricted business premises – and has done for many years, whilst in breach of conditions – with no apparent sanctions.

What is the point of planning laws if enforcements are not applied?

I would like to build a garage – I can't because it would be beyond the current permitted building line. If I am unlikely to have any enforcements applied against me - what is there to stop me building my garage?

Whilst I do not profess to understand the complexities of local planning law, I believe 'the law is the law is the law'. Planning law should apply to everyone equally.

In addition to my objection to the planning application, I believe sanctions should be enforced against the applicant regarding the continued breaches of current planning restrictions.

Yours sincerely

Marianne Allen

Sent from my iPad

This e-mail (including any attachments) may be confidential and may contain legally privileged information. You should not disclose its contents to any other person. If you are not the intended recipient, please notify the sender immediately.

Whilst the Council has taken every reasonable precaution to minimise the risk of computer software viruses, it cannot accept liability for any damage which you may sustain as a result of such viruses. You should carry out your own virus checks before opening the e-mail (and/or any attachments).

Unless expressly stated otherwise, the contents of this e-mail represent only the views of the sender and does not impose any legal obligation upon the Council or commit the Council to any course of action.

**From:** Public Access DC Comments  
**Sent:** 17 October 2018 12:47  
**To:** Public Access DC Comments  
**Subject:** Comments for Planning Application 18/01501/F

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 12:47 PM on 17 Oct 2018 from Ms angela butt.

### **Application Summary**

**Address:** The Pheasant Pluckers Inn Burdrop Banbury OX15 5RQ

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

**Case Officer:** Bob Neville

[Click for further information](#)

### **Customer Details**

**Name:** Ms angela butt

**Email:**

**Address:** 18 Century Quay, 130-132 Vauxhall St, Plymouth Devon PL4 0EP

### **Comments Details**

**Commenter Type:** General Public

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**

**Comments:** I object to this application. My view has not changed and my previous objection still stands. The Bishops Blaize with the right management and staff would be a very viable proposition. There are a number of pubs in similar small villages that are running successfully, for example Hook Norton, Shenington and Whichford. Please do not allow this pub to be lost to the community.



**From:** Dennis Checkley

**Sent:** 08 October 2018 20:26

**To:** Bob Neville

**Subject:** <https://www.publicaccess.cherwell.gov.uk/online-applications/applicationDetails.do?keyVal=PDTJWLEMFRX00&activeTab=summary>

Hi

With reference to the above application, which keeps re-occurring with boring regulatory. Equally I oppose this application as with the right landlord this is a viable pub which I want to see re-open.

Don't even entertain the idea this a house only, this a viable business mis-managed.  
regards

Dennis Checkley

Long time customer of this prized watering hole !

Orlando Cottage

Wigginton

Banbury

Oxon

OX15 4JU

**From:** mike butt  
**Sent:** 14 October 2018 17:27  
**To:** Bob Neville  
**Subject:** 18/01501/F

College Barn Farm

Sibford Gower

Banbury

15/10/2017

I object to Planning app **18/01501/F** Change of use from A4 to C3 (ACV Listed) | The Pheasant Pluckers Inn, Street Through Burdrop, Burdrop Banbury OX15 5RQ due to the following

reasons:

1. The pub has an ACV listed on it.
2. The pub is never open at a time when I can use it. If it was open during normal pub hours it would be a viable business with the right landlords.
- 3 The pub should remain a Public House as it is situated in a unique position between both Sibford Gower and Sibford Ferris, and has attracted thousands of folks from all over the world and was profitable up until the current owners started trading in 2006
4. The current owners have not really tried to sell it, the sale would have taken place IF it had gone to a property auction.

Please refuse the application

Sincerely, Michael Butt

**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**

		Jul-16 Time	Date
Sunday	Open	12pm	10-07-16
	Shut	6pm	
Friday	Open	shut	15-07-16
	Shut	shut	
Saturday	Open	shut	16-07-16
	Shut	shut	
Sunday	Open	12	17-07-16
	shut	5	
Friday	Open	shut	22-07-16
	Shut	shut	
Saturday	Open	shut	23-07-16
	Shut	shut	
Sunday	Open	12:00 AM	24-07-16
	Shut	4:00 PM	
Friday	Open	shut	
	Shut	shut	
Saturday	Open	shut	
	Shut	shut	
Sunday	Open	12:00 AM	31-07-16
	Shut	3:00 PM	
August	Aug-16		
Friday	Open	shut	05-08-16
	Shut	shut	
Saturday	Open	shut	06-08-16
	Shut	shut	
Sunday	Open	shut	07-08-16
	Shut	shut	
Friday	Open	shut	12-08-16
	Shut	shut	
Saturday	Open	shut	13-08-16
	Shut	shut	
Sunday	Open	12.30	14-08-16
	Shut	3.30	
Friday	Open	shut	19-08-16
	Shut	shut	
Saturday	Open	shut	20-08-16
	Shut	shut	
Sunday	Open	12.30 pm	21-08-16
	Shut	2.30pm	
Friday	Open	shut	26-08-16
	Shut	shut	
Saturday	Open	shut	27-08-16
	Shut	shut	
Sunday	Open	shut	28-08-16
	Shut	shut	
Friday	Open	shut	02-09-16
	Shut	shut	
Saturday	Open	shut	03-09-16
	Shut	shut	

Sunday	Open	12.30pm	04-01-16
	Shut	3.30 pm	
			06-09-16
Fiday	Open	shut	09-09-16
	Shut	shut	
Saturday	Open	7.30pm	10-09-16
	Shut		
Sunday	Open	12.25pm	11-09-16
	Shut	3.00 pm	
Fiday	Open	shut	16-09-16
	Shut	shut	
Saturday	Open	shut	17-09-16
	Shut	shut	
Sunday	Open	shut	18-09-16
	Shut	shut	
Fiday	Open	shut	23-09-16
	Shut	shut	
Saturday	Open	shut	24-09-16
	Shut	shut	
Sunday	Open	12.30pm	25-09-16
	Shut	No record	
Fiday	Open	shut	30-09-16
	Shut	shut	
Saturday	Open	shut	01-10-16
	Shut	shut	
Sunday	Open	12.30pm	02-10-16
	Shut	3.30pm	
Fiday	Open	shut	07-10-16
	Shut	shut	
Saturday	Open	shut	08-10-16
	Shut	shut	
Sunday	Open	12.30pm	09-10-16
	Shut	3.30pm	
Fiday	Open		07-10-16
	Shut		
Saturday	Open		08-10-16
	Shut		
Sunday	Open	12.30pm	09-10-16
	Shut	3.30pm	
Fiday	Open	shut	21-10-16
	Shut	shut	
Saturday	Open	shut	22-10-16
	Shut	shut	
Sunday	Open	12.30pm	23-10-16
	Shut	3.30pm	
Fiday	Open	shut	28-10-16
	Shut	shut	
Saturday	Open	shut	29-10-16
	Shut	shut	
Sunday	Open	12.30pm	30-10-16

