

Neighbour/Interested party list

| | |
|--|--|
| Planning Application Reference: | 21/04166/F |
| Location Of Development: | The Pheasant Pluckers Inn Burdrop OX15 5RQ |
| Proposed Development Details: | Permission is sought to re-position and amend the structure of the previously allowed 3 bedroom building |

Neighbour(s)/interested parties

1. 115 Winter Gardens Way Banbury OX16 1WG
2. 2 Arundel Wing, Tortington Manor Estate Ford Road
3. 2 Meadow Crest Cottage Burdrop Sibford Gower OX15 5RQ
4. 6 Cotswold Close Sibford Ferris Banbury OX15 5QP
5. 84 Alma Road Plymouth PL3 4HD
6. Austin Grounds Sibford Ferris
7. Barn Close Street Through Burdrop Burdrop Banbury OX15 5RQ
8. Barthrop Cottage Street From Hawkes Lane To Street Through Burdrop Burdrop Banbury OX15 5RQ
9. Briar Cottage 3 The Colony Colony Road Sibford Gower Banbury OX15 5RY
10. Burdrop Green Street From Hawkes Lane To Street Through Burdrop Burdrop OX15 5RQ
11. Carters Yard Main Street Sibford Gower Banbury OX15 5RW
12. College Barn Farm Colony Road Sibford Gower Banbury OX15 5RY
13. Cornisa Belle Isle Farm Sibford Road Hook Norton Banbury OX15 5DJ
14. Dower House Main Street Sibford Ferris Banbury OX15 5RA
15. Enock Cottage Street From Hawkes Lane To Street Through Burdrop Burdrop OX15 5RQ
16. Greenfields Back Lane Sibford Ferris Banbury OX15 5QN
17. Jasmine Cottage Street Heading North From Acre Ditch Burdrop Banbury OX15 5RN

18. Lambs Croft Back Lane Sibford Ferris Banbury OX15 5RE
19. Occupier Unit 3 Yew Tree Farm The Ridgeway Bloxham Banbury OX15 4EL
20. Orlando Cottage Mill Lane Wigginton Banbury OX15 4JU
21. The Gables Street Through Burdrop Burdrop OX15 5RN
22. Woodfields Main Street Sibford Gower Banbury OX15 5RW
23. Wyatts Cottage Street From Hawkes Lane To Street Through Burdrop Burdrop OX15 5RQ

Comment for planning application 21/04166/F

| | |
|---------------------------|--|
| Application Number | 21/04166/F |
| Location | The Pheasant Pluckers Inn Burdrop OX15 5RQ |
| Proposal | Permission is sought to re-position and amend the structure of the previously allowed 3 bedroom building |
| Case Officer | Wayne Campbell |
| Organisation Name | Nick Butt |
| Address | 2 Arundel Wing, Tortington Manor Estate, Ford Road |
| Type of Comment | Objection |
| Type | neighbour |
| Comments | <p>I was brought up in Sibford and have been a lifelong regular visitor to the village as I love it and the local area. I have objected to earlier applications of Mr Noquet as he has serially attempted to drive a coach and horses through the planning process that safeguard the local area and its amenities. This current application is perhaps the most egregious yet. It is another step in his plan to de-licence the public house and then sell the real estate as residential property and so realise a capital profit and thereby deprive local residents of the amenities of the pub and the lovely local environment, all contrary to planning rules. His renaming of the pub from the historic The Bishop's Blaize to The Pheasant Pluckers is a self-evident and typically coarse and offensive "Spoonerism" jibe aimed at the local community, for whom he has little or no respect, and perhaps the planning authorities too? It is hardly likely to attract the great majority of potential customers. The objections to the current application are several, as set out below. 1.) The proposed business advantages claimed are nonsense and are a ruse to abuse and evade planning regulations. It is ridiculous to suggest that a single three bed property will convert a poorly managed pub business into a viable business. In a more than forty year international and UK career in finance and investment I have invested profitably and exited (ie sold out) from private hospitality companies (including Airbnb and a UK pub chain built up over several years). The claimed incremental additional revenues from a 3 BR house versus three letting rooms - if any, and I am doubtful - are likely to be small and will have no significant impact on the viability of the pub business. Arguably, the 3 letting rooms have a better chance of attracting touring [probably single or paired] adult bikers than families seeking peace and quiet in Sibford. The Noquet proposition is preposterous. The real underlying commercial purpose appears NOT to build a property fully integrated with the pub and synergistic with it (the original planning application might have been sought to be justified on that basis). Instead, the obvious objective is to build a separate residential property on the whole site so that the site can be divided later and sold as two residential properties once the Bishop's Blaize (I refuse to use the obscene new name) has finally been de-licenced. The claims that the 3 bedroom house will attract a family customer-base rather overlooks the siting of same amid hoards of motor-bikers and in their vehicle park. I would not want to have any children in my care exposed in such a way. Nor would I go for a staycation with my family sited in the middle of motor-bike rallies, with poisonous fumes and noise, risk of bad behaviour, etc. The idea is absurd and cannot be the real purpose. Furthermore, Mr Noquest claims to be saving the planet with his fundamental change of use of the property and yet he actively solicits custom (almost exclusively) from bikers to come long distances from around the country to use his pub. This is patently rubbish! The two propositions are in direct contradiction. The planning authorities must exhaustively test the claimed business proposition [eg: why will the building of a separate property in/on the bikers' car park not limit parking space and so detract from the custom of the pub?] - which must be properly evidenced, which it has not been to-date - as in my view it extends tenuous credibility into the world of fantasy. If any planning permission of the type sought is granted, it must very tightly tie - ie inextricably link (akin to a tied farmer's cottage) - the new property to the pub such that they cannot be severed and subsequently sold separately, even if the pub is eventually de-licensed, which it should not be. Furthermore, such planning permission should not allow any separate grounds to be conferred on the new property and no vehicle or people access rights, such that it cannot be so easily sold separately (effectively as a stranded residence with no legal rights of access). The existing planning permission is ancillary to and adjacent to the pub buildings and business. This physical and business connection must remain. In summary, the whole existing estate of the pub must be kept intact in perpetuity. 2. Specious "Green" claims Mr Noquet makes several grand claims about the environmental benefits of his</p> |

