

Comment for planning application 24/02664/PIP

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|---------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Application Number | <input type="text" value="24/02664/PIP"/> |
| Location | <input type="text" value="The Pheasant Pluckers Inn Street Through Burdrop Burdrop OX15 5RQ"/> |
| Proposal | <input type="text" value="Planning Permission in Principle is sought for the provision of 3-7 dwellings within the area outlined in red on the accompanying Ordnance Survey Map"/> |
| Case Officer | <input type="text" value="Katherine Daniels"/> |
| Organisation Name | <input type="text" value="Kathleen Winter"/> |
| Address | <input type="text" value="Cels Bield, Backside Lane, Sibford Gower, Banbury, OX15 5RS"/> |
| Type of Comment | <input type="text" value="Objection"/> |
| Type | <input type="text" value="neighbour"/> |
| Comments | <input type="text" value="Please see attached document"/> |
| Received Date | <input type="text" value="05/11/2024 21:53:18"/> |
| Attachments | The following files have been uploaded: <ul style="list-style-type: none">• KW objection.pdf |

The Old Post Office

Sibford Gower

Banbury

Oxon OX15 5RT

6th November 2024

Dear Sir, Madam

Re: 24/02664/PIP the pheasant Plucker's inn, Burdrop – formally the Bishops Blaze.

Again I am writing to you, to ask you to refuse this application. I have objected to many applications that have been made in the past and even attended a very fair 4-day meeting at Bodicote house with the planning inspectorate from Bristol. The inspector also visited Burdrop, Sibford Gower and Sibford Ferris.

Burdrop is a very historical, small and beautiful hamlet adjoining Sibford Gower. It is in the heart of the conservation area. It is at the top of the hill, which leads down to the Sib with Sibford Friss on the other side of the valley.

All the roads into and out of Burdrop are Narrow Steep and Bendy with poor visibility. The road though Burdrop is narrow, single track, with two blind bends.

No main roads pass though these villages, only country lanes, which are in a poor state of repair with ruts at the sides and potholes, which can be very dangerous even more so in wet weather and the dark. The nearest main road is the B4035 between Banbury and Shipston-on-Stour.

To drive to Banbury we have to pass though Swalcliffe, with a narrow, blind bend by the church, Tadmarton, which is entered with shape bends and is also narrow with a blind summit in the middle and many cars parked on the road side narrowing the road further. Broughton, which has shape bends on entering. The state of this road is poor with no sign of improvement.

The conservation area includes Burdrop, Sibford Gower, Sibford Ferris, the Sib Valley and the very beautiful landscape around these villages. Sheep used to gaze the fields below Burdrop including the field below The Pub, a vista of true timeless countryside.

I think I am right in saying the Bishop Blaze was the protector of sheep.

As a parent of sons it was a great comfort to know that our sons were with their friends at the Bishop Blaze, where they were able to walk and were looked after by Mr. and Mrs. Merchant the then owners. It was a true village country Public House; families were very welcome and on dry summers days would sit outside and enjoy the country views over the open countryside around the Sib valley.

Mr. and Mrs. Noquet have lived here for a number of years and have had plenty of time and chances to sell the Bishop Blaze Public House now the Pheasant Pluckers Inn, they have chosen not to. After the number of different planning applications they have made, since moving to Burdrop, it is now very clear that they never had any intention of running the Pub and have only ever been interested in developing the property.

Please may I ask you again to refuse this application to develop the car park of the Pheasant Pluckers Inn.

My reasons are:

Every public house needs a car park.

In 2024 one has to realise that, in the countryside villages without a regular bus service the residents need a car to go to work, for shopping and for family and social life. Every house will need parking for up to four cars.

The road though Burdrop is unsuitable for large heavy lorries delivering building materials, skips for removing earth when digging foundations and the disturbance of laying on water, electricity and drainage.

The lorries and structural work may well cause damage to the existing properties.

I think, we should be thinking about the extra traffic travelling though and the residents living in other villages, such as Swalcliffe, Tadmarton and Broughton when traveling to Banbury or upper and lower Brailes when traveling to Shipton-on-Stour.

Development on this property will seriously intrude on the conservation area spoiling the vistas.

Yours faithfully,

Mrs. Mary Mulley

We object to this Permission in Principle application, the latest in an estimated 28 applications and 14 appeals relating to the same site.