	Shut	3.30pm	
Fiday	Open		04.11.2016
	Shut		
Saturday	Open	8pm	05.11.2016
	Shut	shut	
Sunday	Open	shut	06.11.2016
	Shut		
Fiday	Open		11-11-16
	Shut		
Saturday	Open	8pm	12-11-16
	Shut	shut	
Sunday	Open		12.45 13-11-16
	Shut	after 3.25pm	
Fiday	Open		18-11-16
	Shut		
Saturday	Open	shut	19-11-16
	Shut	shut	
Sunday	Open	shut	20-11-16
	Shut	shut	
Fiday	Open	shut	25-11-16
	Shut	shut	
Saturday	Open	shut	26-11-16
	Shut	shut	
Sunday	Open	12.30pm	26-11-16
	Shut	3.30pm	
Xmas day	Open	12 till 2pm	25-12-16
	Shut	shut	26-12-16
	Shut	shut	27-12-16
	Shut	shut	28-12-16
	Shut	shut	29-12-16
	Shut	shut	30-12-16
	Shut	shut	31-12-16
	Shut	shut	01-01-17
	Shut	shut	02-01-17
Tuesday	Open	12.05 till 2pm	03-01-16
Wednesday	Open	12.05 till 2pm	04-01-16
Thurs	Open	12.05 till 2pm	05-01-16
Friday	Open	12.05 till 2pm	06-01-16
Saturday	Shut	shut	07-01-17
Sunday	Shut	shut	08-01-17
Monday	Shut	shut	09-01-17
Tuesday	Open		10-01-17
Wednesday	Open		11-01-17
Thursday	Open		12-01-17
Friday	Open		13-01-17
Saturday	Shut	shut	14-01-17
Sunday	Shut	shut	15-01-17
Monday	Shut	shut	16-01-17
Tuesday	Open	12.05 till 2pm	17-01-17
Wednesday	Open	12.05 till 2pm	18-01-17



Thurs	Open	12.05 till 2pm	19-01-17
Friday	Open	12.05 till 2pm	20-01-17
Saturday	Shut	shut	21-01-17
Sunday	Shut	shut	22-01-17
Monday	Shut	shut	23-01-17
Tuesday	Shut	shut	24-01-17
Wednesday	Shut	shut	25-01-17
Thurs	Open	12.05 till 2pm	26-01-17
Friday	open	12.30 till 2.30	27-01-17
Saturday	Shut	shut	28-01-17
Sunday	Shut	shut	29-01-17
Monday	Shut	shut	30-01-17
Tuesday	Shut	shut	31-01-17
Wednesday	Shut	shut	01-02-17
Thurs	Shut	shut	02-02-17
Friday	open	12.30 till 2.00	03-02-17
Saturday	Shut	shut	04-02-17
Sunday	Shut	shut	05-02-17
Monday	Shut	shut	06-02-17
Tuesday	Shut	shut	07-02-17
Wednesday	Shut	shut	08-02-17
Thursday	open	12.30 till 2.30	09-02-17
Friday	open	12.30 till 2.30	10-02-17
Saturday	Shut	shut	11-02-17
Sunday	Shut	shut	12-02-17
Monday	Shut	shut	13-02-17
Tuesday	Shut	shut	14-02-17
Wednesday	Shut	shut	15-02-17
Thurs	open	12.30 till 2.30	16-02-17
Friday	open	12.30 till 2.30	17-02-17
Saturday	Shut	shut	18-02-17
Sunday	Open	12 till 2.30	19-02-17
Monday	Shut	shut	20-02-17
Tuesday	Shut	shut	21-02-17
Wednesday	Shut	shut	22-02-17
Thurs	Shut	shut	23-02-17
Friday	open	12.30 till 2.30	24-02-17
Saturday	Shut	shut	25-02-17
Sunday	Shut	shut	26-02-17
Monday	Shut	shut	27-02-17
Tuesday	Shut	shut	28-02-17
Wednesday	Shut	shut	01-03-17
Thursday	Open	shut	02-03-17
Friday	Shut	shut	03-03-17
Saturday	Shut	shut	04-03-17
Sunday	Shut	shut	05-03-17
Monday	Shut	shut	06-03-17
Tuesday	Shut	shut	07-03-17
Wednesday	Shut	shut	08-03-17
Thurs	Shut	shut	09-03-17

Friday	Shut	shut	10-03-17
Saturday	Shut	shut	11-03-17
Sunday	Shut	shut	12-03-17
Monday	Shut	shut	13-03-17
Tuesday	Shut	shut	14-03-17
Wednesday	Shut	shut	15-03-17
Thurs	open	12.30 till 2.30	16-03-17
Friday	open	12.30 till 2.30	17-03-17
Saturday	Shut	shut	18-03-17
Sunday	Shut	shut	19-03-17
Monday	Shut	shut	20-03-17
Tuesday	Shut	shut	21-03-17
Wednesday	Shut	shut	22-03-17
Thurs	open	12.30 till 2.30	23-03-17
Friday	open	12.30 till 2.30	24-03-17
Saturday	Shut	shut	25-03-17
Sunday	Shut	shut	26-03-17
Monday	Shut	shut	27-03-17
Tuesday	Shut	shut	28-03-17
Wednesday	Shut	shut	29-03-17
Thurs	open	12.30 till 2.30	30-03-17
Friday	open	12.30 till 2.30	31-03-17
Saturday	Shut	shut	01-04-17
Sunday	Shut	shut	02-04-17
Monday	Shut	shut	03-04-17
Tuesday	Shut	shut	04-04-17
Wednesday	Shut	shut	05-04-17
Thursday	open	12.30 till 2.30	06-04-17
Friday	open	12.30 till 2.30	07-04-17
Saturday	Shut	shut	08-04-17
Sunday	Shut	shut	09-04-17
Monday	Shut	shut	10-04-17
Tuesday	Shut	shut	11-04-17
Wednesday	Shut	shut	12-04-17
Thurs	open	12.30 till 2.30	13-04-17
Friday	open	12.30 till 2.30	14-04-17
Saturday	Shut	shut	15-04-17
Sunday	Shut	shut	16-04-17
Monday	Shut	shut	17-04-17
Tuesday	Shut	shut	18-04-17
Wednesday	Shut	shut	19-04-17
Thurs	open	12.30 till 2.30	20-04-17
Friday	open	12.30 till 2.30	21-04-17
Saturday	closed	shut	22-04-17
Sunday	Open	12.00 till 2 .30pm	23-04-17
Monday		shut	24-04-17
Tuesday		shut	25-04-17
Wednesday		shut	26-04-17
Thurs		shut	27-04-17
Friday		shut	28-04-17

Saturday		shut	29-04-17
Sunday		shut	30-04-17
Monday		shut	01-05-17
Tuesday		shut	02-05-17
Wednesday		shut	03-05-17
Thurs	Open	12.30 till 2.30	04-05-17
Friday	Open	12.30 till 2.30	05-05-17
Saturday		shut	06-05-17
Sunday		shut	07-05-17
Monday		shut	08-05-17
Tuesday		shut	09-05-17
Wednesday		shut	10-05-17
Thurs		shut	11-05-17
Friday		shut	12-05-17
Saturday		shut	13-05-17
Sunday		shut	14-05-17
Monday		shut	15-05-17
Tuesday		shut	16-05-17
Wednesday		shut	17-05-17
Thurs	Open	12.30 till 2.30	18-05-17
Friday	Open	12.30 till 2.30	19-05-17
Saturday		shut	20-05-17
Sunday		shut	21-05-17
Monday		shut	22-05-17
Tuesday		shut	23-05-17
Wednesday		shut	24-05-17
Thurs	Open	12.30 till 2.30	25-05-17
Friday	Open	12.30 till 2.30	26-05-17
Saturday		shut	27-05-17
Sunday		shut	28-05-17
Monday		shut	29-05-17
Tuesday		shut	30-05-17
Wednesday		shut	31-05-17
Thurs	Open	12.30 till 2.30	01-06-17
Friday	Open	12.30 till 2.30	02-06-17
Saturday		shut	03-06-17
Sunday		shut	04-06-17
Monday		shut	05-06-17
Tuesday		shut	06-06-17
Wednesday		shut	07-06-17
Thurs	Open	12.30 till 2.30	08-06-17
Friday	Open	12.30 till 2.30	09-06-17
Saturday		shut	10-06-17
Sunday		shut	11-06-17
Monday		shut	12-06-17
Tuesday		shut	13-06-17
Wednesday		shut	14-06-17
Thurs	Open	12.30 till 2.30	15-06-17
Friday	Open	12.30 till 2.30	16-06-17
Saturday		shut	17-06-17