application. There is little or no substance to them and it would be better for the planet if he desisted from purporting to run a pub for biker traffic for a widely dispersed potential customer-base that necessarily through their journeys contribute heavily to large carbon emissions and cause noise pollution. Instead, the pub would likely be better off providing a good service to a more local clientele and Mr Noquet might even then fill the new letting rooms (if he ever builds them, which is doubtful if he is correctly limited to his existing planning permission which was only granted in support of the pub business)! To take just one example of the overblown claims: staycations are on the rise but they are not usually attractive to those e.g. who wish to fly away to the sun. For most people, a Sibford staycation, in accomodation sited in a pub estate, is likely to be an additional vacation option, not a substitute for an international holiday which will be taken in the normal way. So it may be argued that his holiday lettings business likely will ADD to emissions and pollution rather than diminish them as he might well increase human travel not reduce it. 3. Property not in keeping with the historic and/or listed neighbouring properties and is inconsistent with planning regulations I have read online and endorse the objections of others who have objected to this application and so do not repeat them. Sibford is a lovely area and planning authorities must ensure that developments are clearly within permitted rules in order to preserve its special status. Mr Noquet does not appear to agree with this proposition. However, that does not entitle him to ignore or abuse the rules when seeking to develop his property investment. Accordingly, he should not be permitted to prejudice the local environment just as he should not be allowed to profit from buying the pub and then running it into an unviable condition and then obtain de-licensing in order to sell it at a capital profit. Similarly, planning applications in support of the apparent overall objective must be looked at sceptically, claimed supporting business propositions must be evidenced and properly tested and then the application looked at in the round. When done properly, this approach must lead to the conclusion that the application has to be rejected.

Received Date

11/01/2022 13:39:19

Attachments

Comment for planning application 21/04166/F

| | |
|---------------------------|--|
| Application Number | <input type="text" value="21/04166/F"/> |
| Location | <input type="text" value="The Pheasant Pluckers Inn Burdrop OX15 5RQ"/> |
| Proposal | <input type="text" value="Permission is sought to re-position and amend the structure of the previously allowed 3 bedroom building"/> |
| Case Officer | <input type="text" value="Wayne Campbell"/> |
| Organisation Name | <input type="text" value="Aniela Duggins"/> |
| Address | <input type="text" value="2 Meadow Crest cottage. Burdrop Sibford Gower OX15 5RQ"/> |
| Type of Comment | <input type="text" value="Objection"/> |
| Type | <input type="text" value="neighbour"/> |
| Comments | <input type="text" value="Please refuse this application. We agree with the comments made & so do not want to repeat same . However we strongly object to any plans for building on the car park. We have lived in Burdrop for 40 years seeing landlords come & go all very, very successful publicans. Indeed there have been times when we could not get in it was so very busy. Aniela Duggins & Peter Duggins"/> |
| Received Date | <input type="text" value="02/02/2022 18:05:34"/> |
| Attachments | |

Comment for planning application 21/04166/F

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|---------------------------|---|
| Application Number | 21/04166/F |
| Location | The Pheasant Pluckers Inn Burdrop OX15 5RQ |
| Proposal | Permission is sought to re-position and amend the structure of the previously allowed 3 bedroom building |
| Case Officer | Wayne Campbell |
| Organisation Name | Nigel Bryan |
| Address | 6 Cotswold Close,Sibford Ferris,Banbury,OX15 5QP |
| Type of Comment | Objection |
| Type | neighbour |
| Comments | <p>I would like to object to the application for this building in the Bishop Blaize (Pheasant Pluckers inn) car park for a few reasons. Firstly it would be right next to a listed building and it would spoil the look of the whole area and especially Barn Close. Secondly the application says that it would be slightly higher than the previous building that was planned but it omits to say that the new building is on the other side of the car park which is several meters higher than the ground of the previously planned building so would obviously would be several meters higher overall. The height would also block any view across the Sib Valley for the people in Burdrop. Thirdly The building would take several car parking places away from the pub if it was ever actually opened as a pub again. It is only ever opened for the summer months now and then only weekends or holidays etc. People are not allowed to eat or drink inside so it is also very dependant on the weather for trade. Unfortunately, Customers cannot use the inside of the pub because the bar and fixtures have been removed and the whole of the inside is now a private house, despite previous planning applications being refused to do this. Fourthly if the pub was so reliant on trade from accommodation, why then has the previous building not been built? It would seem to be that if a house was built on this site then eventually it could be put up for sale separately from the pub. So if for some strange reason CDC decide to grant permission for this eyesore I would hope there would be some sort of clause in it to say it could never be sold separate to the public house.</p> <p>Yours Sincerely Nigel Bryan</p> |
| Received Date | 26/01/2022 14:33:54 |
| Attachments | |