LOCATION

- The application fails to mention that the site lies in the heart of the Sibford Ferris, Sibford Gower and Burdrop Conservation Area. The local Conservation Area Appraisal lists the site as an undesignated heritage asset, and cites "Former Bishop Blaize, Public House " as a building showing typical vernacular construction of the period, along with Nicholas Corner. Both of these buildings are seen as "undesignated heritage assets which contribute significantly to the conservation area".
- The OCC Planning Archaeologist report, dated 22 October 2024, states that the site has been identified as being within an area of archaeological interest close to the historic core of the hamlet of Burdrop, and "...it is therefore possible that this development will encounter evidence of the early medieval development of the hamlet and could encounter further evidence of the post-medieval settlement".
- A statement by the Local Planning Authority, dated 8 December 2022, asserts that development in this location would "... close the feature gap between the public house and Barn Close disrupting views through to the surrounding valued countryside. The public benefits of this proposal do not outweigh this harm. The proposed development is therefore contrary to Policy ESD15 of the adopted Cherwell Local Plan 2011-2031 Part 1, saved policies C28, C30 and C33 of the Cherwell Local Plan 1996, and Government guidance contained within the National Planning Policy Framework."
- The same statement by the Local Planning Authority, dated 8 December 2022, comments: "The proposal to close the gap between the public house and the neighbouring property would result in a change in the appearance and character of this section of the Conservation Area. Views from the village green over the stone wall towards the valley would be lost as a feature within the Conservation Area to the detriment of the area".
- The proposed development is contrary to Section C33 of the Cherwell Local Plan, which states that: The Council will seek to retain any undeveloped gap of land which is important in preserving the character of a loose-knit settlement structure or in maintaining the proper setting for a listed building or in preserving a view or feature of recognised amenity or historic value. The site is directly adjacent, and in close proximity, to several Grade II listed buildings.
- The proposed development is contrary to Sections 9.76, 9.77 and 9.78 of the Cherwell Local Plan.

LAND USE & AMOUNT OF DEVELOPMENT

- The site remains a 'temporarily closed' public house (PH) with car parking. Several previous applications for change of use to a residential dwelling have been unsuccessful. The red line on the application denoting the development site boundaries includes the existing PH. As this building ("an undesignated heritage asset") remains classified as a PH, does the building form part of this latest proposal? Assuming not, this reduces further the available area for potential development.
- The application appears to indicate development on the site of the PH car park. It is unclear whether the recently granted application for single storey, 3 bedroom holiday cottage

accommodation to support the pub business (application number 24/00613/F) forms part of, or is in addition to, this PiP. This building and its required parking would significantly reduce the amount of land available for any additional development, and both applications eliminate parking for the PH.

- The site is located on a single track lane leading to the GP's surgery with limited on street parking for residents. It is unclear how development traffic could safely and reasonably access the proposed development site without significant disruption and/or road closures.
- The villages of Sibford Gower & Burdrop and Sibford Ferris are undergoing reclassification as Category B villages. Further development in these villages is unsustainable and inappropriate: the local bus service is not compatible with regular working hours, and all inhabitants must rely on the use of private vehicles to access essential services outside of the villages.

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| Proposal | Planning Permission in Principle is sought for the provision of 3-7 dwellings within the area outlined in red on the accompanying Ordnance Survey Map |
| Case Officer | Katherine Daniels |
| Organisation Name | Alison Rippon |
| Address | Stone House, Backside Lane, Sibford Gower, Banbury, OX15 5RS |
| Type of Comment | Objection |
| Type | neighbour |
| Comments | <p>The Sibfords are currently going through a process of redesignation and the site is therefore unlikely to remain in a category A location. Consequently, the consideration of this application will become much less favourable and the grant of PIP approval would be inappropriate.</p> <p>The Sibfords do not have the infrastructure to sustain any further development. Traffic on the roads up to Sibford Ferris is already very heavy at commuter times and the number of additional cars on the road as a result of any new homes to be built is at odds with Cherwell's stated aim to have sustainable development. Carbon dioxide levels will rise and air quality will become poorer. Additional homes will mean more people drive out of Sibford to work and to access other amenities - the lack of public transport giving no other option. The access to the site is on a particularly narrow road. The increasing traffic also gives rise to safety concerns, pavements are very limited and children and their families walking to and from school will be at increased risk.</p> <p>I refute the requirement to build any additional houses in the Sibfords. My understanding is that a greater number of new houses have been built in the Cherwell area than the target set. Twenty-five new houses have just been built in Sibford Ferris leading me to question the assertion that local services and business are somehow in need of further support to remain viable.</p> <p>The housing policy set out in the Cherwell Local Plan 2011 encourages the re-use of previously developed land in sustainable locations; the development site is not in a sustainable location. The Local Plan envisages most development taking place where there is access to shops, services, jobs and other facilities and opportunities to travel without using the car. The local bus service through Sibford is woeful and living in the village requires the use of a car to most amenities and for work, thus increasing the carbon footprint. The development goes against the spirit of the Local Plan Review 2040 which states there should be 'greater emphasis on development being supported by sustainable transport and active travel opportunity'</p> <p>This is a vexatious applicant who has tried repeatedly to acquire planning permission. To characterise the development site as brown field is totally inappropriate. The site consists of an existing building which would be used as a public house of broad community benefit were it not for the deliberate actions of its owners over many years to render it unviable by running it down. The remainder of the site represents the public house grounds and are needed for that purpose both as a car park and as the attractive gardens and play area which were once widely used by villagers and their children. This is not a brown field site and there is no evidence of contamination. It is not clear whether the applicant intends to demolish the existing structure which is consistent with the character of the village and has been in situ for many, many years. I refute the applicant's assertion that the development would not change the appearance of an historic and beautiful village.</p> <p>The Local Plan Review 2040 states that there should be 'tight management of speculative development and the avoidance of comparatively less sustainable development outcomes. I therefore urge the council not to allow this application.</p> |
| Received Date | 04/11/2024 11:09:10 |