Sunday		shut	18-06-17
Monday		shut	19-06-17
Tuesday		shut	20-06-17
Wednesday		shut	21-06-17
Thurs	Open	12.30 till 2.30	22-06-17
Friday	Open	12.30 till 2.30	23-06-17
Saturday		shut	24-06-17
Sunday		shut	25-06-17
Monday		shut	26-06-17
Tuesday		shut	27-06-17
Wednesday		shut	28-06-17
Thurs	Open	11.00 till 1.30	29-06-17
Friday	Open	11.00 till 1.30	30-06-17
Saturday		shut	01-07-17
Sunday		shut	02-07-17
Monday		shut	03-07-17
Tuesday		shut	04-07-17
Wednesday		shut	05-07-17
Thurs	Open	12.30 till 2.30	06-07-17
Friday	Open	12.30 till 2.30	07-07-17
Saturday		shut	08-07-17
Sunday		shut	09-07-17
Monday		shut	10-07-17
Tuesday		shut	11-07-17
Wednesday		shut	12-07-17
Thurs	Open	12 till 2.30	13-07-17
Friday	Open	12.30 till 2.30	14-07-17
Saturday		shut	15-07-17
Sunday		shut	16-07-17
Monday		shut	17-07-17
Tuesday		shut	18-07-17
Wednesday		shut	19-07-17
Thurs	Open	12.30 till 2.30	20-07-17
Friday	Open	12. till 2.30	21-07-17
Saturday		shut	22-07-17
Sunday		shut	23-07-17
Monday		shut	24-07-17
Tuesday		shut	25-07-17
Wednesday		shut	26-07-17
Thurs	Open	12. till 2.30	27-07-17
Friday	Open	12. till 2.30	28-07-17
Saturday		shut	29-07-17
Sunday		shut	30-07-17
Monday		shut	31-07-17
Tuesday		shut	01-08-17
Wednesday		shut	02-08-17
Thurs	Open	12.30 till 2.30	03-08-17
Friday	Open	12.30 till 2.30	04-08-17
Saturday		shut	05-08-17
Sunday		shut	06-08-17

Monday		shut	07-08-17
Tuesday		shut	08-08-17
Wednesday		shut	09-08-17
Thurs	Open	12 till 2.30	10-08-17
Friday	Open	12.30 till 2.30	11-08-17
Saturday		shut	12-08-17
Sunday		shut	13-08-17
Monday		shut	14-08-17
Tuesday		shut	15-08-17
Wednesday		shut	16-08-17
Thurs	Open	12.30 till 2.30	17-08-17
Friday	Open	12.30 till 2.30	18-08-17
Saturday		shut	19-08-17
Sunday		shut	20-08-17
Monday		shut	21-08-17
Tuesday		shut	22-08-17
Wednesday		shut	23-08-17
Thurs	Open	12 till 2.30	24-08-17
Friday	Open	12 till 2.30	25-08-17
Saturday		shut	26-08-17
Sunday		shut	27-08-17
Monday		shut	28-08-17
Tuesday		shut	29-08-17
Wednesday		shut	30-08-17
Thurs	Open	12.30 till 2.30	31-08-17
Friday	Open	12 till 2.30	01-09-17
Saturday		shut	02-09-17
Sunday		shut	03-09-17
Monday		shut	04-09-17
Tuesday		shut	05-09-17
Wednesday		shut	06-09-17
Thurs	Open	12.30 till 2.30	07-09-17
Friday	Open	12.30 till 2.30	08-09-17
Saturday		shut	09-09-17
Sunday		shut	10-09-17
Monday		shut	11-09-17
Tuesday		shut	12-09-17
Wednesday		shut	13-09-17
Thurs		12.30 till 2.30	14-09-17
Friday		12.30 till 2.30	15-09-17
Saturday		shut	16-09-17
Sunday		shut	17-09-17
Monday		shut	18-09-17
Tuesday		shut	19-09-17
Wednesday		shut	20-09-17
Thurs		12.30 till 2.30	21-09-17
Friday		12.30 till 2.30	22-09-17
Saturday		shut	23-09-17
Sunday		shut	24-09-17
Monday		shut	25-09-17

Tuesday	shut	26-09-17
Wednesday	shut	27-09-17
Thurs	Not open	28-09-17
Friday	Not open	29-09-17
Saturday	shut	30-09-17
Sunday	shut	01-10-17
Monday	shut	02-10-17
Tuesday	shut	03-10-17
Wednesday	shut	04-10-17
Thurs	Not open	05-10-17
Friday	Not open	06-10-17
Saturday	shut	07-10-17
Sunday	shut	08-10-17
Monday	shut	09-10-17
Tuesday	shut	10-10-17
Wednesday	shut	11-10-17
Thurs	Not Open	12-10-17
Friday	Open for 1 hour	13-10-17
Saturday	shut	14-10-17
Sunday	shut	15-10-17
Monday	shut	16-10-17
Tuesday	shut	17-10-17
Wednesday	shut	18-10-17
Thurs	Not Open	19-10-17
Friday	Not open	20-10-17
Saturday	shut	21-10-17
Sunday	shut	22-10-17
Monday	shut	23-10-17
Tuesday	shut	24-10-17
Wednesday	shut	25-10-17
Thurs	Not open	26-10-17
Friday	Not open	27-10-17
Saturday	shut	28-10-17
Sunday	shut	29-10-17
Monday	shut	30-10-17
Tuesday	shut	31-10-17
Wednesday	shut	01-11-17
Thurs	shut	02-11-17
Friday	shut	03-11-17
Saturday	shut	04-11-17
Sunday	shut	05-11-17
Monday	shut	06-11-17
Tuesday	shut	07-11-17
Wednesday	shut	08-11-17
Thurs	shut	09-11-17
Friday	shut	10-11-17
Saturday	shut	11-11-17
Sunday	shut	12-11-17
Monday	shut	13-11-17
Tuesday	shut	14-11-17