Comment for planning application 21/04166/F

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|---------------------------|---|
| Application Number | <input type="text" value="21/04166/F"/> |
| Location | <input type="text" value="The Pheasant Pluckers Inn Burdrop OX15 5RQ"/> |
| Proposal | <input type="text" value="Permission is sought to re-position and amend the structure of the previously allowed 3 bedroom building"/> |
| Case Officer | <input type="text" value="Wayne Campbell"/> |
| Organisation Name | <input type="text" value="Angela Butt"/> |
| Address | <input type="text" value="84 Alma Rc,Plymouth,PL3 4HD"/> |
| Type of Comment | <input type="text" value="Objection"/> |
| Type | <input type="text" value="neighbour"/> |
| Comments | <input type="text" value="This application should not be allowed it would have too much negative impact on the area and would not serve to improve the profitability of the pub. The pub always had a bar restaurant and with other amenities was able to encourage customers until the Noquets turned this area into a living area without the required permission. This application will seriously affect the listed building known as Barn Close which is situated next door."/> |
| Received Date | <input type="text" value="09/01/2022 13:04:33"/> |
| Attachments | |

Comment for planning application 21/04166/F

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|---------------------------|--|
| Application Number | <input type="text" value="21/04166/F"/> |
| Location | <input type="text" value="The Pheasant Pluckers Inn Burdrop OX15 5RQ"/> |
| Proposal | <input type="text" value="Permission is sought to re-position and amend the structure of the previously allowed 3 bedroom building"/> |
| Case Officer | <input type="text" value="Wayne Campbell"/> |
| Organisation Name | <input type="text" value="Henry Rawlin"/> |
| Address | <input type="text" value="115 Winter Gardens Way, Banbury, OX16 1WG"/> |
| Type of Comment | <input type="text" value="Objection"/> |
| Type | <input type="text" value="neighbour"/> |
| Comments | <input (surprisingly="" -="" a="" an="" be="" cold="" days="" from="" if="" indoors)="" issue="" may="" only="" open="" pub="" public="" september."="" serve="" the="" they="" to="" two="" type="text" value="Having grown up in Sibford I frequented the former Bishops Blaize pub before it was purchased by the current owners. Claiming the pub relies on rental accommodation to be profitable is just another method they are using to hoodwink the government in attempt to complete their true agenda of developing the property into residential accommodation to sell on at a much greater value. If the proprietors were interested in improving profits for the pub, why would they: - Remove the bar & restaurant (change of use from a public house bar/restaurant into a living area) - Only serve customers outside - Shut the pub from October until April every year due to " weather"="" week="" would="" wouldn't=""/> |
| Received Date | <input type="text" value="11/01/2022 14:54:03"/> |
| Attachments | |

Comment for planning application 21/04166/F

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| Application Number | <input type="text" value="21/04166/F"/> |
| Location | <input type="text" value="The Pheasant Pluckers Inn Burdrop OX15 5RQ"/> |
| Proposal | <input type="text" value="Permission is sought to re-position and amend the structure of the previously allowed 3 bedroom building"/> |
| Case Officer | <input type="text" value="Wayne Campbell"/> |
| Organisation Name | <input type="text" value="J.Thomsa"/> |
| Address | <input type="text" value="Austin Grounds,Sibford Ferris"/> |
| Type of Comment | <input type="text" value="Objection"/> |
| Type | <input type="text" value="neighbour"/> |
| Comments | <input type="text" value="If Permission is granted on the strength of a hundred year old photograph, it should be for a barn. This will also set a precedent for permission to rebuild the two cottages, in the same photograph."/> |
| Received Date | <input type="text" value="02/02/2022 10:57:01"/> |
| Attachments | |

Comment for planning application 21/04166/F

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|---------------------------|--|
| Application Number | <input type="text" value="21/04166/F"/> |
| Location | <input type="text" value="The Pheasant Pluckers Inn Burdrop OX15 5RQ"/> |
| Proposal | <input type="text" value="Permission is sought to re-position and amend the structure of the previously allowed 3 bedroom building"/> |
| Case Officer | <input type="text" value="Wayne Campbell"/> |
| Organisation | <input type="text"/> |
| Name | <input type="text" value="Stephen Hopkins"/> |
| Address | <input type="text" value="AUSTINGROUNDS,Sibford Ferris"/> |
| Type of Comment | <input type="text" value="Objection"/> |
| Type | <input type="text" value="neighbour"/> |
| Comments | <input boundary="" land."="" of="" on="" outside="" parking"="" public="" the="" type="text" value="An application for a different building in a different position must be a new application. If The Planners approve this, then measures should be put in place to ensure that it is permanently tied to the Public House. A situation should be avoided where both the letting rooms and the cottage are allowed. Any holiday letting rules should be strictly observed. The elevation drawings showing "/> |
| Received Date | <input type="text" value="31/01/2022 15:17:08"/> |
| Attachments | |

