



## Consultees for application 21/04166/F

<b><u>Consultee</u></b>	<b><u>Date Sent</u></b>	<b><u>Expires</u></b>	<b><u>Reply</u></b>
Sibford Gower Parish Council	04.01.2022	25.01.2022	17.01.2022
Archaeology OCC	04.01.2022	25.01.2022	04.01.2022
Conservation CDC	04.01.2022	25.01.2022	15.02.2022
Local Highways Authority OCC	04.01.2022	25.01.2022	18.01.2022
Severn Trent Water Ltd	04.01.2022	25.01.2022	24.01.2022
Environmental Health CDC	13.01.2022	03.02.2022	20.01.2022

Planning Application: 21/04166/F

Proposal: Permission is sought to re-position and amend the structure of the previously allowed 3 bedroom building

Location: The Pheasant Pluckers Inn, Burdrop, OX15 5RQ

Sibford Gower Parish Council **OBJECTS** to this application

The site is identified as within the curtilage of a non-designated historical asset, located within the Sibford Gower Conservation Area. There is an extensive planning history associated with the property. Parish Council Minutes provide evidence of several unsuccessful planning applications for dwellings on this site in 1982. Planning Appeal APP/C3105/W/16/3165654 (further referenced as APP) is particularly relevant to this application.

A number of significant issues have been identified, namely:

**Time Limit:**

APP identifies a start date for the relevant time limitation, while the current application offers a vague reference to “*early 2020*”. In order to determine that APP Condition 1 has been met in full, a specific work commencement date is required, together with verifiable evidence.

**Evidence Review:**

Material evidence (1922 OS map section and c1920 photograph) have been submitted in support of the application. Subject to further verification by CDC, the original photograph has been identified and confirmed within the local community. This is acknowledged as identifying a possible precedent on the current car park site.

**Relocation of the currently approved building:**

This is a separate matter for consideration prior to any consideration regarding the proposed amended building.

Should the supporting evidence be validated by CDC, such relocation of the currently identified building, comprising 3 en-suite rooms with associated conditions (APP Schedule of Conditions p5), could be considered to be appropriate.

**Viability Issues:**

The application identifies a “*Biker Pub Café Bar*” trading operation with an “*outdoor trading model with “limited internal space*”, although no evidence is offered to identify the particular limits of the internal space. Further references state that “*the major part of our income is derived from our letting business....our pub is not presently viable*”, although no evidence is offered in support.

It is noted that these business premises have recently been identified by the applicant in correspondence with CDC Community Services as closed from “*3<sup>rd</sup> October 2021 and will not re-open until maybe the spring of 2022 and therefore for at least 7 months our property will*

*become our home/residence and not a pub*" (13/08/21). This was further reinforced by a notice posted on the main gate: *"We have now finished trading for this year`s Biker season. We hope to reopen in the Spring of 2022..."*(08/10/21). Clearly, an extended period of conscious closure is likely to have a significantly negative impact on potential viability, offering a tenuous justification for seeking additional rental income, which would be at variance to the existing APP Condition 8 (*"short-term holiday lets only"*), to compensate for such closure.

Further, any letting activity for the proposed building when not operating as a pub would be directly contravening the existing planning permission, whilst also raising concerns regarding the current business operation, identified in the Planning Application Existing Use (6) as *"public house"*.

### **Use of proposed new building:**

The Application Statement references *"longer term letting facilities. needed for 3 to 6 months. or even longer"* (p1) whereas the APP conclusions make very clear and specific reference to *"conditions restricting the use of the building to that of short-term holiday lets only, to be used in conjunction with the PH"* (p4, para 21). This identifies a material variance between a long-term residential property rental model to be associated with the proposed relocated new building rather than the agreed short-term holiday lets model currently specified through APP Condition 8 (p5).

### **Proposed building:**

There are particular concerns, namely:

#### **Location:**

Given the proximity of the neighbouring Grade 2 barn, it appears likely that any building in this location may have a negative impact on the structural integrity of the barn.

**Size and Scale** – the proposed building has a significantly larger footprint and height, comprising 3 bedrooms, together with kitchen, utility & boots, bathroom and sitting room. This would appear to constitute an entirely new building, identified by the applicant as *the Proposed Cottage*" (p4), rather than an Amendment (p5).

**Design** – the proposed design does not appropriately reflect the photographic evidence provided to support the relocation and is not complementary to this location, thereby having a negative impact on the identified street scene in this sensitive conservation area

**Materials** – the photographic evidence clearly identifies local stone and thatch, which has been retained for the existing neighbouring barn. A similar use of materials would complement the adjacent Grade 2 listed building, generating a positive impact on the street scene in this sensitive conservation area. No specific details are included for doors, windows, rainwater goods

### **Conditions:**

The scope and detail identified in the APP Schedule of Conditions (p5) continue to be appropriate and relevant for any building in this location.