Attachments

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| Case Officer | <input type="text" value="Katherine Daniels"/> |
| Organisation Name | <input type="text" value="Anne"/> |
| 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="The proposed site in Burdrop is at the heart of a conservation area, right on the edge of the unspoilt Sib Valley where development has always been strongly resisted by CDC in order to preserve the open countryside between the two villages of Sibford Gower and Sibford Ferris. It would have a very negative visual impact on both villages. Cramming a development of up to 7 houses onto this small site, is a completely inappropriate use of the land, which is the car park and gardens for what is still a licensed premises. The site can only be accessed via steep and very narrow roads. Both construction traffic and any vehicles from this development, would further add to congestion on this already busy stretch of road, which leads to the surgery. We do not need more houses in the village, we have already built our quota. There is no evidence that either the village shop and post office, the village hall, The Wykham Arms pub or the Sibford Endowed Primary School are struggling as the applicants suggests. They are all very well supported and valued by the local community. Finally, this is such a controversial application which would be so detrimental to our community that I believe it should be considered by the whole planning committee"/> |
| Received Date | <input type="text" value="04/11/2024 16:22:03"/> |
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| Case Officer | <input type="text" value="Katherine Daniels"/> |
| Organisation Name | <input type="text" value="Anne Spackman"/> |
| Address | <input type="text" value="Bishops Lodge,1 Folly Court,Sibford Ferris,Banbury,OX15 5RH"/> |
| Type of Comment | <input type="text" value="Objection"/> |
| Type | <input type="text" value="neighbour"/> |
| Comments | <input type="text" value="We strongly object to the proposed development of this site. This was a thriving and much loved village pub, the Bishop Blaize, until it was taken over. Any building would have a significant negative impact on the landscape. The access to the site is on a narrow lane and would inevitably lead to more parked cars and traffic congestion."/> |
| Received Date | <input type="text" value="06/11/2024 23:55:56"/> |
| Attachments | |

24/02664/PIP – The Pheasant Pluckers Inn, Burdrop

I strongly object to this permission in principle (PIP) application for the reasons outlined below.

The site lies in an elevated position on the northern side of the Sib Valley in the heart of Burdrop and within the Sibford Ferris, Sibford Gower and Burdrop Conservation Area. The application fails to mention that the site lies within the Conservation Area. The site is listed as an undesignated heritage asset by The Conservation Area Appraisal, Section 72 (General duty as respects conservation areas in exercise of planning functions) of the 1990 Listed Building and Conservation Act notes that “special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area”.

Burdrop is steeped in history and the site has been identified as being within an area of archaeological interest with mention of the possibility of medieval development according to the OCC Planning Archaeologist report 22 October 2024.

Views of the Sibford Gap across the car park of the PH from a small public green (to the front of the car park) will be adversely affected by infill. The proposed development is contrary to *Section 33 of the Cherwell Local Plan which states that “the council will seek to retain any undeveloped gap of land which is important in preserving the character of loose-knit settlement structure or in maintaining the proper setting for a listed building or in preserving a view or feature of recognised amenity or historic value”*. The site is directly adjacent and in close proximity to several Grade II listed buildings.