Comment for planning application 21/04166/F

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|---------------------------|---|
| Application Number | <input type="text" value="21/04166/F"/> |
| Location | <input type="text" value="The Pheasant Pluckers Inn Burdrop OX15 5RQ"/> |
| Proposal | <input type="text" value="Permission is sought to re-position and amend the structure of the previously allowed 3 bedroom building"/> |
| Case Officer | <input type="text" value="Wayne Campbell"/> |
| Organisation Name | <input type="text" value="Andrew Downes"/> |
| Address | <input type="text" value="Barn Close, Street Through Burdrop, Burdrop, Banbury, OX15 5RQ"/> |
| Type of Comment | <input type="text" value="Objection"/> |
| Type | <input type="text" value="neighbour"/> |
| Comments | <input type="text" value="Further to the submission of my wife I make two additional comments. The sketches submitted fail to illustrate adequately the impact on the street view. The attached photo taken from the road through Burdrop, shows a view of the gable end of the grade II listed thatched barn from the street. The proposed construction would significantly obscure and amend to the detriment the view from the west on the lane. The application also contains a factual error as it states that there are no protected species on adjacent sites. A review of planning applications conducted for adjacent properties shows that two protected species of bat roost in the barn at the adjacent property. The local authority have a statutory responsibility to reject the application as a thorough ecological report has not been submitted with the application."/> |
| Received Date | <input type="text" value="10/01/2022 11:30:17"/> |
| Attachments | The following files have been uploaded: <ul style="list-style-type: none">• Barn close.pdf |



Comment for planning application 21/04166/F

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|---------------------------|--|
| Application Number | 21/04166/F |
| Location | The Pheasant Pluckers Inn Burdrop OX15 5RQ |
| Proposal | Permission is sought to re-position and amend the structure of the previously allowed 3 bedroom building |
| Case Officer | Wayne Campbell |
| Organisation Name | Sue Downes |
| Address | Barn Close, Street Through Burdrop, Burdrop, Banbury, OX15 5RQ |
| Type of Comment | Objection |
| Type | neighbour |
| Comments | <p>As an owner/occupier of the adjacent grade II listed property Barn Close I object for the following reasons: The building is sited too close to a fragile listed building that would not allow space for any essential stone wall repairs and would compromise the reading of a historic building from the street by altering it's form in relation to other buildings. It was and always has been a sizeable length upon road with a thatched passage at the midpoint (approximately), this proposed addition would negatively affect these historic proportions. There is also significant risk from excavation for the required foundations (2 metres deep would be required) of a sizeable two storey dwelling so close to the listed barn, along it's entire gable length, that the gable wall will become unstable. We know the base of this wall will become entirely exposed to place the required footings for the new dwellings as it is not 2 metres below ground level and from the sketch (albeit without appropriate scale) appear to be less than a metre. These walls also were built extending across as they are deeper underground and the required excavations may even hit the base of this wall such is it's close siting to the listed structure. Evidence of this is clearly visible from the front elevation and I am able to provide previous structural information from a structural engineer regarding what is known of the wall bases. Furthermore the parking space identified is highways land and there is a right of way across this to service our barn door which the proposal would block. There is ample available parking to the the rear of this property and no need to lose greenscape to hard landscaping. This scheme is not well thought out and is significantly different to the previous proposal. I note there is no accurate scale on the sketch but it appears to be sited within 1 metre of the gable wall of Barn Close. Whilst this may occupy a previous footprint, that footprint would be an agriculture barn. Which would not have humans inhabiting or have had windows at first floor level, these proposed windows will overlook directly into our property and cause a loss of privacy to a large mature garden and as the proposed dwelling extends beyond the listed barn it will also directly overlook the rear of our house causing loss of privacy to the dwelling. We already have the Shepherd Hut inappropriately sited not only at the boundary but positioned to face into our garden, already causing embarrassment when the young lovers emerge in a state of undress peering at me or my children in the garden. Presumably this is done to give a nicer outlook than a pub beer garden? Whilst the pub is not viable as the applicants themselves state, I do not see how the addition of one 3 bed room home assists this. Is it a pub or a holiday let? The occupants are hardly likely to want to use the adjacent pub garden when they have their own facilities? There are also no details of materials to be used or detailed/scaled plans to appropriately assess this application. I note the comment regarding source heat pump, is this an air source heat pump or ground source? if an air source, I again wish to highlight a further objection that this is quite noisy and sited adjacent to our property and runs 24 hours each day unlike the motorbikes. This application is completely unsuitable.</p> |
| Received Date | 04/01/2022 21:22:17 |
| Attachments | |