Wednesday	shut	15-11-17
Thurs	shut	16-11-17
Friday	shut	17-11-17
Saturday	shut	18-11-17
Sunday	shut	19-11-17
Monday	shut	20-11-17
Tuesday	shut	21-11-17
Wednesday	shut	22-11-17
Thurs	shut	23-11-17
Friday	shut	24-11-17
Saturday	shut	25-11-17
Sunday	shut	26-11-17
Monday	shut	27-11-17
Tuesday	shut	28-11-17
Wednesday	shut	29-11-17
Thurs	possible open	30-11-17
Friday	Open for two hours	01-12-17
Saturday	shut	02-12-17
Sunday	shut	03-12-17
Monday	shut	04-12-17
Tuesday	shut	05-12-17
Wednesday	shut	06-12-17
Thurs	No Info	07-12-17
Friday	No Info	08-12-17
Saturday	shut	09-12-17
Sunday	shut	10-12-17
Monday	shut	11-12-17
Tuesday	shut	12-12-17
Wednesday	shut	13-12-17
Thurs	shut	14-12-17
Friday	shut	15-12-17
Saturday	shut	16-12-17
Sunday	shut	17-12-17
Monday	shut	18-12-17
Tuesday	shut	19-12-17
Wednesday	shut	20-12-17
Thurs	shut	21-12-17
Friday	shut	22-12-17
Saturday	shut	23-12-17
Sunday	shut	24-12-17
Monday	shut	25-12-17
Tuesday	shut	26-12-17
Wednesday	shut	27-12-17
Thurs	shut	28-12-17
Friday	shut	29-12-17
Saturday	shut	30-12-17
Sunday	shut	31-12-17
Monday	shut	01-01-18
Tuesday	shut	02-01-18
Wednesday	shut	03-01-18

Thurs	shut	04-01-18
Friday	shut	05-01-18
Saturday	shut	06-01-18
Sunday	shut	07-01-18
Monday	shut	08-01-18
Tuesday	shut	09-01-18
Wednesday	shut	10-01-18
Thurs	shut	11-01-18
Friday	shut	12-01-18
Saturday	shut	13-01-18
Sunday	shut	14-01-18
Monday	shut	15-01-18
Tuesday	shut	16-01-18
Wednesday	shut	17-01-18
Thurs	shut	18-01-18
Friday	shut	19-01-18
Saturday	shut	20-01-18
Sunday	shut	21-01-18
Monday	shut	22-01-18
Tuesday	shut	23-01-18
Wednesday	shut	24-01-18
Thurs	shut	25-01-18
Friday	shut	26-01-18
Saturday	shut	27-01-18
Sunday	shut	28-01-18
Monday	shut	29-01-18
Tuesday	shut	30-01-18
Wednesday	shut	31-01-18
Thurs	shut	01-02-18
Friday	shut	02-02-18
Saturday	shut	03-02-18
Sunday	shut	04-02-18
Monday	shut	05-02-18
Tuesday	shut	06-02-18
Wednesday	shut	07-02-18
Thurs	shut	08-02-18
Friday	shut	09-02-18
Saturday	shut	10-02-18
Sunday	shut	11-02-18
Monday	shut	12-02-18
Tuesday	shut	13-02-18
Wednesday	shut	14-02-18
Thurs	shut	15-02-18
Friday	shut	16-02-18
Saturday	shut	17-02-18
Sunday	shut	18-02-18
Monday	shut	19-02-18
Tuesday	shut	20-02-18
Wednesday	shut	21-02-18
Thurs	shut	22-02-18



Friday	shut	23-02-18
Saturday	shut	24-02-18
Sunday	shut	25-02-18
Monday	shut	26-02-18
Tuesday	shut	27-02-18
Wednesday	shut	28-02-18
Thurs	shut	01-03-18
Friday	shut	02-03-18
Saturday	shut	03-03-18
Sunday	shut	04-03-18
Monday	shut	05-03-18
Tuesday	shut	06-03-18
Wednesday	shut	07-03-18
Thurs	shut	08-03-18
Friday	shut	09-03-18
Saturday	shut	10-03-18
Sunday	shut	11-03-18
Monday	shut	12-03-18
Tuesday	shut	13-03-18
Wednesday	shut	14-03-18
Thurs	shut	15-03-18
Friday	shut	16-03-18
Saturday	shut	17-03-18
Sunday	shut	18-03-18
Monday	shut	19-03-18
Tuesday	shut	20-03-18
Wednesday	shut	21-03-18
Thurs	shut	22-03-18
Friday	shut	23-03-18
Saturday	shut	24-03-18
Sunday	shut	25-03-18
Monday	shut	26-03-18
Tuesday	shut	27-03-18
Wednesday	shut	28-03-18
Thurs	shut	29-03-18
Friday	shut	30-03-18
Saturday	shut	31-03-18
Sunday	shut	01-04-18
Monday	shut	02-04-18
Tuesday	shut	03-04-18
Wednesday	shut	04-04-18
Thurs	shut	05-04-18
Friday	shut	06-04-18
Saturday	shut	07-04-18
Sunday	shut	08-04-18
Monday	shut	09-04-18
Tuesday	shut	10-04-18
Wednesday	shut	11-04-18
Thurs	shut	12-04-18
Friday	shut	13-04-18

Saturday	shut	14-04-18
Sunday	shut	15-04-18
Monday	shut	16-04-18
Tuesday	shut	17-04-18
Wednesday	shut	18-04-18
Thurs	shut	19-04-18
Friday	shut	20-04-18
Saturday	shut	21-04-18
Sunday	shut	22-04-18
Monday	shut	23-04-18
Tuesday	shut	24-04-18
Wednesday	shut	25-04-18
Thurs	shut	26-04-18
Friday	shut	27-04-18
Saturday	shut	28-04-18
Sunday	shut	29-04-18
Monday	shut	30-04-18
Tuesday	shut	01-05-18
Wednesday	shut	02-05-18
Thurs	shut	03-05-18
Friday	shut	04-05-18
Saturday	shut	05-05-18
Sunday	shut	06-05-18
Monday	shut	07-05-18
Tuesday	shut	08-05-18
Wednesday	shut	09-05-18
Thurs	shut	10-05-18
Friday	shut	11-05-18
Saturday	shut	12-05-18
Sunday	shut	13-05-18
Monday	shut	14-05-18
Tuesday	shut	15-05-18
Wednesday	shut	16-05-18
Thurs	shut	17-05-18
Friday	shut	18-05-18
Saturday	shut	19-05-18
Sunday	shut	20-05-18
Monday	shut	21-05-18
Tuesday	shut	22-05-18
Wednesday	shut	23-05-18
Thurs	shut	24-05-18
Friday	shut	25-05-18
Saturday	shut	26-05-18
Sunday	shut	27-05-18
Monday	shut	28-05-18
Tuesday	shut	29-05-18
Wednesday	shut	30-05-18
Thurs	shut	31-05-18
Friday	shut	01-06-18
Saturday	shut	02-06-18

Sunday	shut	03-06-18
Monday	shut	04-06-18
Tuesday	shut	05-06-18
Wednesday	shut	06-06-18
Thurs	shut	07-06-18
Friday	shut	08-06-18
Saturday	shut	09-06-18
Sunday	shut	10-06-18
Monday	shut	11-06-18
Tuesday	shut	12-06-18
Wednesday	shut	13-06-18
Thurs	shut	14-06-18
Friday	shut	15-06-18
Saturday	shut	16-06-18
Sunday	shut	17-06-18
Monday	shut	18-06-18
Tuesday	shut	19-06-18
Wednesday	shut	20-06-18
Thurs	shut	21-06-18
Friday	shut	22-06-18
Saturday	shut	23-06-18
Sunday	shut	24-06-18
Monday	shut	25-06-18
Tuesday	shut	26-06-18
Wednesday	shut	27-06-18
Thurs	shut	28-06-18
Friday	shut	29-06-18
Saturday	shut	30-06-18
Sunday	shut	01-07-18
Monday	shut	02-07-18
Tuesday	shut	03-07-18
Wednesday	shut	04-07-18
Thurs	shut	05-07-18
Friday	shut	06-07-18
Saturday	shut	07-07-18
Sunday	shut	08-07-18
Monday	shut	09-07-18
Tuesday	shut	10-07-18
Wednesday	shut	11-07-18
Thurs	shut	12-07-18
Friday	shut	13-07-18
Saturday	shut	14-07-18
Sunday	shut	15-07-18
Monday	shut	16-07-18
Tuesday	shut	17-07-18
Wednesday	shut	18-07-18
Thurs	shut	19-07-18
Friday	shut	20-07-18
Saturday	shut	21-07-18
Sunday	shut	22-07-18