# Comment for planning application 21/04166/F

<b>Application Number</b>	<input type="text" value="21/04166/F"/>
<b>Location</b>	<input type="text" value="The Pheasant Pluckers Inn Burdrop OX15 5RQ"/>
<b>Proposal</b>	<input type="text" value="Permission is sought to re-position and amend the structure of the previously allowed 3 bedroom building"/>
<b>Case Officer</b>	<input type="text" value="Wayne Campbell"/>
<b>Organisation Name</b>	<input type="text" value="Sibford Ferris Parish Council"/>
<b>Address</b>	<input type="text" value="74 Beaulieu Close, Banbury, OX16 4FQ"/>
<b>Type of Comment</b>	<input type="text" value="Objection"/>
<b>Type</b>	<input type="text" value="neighbour"/>
<b>Comments</b>	<input type="text" value="Sibford Ferris Parish Council objects to this application as the location of the new building could put the integrity of the neighbouring listed building at risk. We also agree with the detail of the response submitted by Sibford Gower Parish Council."/>
<b>Received Date</b>	<input type="text" value="26/01/2022 10:13:41"/>
<b>Attachments</b>	

# Consultee Comment for planning application 21/04166/F

<b>Application Number</b>	<input type="text" value="21/04166/F"/>
<b>Location</b>	<input type="text" value="The Pheasant Pluckers Inn Burdrop OX15 5RQ"/>
<b>Proposal</b>	<input type="text" value="Permission is sought to re-position and amend the structure of the previously allowed 3 bedroom building"/>
<b>Case Officer</b>	<input type="text" value="Wayne Campbell"/>
<b>Organisation</b>	<input type="text" value="Conservation (CDC)"/>
<b>Name</b>	<input type="text" value="Conservation (CDC)"/>
<b>Address</b>	<input type="text" value="Conservation Cherwell District Council Bodicote House White Post Road Bodicote Banbury OX15 4AA"/>
<b>Type of Comment</b>	<input type="text" value="Object"/>
<b>Type</b>	<input type="text"/>
<b>Comments</b>	<input type="text" value="Thank you for consulting the Conservation Team on the above application. There are concerns with the description of the application 'Permission is sought to re-position and amend the structure of the previously allowed 3 bedroom building'. The proposed structure is different in terms of location, design and function to that permitted at appeal for 16/02030/F. The original building was intended as ancillary accommodation to the pub whereas this application is for a standalone cottage. Therefore the application should be considered as an entirely new development not a replacement development with the accumulative impact of both structures being taken into account. The application should be considered to be a new application and the accumulative impact would need to be considered. It is noted that in the Inspector's report he refers to the single storey nature of the building which would look like a natural addition to the public house 'There is nothing before me to lead me to conclude that the proposed building would appear as anything other than an ancillary building to the PH as it would be single storey and sited clearly within the PH's curtilage. 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 PH would still appear as a building on the edge of Burdrop slightly separate from the rest of the village'. There are also concerns with the design of the building which is overly domestic and does not respect the surrounding vernacular buildings."/>
<b>Received Date</b>	<input type="text" value="15/02/2022 20:20:43"/>
<b>Attachments</b>	

**From:** [Neil Whitton](#)  
**To:** [Wayne Campbell](#)  
**Cc:** [DC Support](#)  
**Subject:** 21/04166/F - Blaze Inn Saddles The Pheasant Pluckers Inn, Burdrop, Banbury, Oxfordshire, OX15 5RQ  
**Date:** 20 January 2022 08:52:25

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Environmental Protection has the following response to this application as presented:

Noise: As the planning statement indicates that this property may be let for longer than short term holiday lets, the occupants can expect to have the same levels of noise as you would find in a standard residential property. Therefore, bearing in mind the location in a busy pub car park, especially when the popular bikers meets arrive and depart, and with associated pub noise, such as from mechanical plant the following condition should be placed on any permission granted:

Prior to the development commencing a report should be provided and approved in writing by the local planning authority that shows that all habitable rooms within the dwelling will achieve the noise levels specified in BS8233:2014 (Guidance on sound insulation and noise reduction for buildings) for indoor and external noise levels (if required then the methods for rating the noise in BS4142:2014 should be used, such as for noise from industrial sources). Thereafter, and prior to the first occupation of the dwellings affected by this condition, the dwellings shall be insulated and maintained in accordance with the approved details.

Contaminated Land: No comments

Air Quality: The dwelling(s) hereby permitted shall not be occupied until it/they has/have been provided with a system of electrical vehicle charging to serve that dwelling.

Odour: No comments

Light: Prior to the first use of the development hereby approved details of the external [lighting/security lighting/floodlighting] including the design, position, orientation and any screening of the lighting shall be submitted to and approved in writing by the Local Planning Authority. Prior to the first use of the development hereby approved the lighting shall be installed and operated in accordance with the approved scheme at all times thereafter.

If you wish to deviate from the suggested conditions then this should be discussed with the officer making these comments to ensure the meaning of the condition remains and that the condition is enforceable and reasonable.