Comment for planning application 21/04166/F

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|---------------------------|---|
| Application Number | 21/04166/F |
| Location | The Pheasant Pluckers Inn Burdrop OX15 5RQ |
| Proposal | Permission is sought to re-position and amend the structure of the previously allowed 3 bedroom building |
| Case Officer | Wayne Campbell |
| Organisation Name | TESSA SPARKS |
| Address | Barthrop Cottage, Street From Hawkes Lane To Street Through Burdrop, Burdrop, Banbury, OX15 5RQ |
| Type of Comment | Objection |
| Type | neighbour |
| Comments | <p>As a resident of Burdrop who lives opposite the Pub, I object to application 21/04166/F based on the following: This is a new application in my view and has no relation to application 16/00078/REFAPP. The proposed building's footprint is in a new place and is completely different, and much larger, than what was previously approved in 2017 Having a motor bike pub within the tiniest green is very disruptive to the small hamlet of Burdrop as it is, so having additional traffic brought into the hamlet over and above the motorbikes will be terrible for our small hamlet. Already the motor bikes do not adhere to the rules of the road and show no courtesy to locals. The proposed building would be upsetting to the skyline and the beautiful views across the Sibfords The proposed building would certainly have a negative impact on the Grade11 listed Barn Close due to its proximity. The applicants say it will increase business. This is a pub, I do not see how having a 3-bedroom house used 28 days a year will increase the business of the pub, which is after the business of the pub has paid off the building of new house. My belief is the applicants will one day seek a subdivision and then sell off the house as a separate entity. I question whether holiday makers renting the house would want to look onto 70 motorbikes parked right in front of their rented holiday home and then look further onto to see 70 plus bikers drinking in the beer garden. Furthermore, the holiday makers will then have to endure 70 motorbikes revving their bikes, fumes and loud chatter over the noise as they come in and depart. The applicants state in their application that there is sufficient space for parking even with the new house. Being a neighbour, I have seen the pub fill up with motorbike clubs on a Monday and weekends during the summer, there will be a parking space problem and the motorbikes will then spill out onto the tiny narrow roads which will be completely hazardous to playing children, pets, walkers, horses and horse riders, and cars, let alone destroy our green verges. I concur with the objections raised by our fellow neighbours. I would respectfully request that this application be denied.</p> |
| Received Date | 03/02/2022 15:43:11 |
| Attachments | |

Comment for planning application 21/04166/F

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|---------------------------|--|
| Application Number | 21/04166/F |
| Location | The Pheasant Pluckers Inn Burdrop OX15 5RQ |
| Proposal | Permission is sought to re-position and amend the structure of the previously allowed 3 bedroom building |
| Case Officer | Wayne Campbell |
| Organisation Name | Bishop Blaize Support Group |
| Address | College Barn Farm, Colony Road, Sibford Gower, Banbury, OX15 5RY |
| Type of Comment | Objection |
| Type | neighbour |
| Comments | <p>The BBSG (Bishop Blaize support group) state: Why the planning application 21/04166/F should not be allowed: Please bear in mind that Mrs. Noquet purchased the Bishop Blaize Public House on 30th March 2006, 16 years ago with the intention of developing the Public House and site for domestic housing (see record of planning applications and appeals) she made this conversion statement to a customer who she thought was not a local as the person lived and worked in London. 1. Regarding the 16 years of the Pub meant to be open as a pub it has not been open for many of those years and was closed for several years while the Noquet's lived in Spain thus costing the Noquet's a substantial amount of money and us the use of a favoured Public House. 2. The fact that customers for the Public House NOW have to eat and drink out of doors also severely affects the profitability of the pub as does the Pub being shut due to cold wet weather from around October one year until April the following year (7 months) and then is only open for around 2 to three days of the week. We would ask Cherwell District Council to enforce the conditions that apply to the pub whereby it cannot be lived in if it is not open as a Public House and the Holiday cottage cannot be let if this is the case. 3. The pub always used to have a bar, restaurant and all the other useful areas that attracted customers to it until the Noquet's made a change of use from the public house bar and restaurant into a living area (without planning permission) 4. The application if allowed would take several existing car parking places away from the Public House which will affect the number of future customers being able to use the pub and thereby curtail income further. If the application is allowed It would derogatively affect Burdrop and Barn Close which is a listed building, and is situated next door to the Pub and the proposed house would be an eyesore compared with Barn Close and other local Houses. 5. If as Noquet states in his supporting statement for the pub to be profitable it needs additional rental accommodation, Why has he not built the existing rental accommodation that he already has planning permission for? He has had it for 4 years or more? The Planning permission has apparently now expired. 6. There have been previous planning applications for houses to be built in the Car Park of the Bishop Blaize made by this applicant, all of which have been correctly refused. 7. The area that has been applied for the building of a 3 Bed house is a conservation area and this Planning application if allowed would affect the area in a deleterious way so should therefore be refused. 8. The 3 bed proposed house would seriously affect the Barn Close Listed building in several ways (a) interfering with a protected species of Bats (b) under mining the footings of a listed building (c) severely increase the noise level to the occupants of Barn Close. 9. The building of anything in the Car Park of the Pub would seriously affect the number of cars and other modes of transport able to Park there while the occupants use the Public House services thereby, negatively seriously affecting the profitability of the pub. 10. We would therefore ask you to refuse this planning application Richard Butt Coordinator for the Bishop Blaize Support Group (for 16 years)</p> |
| Received Date | 28/01/2022 16:02:51 |
| Attachments | |

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| Location | <input type="text" value="The Pheasant Pluckers Inn Burdrop OX15 5RQ"/> |
| Proposal | <input type="text" value="Permission is sought to re-position and amend the structure of the previously allowed 3 bedroom building"/> |
| Case Officer | <input type="text" value="Wayne Campbell"/> |
| Organisation Name | <input type="text" value="MRS S LOVATT"/> |
| Address | <input type="text" value="Briar Cottage,3 The Colony,Colony Road,Sibford Gower,Banbury,OX15 5RY"/> |
| Type of Comment | <input type="text" value="Objection"/> |
| Type | <input type="text" value="neighbour"/> |
| Comments | <input type="text" value="This application, is misleading, the previous permitted planning was for 3 holiday letting rooms, not as stated a 3 bedroomed building. This new application would undoubtedly become a 3 bedroomed property/house and would inevitably be sold off separately from the pub. If this becomes a dwelling it takes up the pub car park, a car park is essential if this is to ever be a viable pub again. The applicant states he may let for 3-6 months at a time, this doesnt sound like a holiday let at all, the council have previously told the applicant that they are allowd to let their holiday rooms for 28 days a year - amounting to one month, not 3-6 months. The application, if permitted, would definitely affect the adjacent listed building, Barn Close, in a detrimental way. It would change the look of Barn Close and lessen the value of this property considerably. These new changes should NOT be approved and planning permission should be rejected."/> |
| Received Date | <input type="text" value="16/01/2022 20:07:38"/> |
| Attachments | |

