

BLAZE-INN SADDLES;

21/04166/F

APPEAL APPENDICES AND DOCUMENTS LIST:

1.a

From: [Wayne Campbell](#)

Sent: 17 February 2022 15:16

To: [REDACTED]

Subject: The Pheasant Pluckers Inn

Dear Mr Noquet

Apologises for the long in delay in contact you with regards to your planning application. Now that I have all the comments in I am now in a position to make a recommendation to my teal leader. However, in order to allow time to do this I was wondering if you were prepared to agree to a short extension of time until Monday 21st for this application. Please could you confirm by return email if this agreeable.

Many thanks.

Wayne Campbell MRTPI

2.a

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

Acknowledgement of Application

Application No.: 21/04166/F

Applicant's Name: Mr Geoffrey Richard Noquet

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 Parish(es): Sibford Gower

Your application for **Full Development**, as described above was received complete and valid on **17 December 2021**. I confirm the fee of **£462.00** for the application has been paid in full.

If on **11 February 2022** you have not been given notice by the Local Planning Authority of their decision, you are entitled, unless the application has already been referred to the Secretary of State, to appeal to the Secretary of State. Appeals must be made on a form, which can be obtained from the Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or via the Planning

Note: The LPA Target Decision Date has been altered on their website.

continued

2.

3.a See LPA Website

4.a See LPA website

5.a See submitted Block Plan

6.a Official Complaint Thursday 24th February 2022.

Dear Mr and Mrs Noquet,

I am writing to you with the results of my review of your Stage 2 complaint as you did not feel satisfied that issues raised in a Stage 1 complaint in November 2021 had been adequately dealt with and you have asked for this to be reviewed.

You were informed that your complaint would be reviewed by myself, as a Senior Director within Cherwell District Council and I thank you for your time Mrs Noquet, spent on the phone with me on the 30th November, explaining the reasons for your concerns.

- ***Lack of appropriate communication over the planning applications and enforcements***
- As you are fully aware, this is a complex case and there have been a number of external factors which have influenced some of the issues we have discussed. Large elements are due to the impact of covid19 over the last two years and therefore some of the work that you have undertaken. Other factors have related to resourcing issues within the Planning team at Cherwell District Council, and the additional demand that covid19 has placed upon the wider team. All factors that are understandable, however one of the fundamental aspects of a good quality Planning Service is that regular contact, engagement and working through applications is maintained with applicants or at least explained to customers should there be delays.
- **I therefore consider your complaint to be upheld.**
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- ***Complaint about Enforcement Officers and Amy Sedman***
- As outlined above, there have been several factors relating to previous issues on your Planning Applications. Despite the upheaval of the last two years due to covid19, my interpretation is that as a Council, we could have done better in terms of engaging with you, fully understanding the issues and reaching out to enable a compromise. I have spoken to Jane and Amy about the need to maintain dialogue and as you know, I was very keen to ensure the site visit was arranged and went ahead. On complex cases such as this, it is vitally important to actually see the land that is being discussed and to be able to visually articulate the issues is far better than on email.
- **I therefore consider your complaint to be upheld.**

continued

3.

On behalf of Cherwell District Council, I would like to apologise for the inconvenience, confusion and upset that these matters have caused you. I know that you are working really closely with Amy now and there are regular phone calls and an open dialogue to move matters forward. Her perception is that you also feel better about the current position and that the relationship is currently positive. I am very pleased to hear that and would like to thank you for enabling this position to be reached.

I have also encouraged the wider Planning team to engage in a more proactive way with you. This is reference to the matter of objections and determination of applications. An Officer should have been in touch to inform you that the recent application remains under consideration and that no decision will be made before the 17th February. I would encourage you to continue the positive conversations with the relevant Officers. I am sure they will share our relevant policies and published negotiation procedures if required.

7.a See LPA web-site for third-party comments, in particular: College Barn farm, BBSG, Arundel Wing, 84 Alma Rd Plymouth, Orlando Cottage, 6 Cotswold Close, Coranisa Isle Farm, Dower House, Carters Yard and Lambs Croft.

8.a Attached Rebuttals and additional statements:

9.a SGPC ACV Re-listing

Additional Documents List:

1. Application Form
2. Planning Statement
3. A3Sketch View of Street scene
4. A3Elevations Drawings Plans
5. A3Block Plan and Location Plan
6. Location map
7. Old Barn Historical Photographs
8. Historical Ordinance Survey 1922
9. A3Superimposed Photograph Options
10. Block plan Street View
11. Case Officers Report
12. Decision Letter
13. Appendices8a&9a
14. Appeal Statement
15. Costs
16. Common Ground
17. Documents List and Appendices
18. Amy Sedman (Enforcement Officer) Letter