

Comment for planning application 23/00662/F

Application Number	<input type="text" value="23/00662/F"/>
Location	<input type="text" value="The Pheasant Pluckers Inn Burdrop Banbury OX15 5RQ"/>
Proposal	<input type="text" value="Change of use of public house (Sui Generis) to hotel/bed and breakfast (Class C1)"/>
Case Officer	<input type="text" value="Katherine Daniels"/>
Organisation	<input type="text" value=""/>
Name	<input type="text" value="Nick Butt"/>
Address	<input type="text" value="17 Arundel Wing,Tortington Manor,Ford Road,Arundel,West Sussex,BN18 0FG"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<p>As a lifetime resident or visitor to the Sibfords with its best interests at heart, I have previously objected to earlier planning applications for this pub.</p> <p>This application appears to be yet another attempt in a long-line of failed applications to circumvent the planning rules in order to convert a viable and much cherished pub into a residential dwelling for the purposes of making a financial gain. The Applicants do not appear to have any prior interest in or knowledge of the hotel trade. No doubt, if permission for change of use is granted then it will be followed in time with de-licensing of the pub trade and ultimately conversion of use into a private residence.</p> <p>I have extreme doubts whether this is a bona fide business application and do not believe that the pub is in any way suited to being run as a viable hotel - it is far too small with insufficient rooms to be a commercial proposition. More likely, the pub activities will be run down to a minimum and/or effectively ceased altogether and the third party accommodation activities will also be minimal [Air BNB type, at best] and likely later will be ceased entirely, leaving effectively a de-licensed former pub then now only used as a private residence.</p> <p>For this application to proceed, there must be a robust business case produced in evidence and scrutinised/publicly interrogated/tested to vouch for the genuineness and viability of the application. If any consent is given ultimately, it must be tightly constrained and conditioned such that it is very clear that the pub operations must be continued and if (practically) ceased or extensively diminished the consent is withdrawn. All of the accommodation must be exclusively available and used by customers so that there is no right of residence for the applicants - otherwise there is a high risk that in practice they will simply use it as their house (perhaps with a period of purported use as a B'nB establishment for some of its accommodation) and then sell it on, entirely circumventing the planning rules.</p> <p>Once again, I urge the planning authority to protect the integrity of its rules by rejecting this application.</p>
Received Date	<input type="text" value="30/03/2023 11:02:04"/>
Attachments	