Comment for planning application 21/04166/F

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| Case Officer | <input type="text" value="Wayne Campbell"/> |
| Organisation Name | <input type="text" value="Susan Bannister"/> |
| Address | <input type="text" value="Carters Yard,Main Street,Sibford Gower,Banbury,OX15 5RW"/> |
| Type of Comment | <input type="text" value="Objection"/> |
| Type | <input type="text" value="neighbour"/> |
| Comments | <input type="text" value="In the application there is no mention of the conservation area or of buildings' listing. It is not clear whether the previous application, which was passed on appeal for 3 letting rooms in 2017 and which expired in 2020, has been started. The previous application granted the right to let for 28 days per year but that it could not be used as a permanent dwelling. There were significant conditions to the permission, most importantly that it must remain ancillary to the public house and the above limit of 28 days' letting per year. The proposed house is to be situated very close to the listed barn at Barn Close and will significantly impinge and the construction of a 3 bedroomed house would be likely to damage the foundations of the barn. There is no mention of a bat survey etc. I object to this planning application."/> |
| Received Date | <input type="text" value="14/01/2022 09:24:15"/> |
| Attachments | |

Comment for planning application 21/04166/F

| | |
|---------------------------|--|
| Application Number | <input type="text" value="21/04166/F"/> |
| Location | <input type="text" value="The Pheasant Pluckers Inn Burdrop OX15 5RQ"/> |
| Proposal | <input type="text" value="Permission is sought to re-position and amend the structure of the previously allowed 3 bedroom building"/> |
| Case Officer | <input type="text" value="Wayne Campbell"/> |
| Organisation Name | <input type="text" value="Richard Butt"/> |
| Address | <input type="text" value="College Barn Farm, Colony Road, Sibford Gower, Banbury, OX15 5RY"/> |
| Type of Comment | <input type="text" value="Objection"/> |
| Type | <input type="text" value="neighbour"/> |
| Comments | <input (to="" action="" against="" and="" applicant="" application="" around="" breaches="" butt"="" electricity)="" fixed"="" for="" holiday="" house="" hut="" in="" letting="" of="" on="" permission="" permission.="" planning="" please="" public="" rear="" refuse="" richard="" sewer="" shepherds="" site.="" take="" the="" this="" type="text" value="Objection to Planning Application 21/04166/F by Mr. R Butt This planning application should be refused for the following reasons: The Proposed house would deleteriously seriously affect the Grade 2 Listed house and building at Barn Close which abuts the Car Park. It would also affect the parking area of the Public House by reducing the parking area. It would take many Car Parking spaces away from the Public House making what used to be a very active profitable Pub far less profitable all in the applicant's efforts to get the Public House delicensed. It would seriously negatively affect the Conservation area. We would also ask why the applicant has not applied for a change of use at the Public House from a Public House to domestic use by converting the bar and restaurant to domestic use, and the siting of a " water="" without=""/> |
| Received Date | <input type="text" value="28/01/2022 16:18:34"/> |
| Attachments | |

Comment for planning application 21/04166/F

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|---------------------------|---|
| Application Number | <input type="text" value="21/04166/F"/> |
| Location | <input type="text" value="The Pheasant Pluckers Inn Burdrop OX15 5RQ"/> |
| Proposal | <input type="text" value="Permission is sought to re-position and amend the structure of the previously allowed 3 bedroom building"/> |
| Case Officer | <input type="text" value="Wayne Campbell"/> |
| Organisation Name | <input type="text" value="David Dyer"/> |
| Address | <input type="text" value="Cornisa,Belle Isle Farm,Sibford Road,Hook Norton,Banbury,OX15 5DJ"/> |
| Type of Comment | <input type="text" value="Objection"/> |
| Type | <input type="text" value="neighbour"/> |
| Comments | <input type="text" value="Dear Sir, I ask you to refuse the above application. Permission was granted to extend the dining area - there should be no building in the car park . Mrs Noque bought the Bishops Blaize in February 2006 for 495 thousand pounds it was a popular and succesfull pub. They applied for a change of use of the building to a dwelling in August 2006 but the application was refused in october 2007 an offer of 525 thousand pounds was made by a local brewery. (They new the pub was viable) the refused application went to appeal in August 2012. A site visit was made on August 16th 2012 By inspector Sara Morgan LLB(Hons) MA Solicitor she said at the time of her 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. Was this not against the law?"/> |
| Received Date | <input type="text" value="24/01/2022 13:56:22"/> |
| Attachments | |