Monday	shut	23-07-18
Tuesday	shut	24-07-18
Wednesday	shut	25-07-18
Thurs	shut	26-07-18
Friday	shut	27-07-18
Saturday	shut	28-07-18
Sunday	shut	29-07-18
Monday	shut	30-07-18
Tuesday	shut	31-07-18
Wednesday	shut	01-08-18
Thurs	shut	02-08-18
Friday	shut	03-08-18
Saturday	shut	04-08-18
Sunday	shut	05-08-18
Monday	shut	06-08-18
Tuesday	shut	07-08-18
Wednesday	shut	08-08-18
Thurs	shut	09-08-18
Friday	shut	10-08-18
Saturday	shut	11-08-18 Family type function held not open to the pub
Sunday	shut	12-08-18
Monday	shut	13-08-18
Tuesday	shut	14-08-18
Wednesday	shut	15-08-18
Thurs	shut	16-08-18
Friday	shut	17-08-18
Saturday	shut	18-08-18
Sunday	shut	19-08-18
Monday	shut	20-08-18
Tuesday	shut	21-08-18
Wednesday	shut	22-08-18
Thurs	shut	23-08-18
Friday	shut	24-08-18
Saturday	shut	25-08-18
Sunday	shut	26-08-18
Monday	shut	27-08-18
Tuesday	shut	28-08-18
Wednesday	shut	29-08-18
Thurs	shut	30-08-18
Friday	shut	31-08-18
Saturday	shut	01-09-18
Sunday	shut	02-09-18
Monday	shut	03-09-18
Tuesday	shut	04-09-18
Wednesday	shut	05-09-18
Thurs	shut	06-09-18
Friday	shut	07-09-18
Saturday	shut	08-09-18
Sunday	shut	09-09-18
Monday	shut	10-09-18

Tuesday	shut	11-09-18
Wednesday	shut	12-09-18
Thurs	shut	13-09-18
Friday	shut	14-09-18
Saturday	shut	15-09-18
Sunday	shut	16-09-18
Monday	shut	17-09-18
Tuesday	shut	18-09-18
Wednesday	shut	19-09-18
Thurs	shut	20-09-18
Friday	shut	21-09-18
Saturday	shut	22-09-18
Sunday	shut	23-09-18
Monday	shut	24-09-18
Tuesday	shut	25-09-18
Wednesday	shut	26-09-18
Thurs	shut	27-09-18
Friday	shut	28-09-18
Saturday	shut	29-09-18
Sunday	shut	30-09-18
Monday	shut	01-10-18
Tuesday	shut	02-10-18
Wednesday	shut	03-10-18
Thurs	shut	04-10-18
Friday	shut	05-10-18
Saturday	shut	06-10-18
Sunday	shut	07-10-18
Monday	shut	08-10-18
Tuesday	shut	09-10-18
Wednesday	shut	10-10-18
Thurs	shut	11-10-18
Friday	shut	12-10-18
Saturday	shut	13-10-18
Sunday	shut	14-10-18
Monday	shut	15-10-18
Tuesday	shut	16-10-18
Wednesday	shut	17-10-18
Thurs	shut	18-10-18

**From:** graham gould  
**Sent:** 15 October 2018 15:04  
**To:** Bob Neville; [bob.neville@cherwellandsouthnorthants.co.uk](mailto:bob.neville@cherwellandsouthnorthants.co.uk)  
**Subject:** Fw: Bishops Blaze

I write to you Mr Neville as I'm really concerned that yet another application for change of use to residential has been submitted to the council - I moved into the local village to enjoy the beautiful surroundings and the great little pub now listed as an asset to the community -

There's no point in going over old ground as you're very familiar with all the refusals etc over the past 10 years or so .....

The last appeal was meant to be the final appeal to the highest consideration in the land and the outcome was that the appeal was lost on well founded facts etc

This was meant to be the definitive outcome and no more applications appeals to be allowed so now another application has been submitted seemingly founded on a technical aspect which really is an abuse of the system

I cannot imagine the time taken up by the council over the years and costs incurred over this extremely drawn out affair

The planning dept must now refuse this latest application on the grounds it has been refused permission with government involvement and that be the end of the matter

The council needs to issue a statement clearly and definitively stating NO more applications will be received for the pub to be considered for any change of use END

Only when this point is realised will the owners perhaps consider again either to open as a fully functioning public house or market at the going valuation and allow a new owner to develop the pub into a wonderful fully functioning asset to the community -

It is criminal that this blatant game has been allowed to continue for such an incredible period and now for the council to bring to an end to such a waste time money and false hope

I look forward to hearing the council has indeed taken a firm approach to the outcome of this application and thrown it out so at long last the game is over and hopefully the pub will attract new owners to run it as it's meant to be -

G Gould

Sibford Ferris

From: Margie Taylor [  
Sent: 21 October 2018 15:05  
To: Bob Neville  
Subject: OBJECTION TO Application 18/01501/F

Dear Mr Bob Neville

Re Application 18/01501/F Change of use from class 4 to class 3 domestic dwelling house of The Pheasant Pluckers Inn Burdrop

-----:-----  
I am writing to strongly object to this application.

This public house is still wanted and needed by this community.

When it was a true, welcoming, public house, with an enthusiastic landlord and landlady it offered the following.

A Casual and relaxed environment for villagers, families, OAP's, and visitors to the area.

No fuss, a lovely garden, affordable food and stopped many from becoming lonely, a common occurrence today.

We will fight on to retain this amenity.

Those who used it will remember the great times, that were had there.

Please do your best to bring this long running fiasco to and end.

Kind Regards

Mrs Margie Taylor

Blenheim Farm

Shutford

OX15 6HD

This e-mail (including any attachments) may be confidential and may contain legally privileged information. You should not disclose its contents to any other person. If you are not the intended recipient, please notify the sender immediately.

Whilst the Council has taken every reasonable precaution to minimise the risk of computer software viruses, it cannot accept liability for any damage which you may sustain as a result of such viruses. You should carry out your own virus checks before opening the e-mail(and/or any attachments).

Unless expressly stated otherwise, the contents of this e-mail represent only the views of the sender and does not impose any legal obligation upon the Council or commit the Council to any course of action.

From: John Taylor  
Sent: 22 October 2018 10:51  
To: Bob Neville  
Subject: 18/01501/F

Dear Mr Neville

I am writing to object in the strongest possible terms to the above planning application for the Pheasant Pluckers Inn, Burdrop.

I have supported the local community in it's endeavours to keep the Inn as an asset to local village life., and will continue to do so.

At what stage does a refusal to these applicants become binding? For more than ten years they have flaunted the planning application system for their own ends, and at untold cost to the CDC.

Their behaviour is vexatious and must be put a stop to.

Would you please acknowledge receipt of this e-mail

Yours

John Taylor

Blenheim Farm  
Shutford  
Banbury  
OX15 6HD

This e-mail (including any attachments) may be confidential and may contain legally privileged information. You should not disclose its contents to any other person. If you are not the intended recipient, please notify the sender immediately.