Kind Regards

Neil Whitton BSC, MCIEH  
Environmental Health Officer  
Environmental Health and Licensing  
Cherwell District Council  
Tel - 01295 221623  
Email - [Neil.Whitton@cherwell-dc.gov.uk](mailto:Neil.Whitton@cherwell-dc.gov.uk)

<http://www.cherwell.gov.uk/>

Find us on Facebook [www.facebook.com/cherwelldistrictcouncil](http://www.facebook.com/cherwelldistrictcouncil)

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Rachel Tibbetts

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**From:** Speakman, Glenn - Oxfordshire County Council  
<Glenn.Speakman@Oxfordshire.gov.uk>  
**Sent:** 18 January 2022 11:48  
**To:** Wayne Campbell; DC Support  
**Cc:** Transport CDC Minor; Cllr George Reynolds  
**Subject:** 21/04166/F The Pheasant Pluckers Inn, Burdrop, OX15 5RQ

Hi Wayne

I have looked over the above planning application and have the following comments:

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**Planning application:** 21/04166/F  
**Location:** The Pheasant Pluckers Inn, Burdrop, OX15 5RQ  
**Description:** Permission is sought to re-position and amend the structure of the previously allowed 3 bedroom building  
**Case Officer:** Wayne Campbell

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**Recommendation:**

Oxfordshire County Council, as the Local Highways Authority, notify the District Planning Authority that they **do not object** to the granting of planning permission.

**Comments:**

The repositioning of the previously approved 3 bedroom dwelling is unlikely to have any adverse impacts on the local highway network. Any highways related conditions applied to approval no. 16/02030/F should be carried forward to this permission, if granted.

The proposals are unlikely to have any adverse impact upon the local highway network in traffic and safety terms, OCC therefore do not object to the granting of planning permission.

If you would like to discuss any of the above in more detail, feel free to contact me.

Regards,

Glenn Speakman MSc  
Area Liaison Officer (Cherwell)  
Oxfordshire County Council  
Mobile: 07768331664

[Did you know that a new Oxfordshire Street Design Guide has been launched? You can view it here.](#)

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**From:** Archaeologydc - E&E <[Archaeologydc@Oxfordshire.gov.uk](mailto:Archaeologydc@Oxfordshire.gov.uk)>  
**Sent:** 04 January 2022 11:45  
**To:** Planning <[Planning@Cherwell-DC.gov.uk](mailto:Planning@Cherwell-DC.gov.uk)>  
**Subject:** RE: Planning notification for application reference: 21/04166/F

Dear Sir/Madam,

**Ref: 21/04166/F The Pheasant Pluckers Inn, Road through Burdrop, Burdrop, OX15 5RQ**

Thank you for consulting us on the above application. The development site lies in an area of archaeological interest, however the proposals do not appear to impact on any archaeological features and so there are no archaeological constraints to this scheme.

Kind regards,

*Victoria*

Victoria Green  
Planning Archaeologist  
Oxfordshire County Archaeological Services

Tel: 07922 848811



Rachel Tibbetts

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**From:** Planning  
**Sent:** 24 January 2022 10:22  
**To:** DC Support  
**Subject:** FW: 21/04166/F - The Pheasant Pluckers Inn Burdrop OX15 5RQ CRM:0038838

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**From:** Planning.APEast <Planning.APEast@severntrent.co.uk>  
**Sent:** 24 January 2022 09:34  
**To:** Planning <Planning@Cherwell-DC.gov.uk>  
**Subject:** 21/04166/F - The Pheasant Pluckers Inn Burdrop OX15 5RQ CRM:0038838

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For the attention of Wayne Campbell

Our Ref: P-220118-34657

Good Morning,

**Re Application: 21/04166/F**  
**Re Site: The Pheasant Pluckers Inn Burdrop OX15 5RQ**

With reference to the above planning application the Company's observations regarding sewerage are as follows.

Planning Practice Guidance and section H of the Building Regulations 2010 detail surface water disposal hierarchy. The disposal of surface water by means of soakaways should be considered as the primary method. If this is not practical and there is no watercourse is available as an alternative other sustainable methods should also be explored. If these are found unsuitable, satisfactory evidence will need to be submitted, before a discharge to the public sewerage system is considered.

Please note for the use or reuse of sewer connections either direct or indirect to the public sewerage system the applicant will be required to make a formal application to the Company under Section 106 of the Water Industry Act 1991. They may obtain copies of our current guidance notes and application form from either our website ([www.stwater.co.uk](http://www.stwater.co.uk)) or by contacting our Developer Services Team (Tel: 0800 707 6600).

**Suggested Informative**

Severn Trent Water advise that although our statutory sewer records do not show any public sewers within the area you have specified, there may be sewers that have been recently adopted under, The Transfer Of Sewer Regulations 2011. Public sewers have statutory protection and may not be built close to, directly over or be diverted without consent and you are advised to contact Severn Trent Water to discuss your proposals. Severn Trent will seek to assist you obtaining a solution which protects both the public sewer and the building.

Should you require any further information please contact us on email below.

Kind regards,

Asset Protection Team

**Asset Protection Waste Water East**  
**Asset Strategy and Planning**  
**Severn Trent Water Ltd**

Email: [planning.apeast@severntrent.co.uk](mailto:planning.apeast@severntrent.co.uk)

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