

From: Nick Butt <>

Sent: Monday, September 18, 2023 12:54 PM

To: Submit Appeal <Submit.Appeal@Cherwell-DC.gov.uk>

Subject: OBJECTION TO PLANNING APPLICATION APPEAL: Your Ref.: 23/00662/F

APP/C3105/W/23/3321715; 23/00092/NON Appeal Start Date: 13 September 2023

Dear Sirs/Madams,

I write again as an enduring and long-term supporter of keeping the licensed premises formerly known as the Bishop's Blaize Pub - and subsequently re-named as The Pheasant Plucker's Inn - as a valuable local community asset operating as a village pub.

I have previously written at length as to why in my view the Applicant's various proposals over time are not *bona fides* viable business plans and are instead transparent attempts to circumvent the licensing (and de-licensing) regulations which will deprive the local community of a prized and valuable local amenity. The current plans are simply a re-presentation under a slightly different guise of the same plan to de-license the pub with a view to monetary gain from speculative property redevelopment. I do not believe there is any substance to the proposal to run the property as a financially viable Hotel/Bed and Breakfast business – it looks obviously subscale for a viable Hotel business with very little in the way of usually expected hotel services.

I am a qualified Chartered Accountant and former Corporate Financial Adviser (approved by the Bank of England) and most recently have been managing an FSA Regulated UK specialist investment management firm. I have spent most of my last 45 years in financial markets dealing with businesses and business propositions and so I consider myself well-equipped to assess the prospects of the Applicant's stated business plans and I conclude that they are extremely unlikely to be commercially viable. I do not believe that they are intended to be carried out with a view to long-term commercial viability, with a property redevelopment proposal likely to ensue if change of use/de-licensing is permitted, thereby circumventing the rules and regulations, which would be an abuse of process.

I should add that I visited the Pheasant Plucker's Arms at lunchtime this summer to assess the current situation as an operational pub. There were extremely limited options available for drinks, eg with no draught beers and a very limited selection (2 alternatives, I believe, or possibly 3) of bottled beers available. The drinks that were available seemed to be on view in a temporary outside bar as part of an external covered part of the building which was not otherwise accessible to the public. There did not appear to be any food options available. Public visitors - and there were very few customers present - appeared not allowed into any part of the building so I sat outside at a garden table and left after consuming a small bottle of American IPA [not something I would ever choose with any reasonable selection available] without being able to use a public convenience, of which I could see no sign. My overall impression was that the place was not being run as a business for commercial gain. I would not willingly go again for a repeat experience and question what happens in inclement weather and during the Winter months when the garden is not available as a practical venue for customers? It would be interesting to see the financial statements for the current business and the budgeted financial statements and operational plans for the proposed alternative use business, but these are not publicly available to me.

I repeat and refer to my earlier expressed views that this application (and this appeal) must be denied in order to protect the local amenity and to ensure proper compliance with licensing and development regulations. Please do not allow circumvention of the rules by the backdoor and

instead protect the legitimate valuable interest of the local community in this once-prized local amenity (ie prior to its purchase and operation by the current ownership).

Your sincerely,

Nick Butt