Whilst the Council has taken every reasonable precaution to minimise the risk of computer software viruses, it cannot accept liability for any damage which you may sustain as a result of such viruses. You should carry out your own virus checks before opening the e-mail(and/or any attachments).

Unless expressly stated otherwise, the contents of this e-mail represent only the views of the sender and does not impose any legal obligation upon the Council or commit the Council to any course of action.



**From:** Public Access DC Comments  
**Sent:** 22 October 2018 22:40  
**To:** Public Access DC Comments  
**Subject:** Comments for Planning Application 18/01501/F

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 10:39 PM on 22 Oct 2018 from Mr Luke Mulley.

## Application Summary

**Address:** The Pheasant Pluckers Inn Burdrop  
Banbury OX15 5RQ

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

**Case Officer:** Bob Neville

[Click for further information](#)

## Customer Details

**Name:** Mr Luke Mulley

**Email:**

**Address:** AS Designs, The Old Post Office, Main Street  
Sibford Gower, Banbury OX15 5RT

## Comments Details

**Commenter Type:** General Public

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**

**Comments:**

The old post office  
Sibford Gower  
Banbury  
Oxon  
Ox15 5rt

22nd October 2018

Re:18/01501/F change of use from A4 to  
C3 (ACV listed Pheasant Pluckers Inn  
Burdrop (formally Bishop Blaze)

Dear Mr. Neville,

Please refuse the above application.

I am saddened that only a couple of months have passed since the previous application for change of use and once again I am having to write to ask you to refuse yet another application (the 11th) made to change the use of this once great and historic pub

It seems that there are no new reasons for this application. It seems that despite attempts to offer to purchase by the Bishop Blaze support group no response has been forthcoming from Mr & Mrs Noquet.

Pubs success and the support of the local community is earned as a result of the enthusiasm, welcome and overall environment produced by the landlord/lady and their team, this is not something that can be demanded.

For all the reasons given by the BBSG and Parish Council please reject this application.

Yours sincerely

Mr. L. Mulley & Mrs M. Mulley

This e-mail (including any attachments) may be confidential and may contain legally privileged information. You should not disclose its contents to any other person. If you are not the intended recipient, please notify the sender immediately.

Whilst the Council has taken every reasonable precaution to minimise the risk of computer software viruses, it cannot accept liability for any damage which you may sustain as a result of such viruses. You should carry out your own virus checks before opening the e-mail(and/or any attachments).

Unless expressly stated otherwise, the contents of this e-mail represent only the views of the sender and does not impose any legal obligation upon the Council or commit the Council to any course of action.

1, Shepherd Close

SIBFORD GOWER

BANBURY

OXON

OX15 5RN

12.10.2018

18/01501/F change of use from  
class A4 (AcV listed to class

3 dwelling house

I write once more about the change  
of use for the Bishop Blaize / Bishop

End / Pheasant Pluckers Inn. how

long is this going on. It is now

10 year when this started, the pub

is AcV LISTED and plans have been

turned down so many times

I can not see the circumstances have

changed for the pub or the owners

from the last application to the

council. I hope you turn this

plan down. and the village can

have it pub back

OBJECTION TO THIS PLAN

**From:** Jayne Thomas  
**Sent:** 19 October 2018 17:55  
**To:** Bob Neville  
**Subject:** 18/01501/F

Dear Cherwell Planning Department.

The Pheasant Pluckers  
Burdrop Sibforded Gower

Any business that is genuinely for sale, on the open market, needs to advertise the property details, offer trading accounts and a point of contact, even if they choose not to use an agent.

This pub has remained closed since the last appeal.  
The population of the Sibfords will increase over the next few years and this Asset of Community Value will be needed and used.

Jayne Thomas  
Austin Grounds  
Hook Norton Road  
Sibford Ferris  
Banbury  
Oxfordshire  
OX15 5QR



Virus-free. [www.avast.com](http://www.avast.com)

This e-mail (including any attachments) may be confidential and may contain legally privileged information. You should not disclose its contents to any other person. If you are not the intended recipient, please notify the sender immediately.

Whilst the Council has taken every reasonable precaution to minimise the risk of computer software viruses, it cannot accept liability for any damage which you may sustain as a result of such viruses. You should carry out your own virus checks before opening the e-mail (and/or any attachments).

Unless expressly stated otherwise, the contents of this e-mail represent only the views of the sender and does not impose any legal obligation upon the Council or commit the Council to any course of action.

18/0501/F

16 OCT 2018  
POSTERED

4 THE BOURNE  
HOOK NORTON  
OX 15 5PD

12. ~~SEP~~ 2018  
OCT

Sin

HERE WE GO AGAIN - HOW MANY TIMES DOES THIS PERSON  
HAVE TO BE TOLD THIS IS A PUB NOT A PRIVATE HOUSE  
WE HAVE BEEN TO MANY ENQUIRIES ABOUT THIS PUB  
AND EVERY TIME HE IS TOLD THIS WILL NEVER BE  
DE LIVED, EVER SINCE HE HAS BEEN THERE HE HAS TRIED  
TO SAY THIS IS NOT VALID IT HAS ALWAYS BEEN A VERY  
BUSY PUB; USED THE PUB FOR MANY YEARS SINCE HE  
AS BEEN THERE HE HAD NO INTENTION KEEPING AS A  
PUBLIC HOUSE HE HAS ALWAYS TRIED TO MAKE OUT  
IT DOES NOT PAY AND CAN YOU PLEASE TELL ME WHY  
THEY STILL LIVE IN ALL OF THE PUB. WE THOUGHT YOU COULD  
ONLY LIVE UPSTAIRS. ALSO WHY DOES HE NOT PUT A  
RENTAL PRICE ON THE PUB THIS HE HAS NEVER TOLD THE  
TRUTH IT WOULD BE A GOING CONCERN IF IT WAS NOT  
OVER PRICED

18/01501/F

PLANNING	EC 11
HDCM1	EDU HR
16 OCT 2018	
PA	COPY TO
AC	FILE

For the attention of Mr Neville,  
Place & Growth,  
Cherwell District Council,  
Bodicote.

14 Beesley Road,  
Banbury,  
Oxon. OX16 0HL.

21st November 2018.

Dear Mr Neville,

Re: Pheasant Pluckers P.H., Burdrop.

Application No. 18/01501/F.

On behalf of the Cherwell District C.P.R.E. I wish to object to the above application as follows:

We would refer to our previous representation dated 21st June 2012 (ref. 12/00678/F), and consider that the saved policy S29 of the Cherwell Local Plan 1996 is still very relevant. There appears to have been no material change in circumstances since that time, except for the designation of the public house as an Asset of Community Value, which, in our view, strengthens the provisions of the policy.

As a consequence, we would request that our objection be now placed against this current application.

Thanking you,

Yours sincerely,

C.HONE. Cherwell District C.P.R.E.

**From:** Nigel Bryan  
**Sent:** 19 October 2018 10:13  
**To:** Bob Neville  
**Subject:** Planning Application 18/01501/F

6 Cotswold Close  
Sibford Ferris  
Banbury  
Oxon.  
OX155QP

19/10/2018

Ref Application No: **18/01501/F**

Dear Mr Neville

Once again I find myself writing to object to another application to turn this much loved public house into a private dwelling. I thought the last application was the final one but it seems that this has been allowed to happen again because of a technicality. Surely the time has come to stop these applications and allow this once thriving pub to be returned to its former glory?