Comment for planning application 21/04166/F

| | |
|---------------------------|---|
| Application Number | 21/04166/F |
| Location | The Pheasant Pluckers Inn Burdrop OX15 5RQ |
| Proposal | Permission is sought to re-position and amend the structure of the previously allowed 3 bedroom building |
| Case Officer | Wayne Campbell |
| Organisation Name | |
| Name | Mike Etherington-Smith |
| Address | Dower House,Main Street,Sibford Ferris,Banbury,OX15 5RA |
| Type of Comment | Objection |
| Type | neighbour |
| Comments | <p>We are objecting to this application on several grounds, primarily because of the movement of the dwelling that was given planning permission for previously. There are compelling reasons for not allowing a repositioning of this building not least because of the reasons set out in other comments/objections, namely a. the impact on the neighbouring property and existing listed building and b. this is yet another element of what seems to be trying to get planning to achieve change of use by stealth. We respectfully suggest that before this application is even considered that any outstanding issues around compliance with any/all planning matters are sorted. Our understanding is that the fence line on the road and the access created there are not compliant although we are happy to stand corrected if this is not the case. There is little confidence in the planning authority to enforce compliance given recent history. As others have said, it has to be dubious as to whether the addition of some accommodation will make the business model in to a successful one given the fact that the pub is barely open and there seems to be no genuine attempt to make it a viable concern. The perception, rightly or wrongly, is that the owners just wish to bully the planning authority into submission and annoy the residents of the village by trying to attract hoards of motorbikes (which we don't mind by the way), ignoring safety issues regarding the access off the road at the bottom of the hill (whether permission has been given to allow motorised vehicle access off and egress to the road we don't know but have previously suggested that it is not a smart move on safety grounds), and not really making a genuine effort to open the pub to make it into a successful enterprise. We are sure that moving the dwelling to the other side of the car park is part of a bigger plan to enable them to divide the property up at some stage in the future and on the back of this we also object to the parking of cars on the road side of the proposed new position of the dwelling. there are already many challenges with so many cars parked on the roads through the village we urge the council to do what it can to minimise this issue and certainly not facilitate yet more roadside parking at the expense of losing some grass verge.</p> |
| Received Date | 15/01/2022 17:20:37 |
| Attachments | |

Comment for planning application 21/04166/F

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|---------------------------|---|
| Application Number | <input type="text" value="21/04166/F"/> |
| Location | <input type="text" value="The Pheasant Pluckers Inn Burdrop OX15 5RQ"/> |
| Proposal | <input type="text" value="Permission is sought to re-position and amend the structure of the previously allowed 3 bedroom building"/> |
| Case Officer | <input type="text" value="Wayne Campbell"/> |
| Organisation Name | <input type="text" value="Maureen Hicks"/> |
| Address | <input type="text" value="Greenfields,Back Lane,Sibford Ferris,Banbury,OX15 5QN"/> |
| Type of Comment | <input type="text" value="Objection"/> |
| Type | <input type="text" value="neighbour"/> |
| Comments | <input type="text" value="I strongly object to this planning application. The proposed 2-storey, 3-bedroomed property appears to be a new building on an alternative site to the three single letting rooms which were passed, on appeal for 3 letting rooms and for which planning consent expired in 2020. The previous application granted the right to let these rooms for 28 days per year but that they could not be used as a permanent dwelling. There were significant conditions to the permission, most importantly that it must remain ancillary to the public house . This application should be considered as a new application. The proposed building, within the Conservation Area, would have a negative impact on the integrity of the closely adjacent Grade II listed thatched barn and on the street scene. Sited on part of the existing car park the proposed house would further reduce the available parking and reduces the potential for the former, valued public house, to be re-opened in the future. The drawings show parking for the rental property to be outside the curtilage of the pub car park on public land. The land and very narrow roadways in Burdrop are already constricted by on-street parking for properties with no private parking space. There are many outstanding planning issues relating to this site. They should be resolved and enforced before we have to contend with another controversial application. Please refuse this application."/> |
| Received Date | <input type="text" value="07/02/2022 12:57:39"/> |
| Attachments | |

Comment for planning application 21/04166/F

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|---------------------------|---|
| Application Number | <input type="text" value="21/04166/F"/> |
| Location | <input type="text" value="The Pheasant Pluckers Inn Burdrop OX15 5RQ"/> |
| Proposal | <input type="text" value="Permission is sought to re-position and amend the structure of the previously allowed 3 bedroom building"/> |
| Case Officer | <input type="text" value="Wayne Campbell"/> |
| Organisation Name | <input type="text" value="Anne Skowronska"/> |
| Address | <input type="text" value="Jasmine Cottage, Street Heading North From Acre Ditch, Burdrop, Banbury, OX15 5RN"/> |
| Type of Comment | <input type="text" value="Objection"/> |
| Type | <input type="text" value="neighbour"/> |
| Comments | <input type="text" value="I strongly object to any plans to build on the car park of what is meant to be a working pub. How will it continue to be a pub without any parking? The 'business model' seems to be to live in the property as a house and open as a licensed premises for the minimum amount of time possible during a very few months of the year, but even in that limited opening time there will surely always be a need for customer parking? It is misleading to say this application merely amends a previously allowed application, this is a completely different development and should be viewed as such. This application should be turned down. Yours sincerely Anne Skowronska"/> |
| Received Date | <input type="text" value="03/01/2022 14:00:33"/> |
| Attachments | |