Mr and Mrs Noquet have tried all ways to deprive the village of this pub and tried every trick in the book to be allowed to turn it into a private dwelling no doubt so it can be sold at a profit. Indeed according to reports the inside is actually being used as a private residence already. Why have CDC not upheld the order that was issued to stop it being inhabited?

I object to this application in the strongest possible terms and hope CDC will realise that nothing has changed since the last (Final) application and refuse permission.

Yours Sincerely

N.P.Bryan

Date 19/10/2018

**The Bishop Blaize Support Group, C/O R Butt, College Barn Farm, Sibford Gower, Banbury. OX155RY**

**The BBSG Objection to 18/01501/F | Change of use from A4 to C3 (ACV Listed) | The Pheasant Pluckers Inn Street Through Burdrop Banbury OX15 5RQ**

**The saleability of the property as a public house:**

1. The applicant has stated that the property is once again for sale without releasing the agents who are selling it details or a price for the Public House!

The BBSG would state regarding the saleability of the Public House:

2. Any property is only worth what someone is prepared to pay for it!

3. The easiest way to find out exactly what the property is worth is to sell it via an unreserved price at Auction

4. On January 25th 2018 the BBSG submitted an increased offer for the Pheasant Plucker Inn / Bishop Blaize to Sidney Philips the Noquets agents and did not get a reply. (Copy of the offer attached to this email)

5. On October 15th 2018 the BBSG submitted a further increased offer Pheasant Plucker Inn / Bishop Blaize via CDC

6. On Oct 16th 2018 a hard copy of the offer was sent to Mr Noquet at the Pheasant Plucker Inn via the Royal Mail (recorded delivery ref number **GQ367436246GB**)

7. On October 18th at the Sibford Gower Parish Council meeting Mrs Noquet stated twice that The Pheasant Plucker Inn was no longer for sale. In our opinion it never was for sale. (as they stated in their planning application)

Mrs Noquet in the presence of her husband G Noquet also stated that they had NOT received the BBSG offer to purchase the Pheasant Plucker Inn sent to them on 16th Oct. **The Royal Mail states Tracking We wonder how many other offers for the Pheasant Plucker /Bishop Blaize the Noquets rejected in one way or another??**

no. GQ367436246GB

Sorry, we were unable to deliver this item at 17-10-2018 as the recipient refused to accept it. It will now be returned to the sender

**The viability of the property as a public house:**

For the Pheasant Plucker/Bishop Blaize to be viable it would have to be open as a public house, it has NOT been open since early December 2017. (copy of the BBSG record of opening days for the Pheasant Plucker Inn OX15 5RQ attached to this email)

With regard to the viability of the property as a public house, a series of appeals by the Noquet's to secure a change of use, led to several judgements being made by the national Planning Inspectorate, the most significant in 2012, when Sara Morgan LLB (Hons) MA ruled in a substantial judgement running to many pages that the Cherwell District Council had acted lawfully in imposing an enforcement order on Mr and Mrs Noquet for the material change of use from a public house to a residential dwelling house without planning permission.

The hearing itself It was the culmination an exhaustive and painstaking legal process. The rulings the Inspector made in her final judgement run to 60 paragraphs. The following extracts are taken from these paragraphs:

Section 7 *"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.*



Section 10. *“Because the public house use has ceased, the ancillary use cannot exist on its own”.*

Section 25 *“There was little evidence from the appellant to suggest that at the time of this marketing exercise the Bishop Blaize could not be a viable public house in the long term. It had clearly been viable under the previous owners not so very long before. Mr and Mrs Noquet were making losses while the public house was still open but that appears to have been specifically due to a dispute between Mr and Mrs Noquet and the village. That does not mean to say that the Bishop Blaize could not be viable under another operator”*

Section 26 *“I conclude that the marketing exercise carried out by Fleurets does not show that the public house was unviable at that time.”*

The Inspector’s final conclusion was that it had not been shown in the evidence presented that the public would not be viable in the long term, but “it seems likely that given the history of Mr and Mrs Noquet’s dispute with the village, for the public house to re-open it would have to be **under a new owner**”. The appeal was dismissed. The enforcement notice was upheld.

So the Pheasant Plucker/Bishop Blaize would need to be run by a landlord who wanted to be successful in a Public House business for it to be viable.

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. That application was refused, and the owners appealed to the Planning Inspectorate – their 4th appeal. They lost their appeal; but perversely, they have made the judgement made then by Inspector Murray the justification for their re-application. It is the only justification they put forward.

You will see that the re-application is based solely on the unsupported claim that we the local community have “failed to respond to the Planning Inspector’s conclusions of 4<sup>th</sup> July 2018”. And on that basis alone using only their own interpretation of why the community might not have responded, they have applied for change of use.

There were sound reasons why the community might not have responded. And in any case, the fact that interested parties in the village set aside the right the ACV gave them to claim time to develop a bid did not in any way prevent the owners from selling, as they state it was their intention to do.

But they have actually made no attempt to sell the property. It is nowhere on the market, and has not once been advertised. Instead the owners have moved directly and without any further justification to re-apply for change of use. Except for this one reference to the ACV as containing “Fresh Evidence”

#### What’s all this about an ACV?

Cherwell District Council received notification on 5<sup>th</sup> July from the owners of the former Bishop Blaize of their “intention to dispose of the property being an asset of community value”. You will notice in the Application Support Document that Mr Noquet refers to the property at that point as “being for sale”: not the same thing at all. It was not for sale. It was nowhere being advertised, was listed with no agent and had no price associated with it.

The notice triggered a short ‘interim moratorium period’ which closed just 6 weeks later on the 15<sup>th</sup> August. Within that time the community was supposed to have considered making an expression of interest in being a potential bidder for a property that was not yet for sale, had no guide price, terms or

conditions nor any indication of where further particulars and previous business accounts might be obtained as a means of assessing the suitability of the asset for community purchase.

You will notice on the 2<sup>nd</sup> page of the Application support document, under Paragraphs 2.2 and 2.3 there is a paragraph containing a lot of information about the owners' agent's plans to hold off putting the property on the market as a waste of time. You will notice that they make all sorts of suggestions about how the village community might go about making a bid for the property. But this is the first time (as of 5<sup>th</sup> October) any such information has been made publicly available: a full 3 months from when the owners declared their intention to sell, and long after the interim moratorium period for any declaration of interest had closed. And *still* the name of the "expert agent" concerned is not revealed.

#### The references to the report submitted by the David Murray for the Planning Inspectorate

We come to the strange circumstances of the owners' principal claim to a 'material condition' in what is otherwise an entirely unsupported re-application. This is the expression of some personal opinions by David Murray towards the end of his report.

You will see in Section 3 of their supporting statement that the owners have turned the comments he made there into "his wishes", declaring themselves compliant with these as if acting under his instruction. You will see that they have furthermore singled out just one sentence in Section 21 of his report – which in the original was neither italicized nor underlined – and converted his personal opinion that the onus now lies on the local community to demonstrate the pub is viable in the long term into a requirement by the INSPECTOR (capitals added by the owners) on the community to "progress their interest in acquiring the property".

Under the headline, 'The Inspector's decision' in Section 2 of their support document they go further, and in quoting the Inspector's report choose to entirely omit the Inspector's concluding Sections 22 and 23. The Inspector's decision? Take another look at the original document attached.

The inspector's conclusion was not reached at Section 21. His decisions in Sections 22 and 23 were that:

- It had not been demonstrated that the public house premises cannot be made financially viable in the long term
- the proposed change of use of the building to a dwelling house from its lawful use as a public house would conflict with the provisions of saved policy S29 of the 1996 Local Plan, CLPP1 Policy BSC12 and the national policy in the Framework
- this conflict was not outweighed by any other consideration, (our underlining) and the appeal should be dismissed.

#### Demonstrating the pub's viability

We agree with the Inspector's conclusion that he reaches in common with all 3 of the previous inspectors in their reports, that there is nothing to prevent the property being made financially viable in the right hands and with the right team.

Plenty of examples exist locally to demonstrate that:

- market value is set not by the valuations of "expert Agents" as the owners persist in repeating, but by what the market is prepared to pay.
- viability is not determined by the number of people in the area or even the number of other pubs in the area as over and over the owners of the Bishop Blaize seek to demonstrate, but by the person running the pub and the people they attract to work with them.

Examples of attractive, busy and profitable pubs with new management in equivalent village settings locally? Shenington, Whichford, and Hook Norton just to take 3: all of which have pubs that are run by teams of excellent and welcoming staff. Epwell would have been one amongst them until the Chandlers Arms lost its charismatic owner, Assumpta, known I'm sure to many of you: a case in point.

We agree with the Inspector. When the Bishop Blaize acquires the right owner, the onus will be on wider community of the area to respond and confirm the Inspector's own conclusion that nothing has been demonstrated in this re-application that as a public house the premises cannot be made financially viable in the long term.

Nothing has changed since we last commented on their previous planning application, except for this one manipulation of the Asset of Community Value designation.

The BBSG support the Sibford Gower Parish Councils Objection to this planning application.

Please refuse the application.

Signed

Richard Butt

Coordinator for the BBSG

**From:** The Hendersons  
**Sent:** 21 October 2018 20:15  
**To:** Bob Neville  
**Subject:** Bishops Blaze

Hi Bob

just to say that my family and myself would be most upset and disheartened if the Bishop Blaze was to be turned into houses!! as we have many great memories there in past years

Regards Jeremy Henderson

60 Redesdale Place, Moreton In Marsh, Glous, GL560EF

---

Virus-free. [www.avast.com](http://www.avast.com)

This e-mail (including any attachments) may be confidential and may contain legally privileged information. You should not disclose its contents to any other person. If you are not the intended recipient, please notify the sender immediately.

Whilst the Council has taken every reasonable precaution to minimise the risk of computer software viruses, it cannot accept liability for any damage which you may sustain as a result of such viruses. You should carry out your own virus checks before opening the e-mail (and/or any attachments).

Unless expressly stated otherwise, the contents of this e-mail represent only the views of the sender and does not impose any legal obligation upon the Council or commit the Council to any course of action.

**From:** Henry Butt  
**Sent:** 16 October 2018 22:20  
**To:** Bob Neville  
**Subject:** Ref Applicaton 18/01501/F - Objection

Dear Bob,

I am writing to object to planning application 18/01501/F relating to the change of use of the property known as The Pheasant Plucker's Inn, Burdrop, Banbury, OX15 5RQ from A4 to C3.

This planning application appears to be yet another attempt by the applicant to de-license the former Bishop's Blaize public house, however there has been no change to the fact that the public house remains a viable business if it was actually run as a public house.

I also note that the application implies the public house is or has recently been for sale. As a resident of the Sibford area I have not seen any marketing material or signage to indicate this and an online search reveals no current listings for the property. This leads me to believe this statement is untruthful.

Please refuse this application.

Kind Regards,

Henry Butt

This e-mail (including any attachments) may be confidential and may contain legally privileged information. You should not disclose its contents to any other person. If you are not the intended recipient, please notify the sender immediately.

Whilst the Council has taken every reasonable precaution to minimise the risk of computer software viruses, it cannot accept liability for any damage which you may sustain as a result of such viruses. You should carry out your own virus checks before opening the e-mail(and/or any attachments).

Unless expressly stated otherwise, the contents of this e-mail represent only the views of the sender and does not impose any legal obligation upon the Council or commit the Council to any course of action.

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

From: Sue Etherington-Smith

Sent: 16 October 2018 09:36

To: Bob Neville

Subject: Bishops Blaize Pub Burdrop

Dear Robert,

Nothing has changed we are still opposed to their application for change of use.

The pub has never visibly been on the market to purchase as the village would like to purchase it and run it as a pub.

Our friends and family support us in this opinion.

Sue Etherington-Smith

--

Sue & Mike Etherington-Smith

Dower House

Sibford Ferris

Banbury

Oxfordshire

OX15 5RA

18/01501/F

**From:** PETER DUGGINS

**Sent:** 15 October 2018 16:05

**To:** Bob Neville

**Subject:** Bishop Baize / Pheasant Pluckers.

I am asking you to refuse this application we seem to have been over this for several years.  
My feelings have not changed.

Sincerely Peter Duggins

Meadow Crest Cottage

Burdrop OX155RQ

18/01501/F

CORNISA

BELLE ISLE FARM

15-10-18 MR NEVILLE HOOK NORTON

BANBURY

OX15 5DJ

DEAR S.R

WE ARE ASKING YOU TO  
REFUSE THE ABOVE PLANNING APPLICATION

MR GEOFFREY RICHARD NOQUET  
HAS CHANGED THE NAME OF THE

"BISHOPS BLAIZE" PUB, SEVERAL TIMES

HE REMOVED THE "BISOPS BLAIZE" SIGN  
HAS FAILED TO "ERECT" A NEW ONE

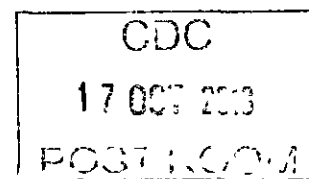
FOR HIS LATEST NAME!!!

NO ONE CAN FIND THE PUB!!

YOU HAVE THE HISTORY

TIME GOES BY !!

DAVID & BARBERO DYER





18/01501/F

**From:** PETER DUGGINS

**Sent:** 15 October 2018 16:50

**To:** Bob Neville

**Subject:** Bishop Blaize Public House

Dear Sir,

As CDC are well aware we have been here before over many years meanwhile losing a thriving busy & useful amenity not only for the benefit of Burdrop Sibford Gower & Sibford Ferris but many other villages & small towns in the area. My feelings have not changed over these years please I ask you to refuse this planning application.

Yours sincerely

Aniela Duggins ,  
Meadow Crest Cottage,  
Burdrop

105, Cromwell Road  
Banbury  
OXON, OX16 0HF

Ref: No: 18/01501/F

Change of use from class A-4 (ACV listed) to class C3 Dwelling House.

Dear Sir,

How many more times to the present owners of this property have to be told "No".

The Council, Courts and Secretary of state for Communities have all said "NO". The property is not up for sale on any Computer Site so how do they expect to sell it. Plus the amount of Money they are asking is too much considering the amount that needs spending on it to get it to a reasonable standard.

It was always viable when the previous owners had it and

you were always made to feel  
welcome there, which is something  
that has always been missing  
since the present owners took over.

So once again "NO"

Yours Sincerely

PLANNING HOUSING & ECONOMY				
HDCMD	HPAHP	HEDE	HBCE	HHS
19 OCT 2018				
PASSED TO		COPY TO		
ACK		FILE		