Comment for planning application 21/04166/F

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|---------------------------|--|
| Application Number | <input type="text" value="21/04166/F"/> |
| Location | <input type="text" value="The Pheasant Pluckers Inn Burdrop OX15 5RQ"/> |
| Proposal | <input type="text" value="Permission is sought to re-position and amend the structure of the previously allowed 3 bedroom building"/> |
| Case Officer | <input type="text" value="Wayne Campbell"/> |
| Organisation Name | <input type="text" value="Susan Sharp"/> |
| Address | <input type="text" value="Lambs Croft,Back Lane,Sibford Ferris,Banbury,OX15 5RE"/> |
| Type of Comment | <input type="text" value="Objection"/> |
| Type | <input type="text" value="neighbour"/> |
| Comments | <input type="text" value="This building is a pub. The current owners bought it twelve years ago with the intent of running down the business and getting permission to have usage transferred to a private dwelling. They are therefore not entitled to make changes to the building which move it towards private usage."/> |
| Received Date | <input type="text" value="06/01/2022 15:38:45"/> |
| Attachments | |

Comment for planning application 21/04166/F

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|---------------------------|---|
| Application Number | <input type="text" value="21/04166/F"/> |
| Location | <input type="text" value="The Pheasant Pluckers Inn Burdrop OX15 5RQ"/> |
| Proposal | <input type="text" value="Permission is sought to re-position and amend the structure of the previously allowed 3 bedroom building"/> |
| Case Officer | <input type="text" value="Wayne Campbell"/> |
| Organisation Name | <input type="text" value="Dennis Checkley"/> |
| Address | <input type="text" value="Orlando Cottage, Mill Lane, Wigginton, Banbury, OX15 4JU"/> |
| Type of Comment | <input type="text" value="Objection"/> |
| Type | <input type="text" value="neighbour"/> |
| Comments | <input type="text" value="Objection to planning application 21/04166/F I do not want to see any development on this site that does not enhance the pub as it was before Noquets' bought it. The pub was a very profitable going concern before Noquets destroyed it. I want to see the pub returned to its original vibrant past. Everything Noquets do, reduces this possibility. Please reject this plan, and enforce all judgments against the Noquets. Regards Dennis Checkley"/> |
| Received Date | <input type="text" value="29/01/2022 20:00:33"/> |
| Attachments | |

Comment for planning application 21/04166/F

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|---------------------------|---|
| Application Number | 21/04166/F |
| Location | The Pheasant Pluckers Inn Burdrop OX15 5RQ |
| Proposal | Permission is sought to re-position and amend the structure of the previously allowed 3 bedroom building |
| Case Officer | Wayne Campbell |
| Organisation Name | S Jones |
| Address | Occupier,Unit 3,Yew Tree Farm,The Ridgeway,Bloxham,Banbury,OX15 4EL |
| Type of Comment | Objection |
| Type | neighbour |
| Comments | <p>The proposed building is planned to be built right next to Barn Close, a Grade II listed building. Not only would this be upsetting visually on a street lined with listed buildings - I seriously doubt the occupants would be pleased about a building being erected right next to their property. This would reduce the property value of Barn Close, as well as obscuring the beautiful view of the skyline and Sibford gap from the road. Detrimental to the overall feel and view of the road through Burdrop. The applicant references an approved appeal in 2017 to build a single storey building (16/00078/REFAPP - Appeal Decision), however this building was planned next to the public house on the other side. 'The building hereby permitted shall remain ancillary to the property currently known as the Pheasant Pluckers Inn' - the appeal here was approved as the old proposed building was connected to the public house: 'It would simply appear as a continuation of the ad-hoc nature of ancillary style buildings which currently exist around the PH, such as the converted bottle store. Neither would it close the gap between the PH and neighbouring buildings in a harmful way.' - the new proposed building has moved and DOES close the gap between the PH and Barn Close in a harmful way. Not only that but the size is larger and the position is more intimidating than the original proposal in 2016. These new changes should NOT be approved and planning permission should be rejected. I would also like to add that the council have previously told the applicant that they are to let their holiday buildings for 28 days a year, so I am concerned as to why the applicant talks about renting the proposed building for 3-6 months at a time.</p> |
| Received Date | 28/12/2021 00:29:55 |
| Attachments | |

Comment for planning application 21/04166/F

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|---------------------------|--|
| Application Number | <input type="text" value="21/04166/F"/> |
| Location | <input type="text" value="The Pheasant Pluckers Inn Burdrop OX15 5RQ"/> |
| Proposal | <input type="text" value="Permission is sought to re-position and amend the structure of the previously allowed 3 bedroom building"/> |
| Case Officer | <input type="text" value="Wayne Campbell"/> |
| Organisation Name | <input type="text" value="Mr S T C Malloy and Mrs M Malloy"/> |
| Address | <input type="text" value="Woodfields, Main Street, Sibford Gower, Banbury, OX15 5RW"/> |
| Type of Comment | <input type="text" value="Objection"/> |
| Type | <input type="text" value="neighbour"/> |
| Comments | <input type="text" value="Firstly may we 2nd all the objections raised by Mr Butt, he has done an amazing job, defending the Bishops Blaze as a Pub. I have lived in Sibford Gower for over 50 yrs and to see what the Noquets are doing and intend to do , to a village institution, is a real tragedy. They never intended to run a Pub and only ever wanted to develop it. They could not have been more rude the 1st time I visited the pub, just after they moved in. Please throw this application out."/> |
| Received Date | <input type="text" value="02/02/2022 11:08:04"/> |
| Attachments | |