The site has a long history of planning and enforcement including the unauthorised use of the PH as a dwelling house. The PH is temporarily closed. It is unclear if the proposal of 3-7 dwellings is restricted to the curtilage of the car park and garden or includes the PH (as it looks to be included on the site plan indicated by the red boundary line). The amount of development proposed appears to be disproportionate to the area of land available. This will reduce/eliminate any available space for parking, in effect denying the village any chance of it being run as a viable PH again.

There is no requirement to build additional houses in the Sibfords. The target has been achieved in the Cherwell area. There has already been significant development in the Sibfords most recently with a housing development currently under construction, Deanfield Heights with 25 houses and permission granted for a further 5 houses on land off Woodway Road.

The number (up to 7 dwellings), density, prominence and intrusiveness of the proposed development will harm the character and appearance of the street scene and I have concerns for associated boundary creep within a conservation area. It is not a brownfield site. Access to the site is on a steep, narrow single-track road with limited pavements and already congested with on street parking. It's junction with Hawk's Lane on a steep incline will become extremely dangerous with construction traffic needing to access the site.

In the face of poor public transport infrastructure and an infrequent unreliable bus service, the vast majority of Sibford residents rely on their cars to make journeys for shopping, commuting to school and work etc. The pattern of vehicle use that this development would create will result in a disproportionately larger number of cars using minor or unsuitable roads and is contrary to *Core Policy 21 as set out in the current Local Plan Review 2040, stating “One of our key objectives for meeting the challenge of climate change is to ensure that housing and employment are located within sustainable locations. Encouraging sustainable transport modes, low-carbon technologies, and living closer to jobs, education, services and amenities can lead to reduced travel, reduced carbon emissions and generally more sustainable communities”*.

In conclusion, I urge CDC not to approve the PIP proposal for the reasons outlined above.

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| Organisation Name | <input type="text" value="c a warner"/> |
| Address | <input type="text" value="The Leys,Backside Lane,Sibford Gower,Banbury,OX15 5RS"/> |
| Type of Comment | <input type="text" value="Objection"/> |
| Type | <input type="text" value="neighbour"/> |
| Comments | <input type="text" value="I object to the planning application for the following reasons - 1 It is not very clear as to the future of the current public house/dwelling contained within the application site. the provision of up to 7 dwellings would ruin the character of this part of Burdrop. 2 Access to the site is very restricted due to the very narrow and steep roads. There being no footpaths the congestion caused by construction traffic would be a danger for pedestrians going to the school and shops. 3 it should be stipulated that construction traffic to the site from the doctors surgery is not an option due to the narrowness of the road , this would cause severe inconvenience to the residents. 4 Surely an application as sensitive as this should be put before a planning committee and not be delegated."/> |
| Received Date | <input type="text" value="06/11/2024 19:19:31"/> |
| Attachments | |

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| Case Officer | <input type="text" value="Katherine Daniels"/> |
| Organisation Name | <input type="text" value="Caroline Seely"/> |
| Address | <input type="text" value="Home Farm, Backside Lane, Sibford Gower, Banbury, OX15 5RS"/> |
| Type of Comment | <input type="text" value="Objection"/> |
| Type | <input type="text" value="neighbour"/> |
| Comments | <input type="text" value="see attached"/> |
| Received Date | <input type="text" value="30/10/2024 15:37:44"/> |
| Attachments | <p>The following files have been uploaded:</p> <ul style="list-style-type: none">• CURRENT Permission in Principle_Pheasant Pluckers.pdf |

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| Case Officer | <input type="text" value="Katherine Daniels"/> |
| Organisation Name | <input type="text" value="David Abecassis"/> |
| Address | <input type="text" value="Oakenstone, Ferris Court, Hook Norton Road, Sibford Ferris, Banbury, OX15 5QR"/> |
| Type of Comment | <input type="text" value="Objection"/> |
| Type | <input type="text" value="neighbour"/> |
| Comments | <p>I object to this application on the grounds that it would further advance the "development creep" which is changing the character of the Sibfords, and which is contrary to the 2012 local plan produced by the communities; this said that further development should be limited to 25 dwellings (I think that is the correct figure) - a figure since exceeded. The fact that the Parish Council is unable to comment on behalf of their community because the applicant and his wife are both Councillors, and so a quorum on this topic cannot be achieved, means that the widespread resistance to the re-development of the site, expressed in the many applications made before this one by the applicant, cannot be officially expressed. If this application is granted, it seems likely that an application will also be made for the adjacent site, Bishop's End, for even more dwellings. It is very important that the Sibfords are not sacrificed on the altar of the Government planning targets when so many more suitable sites exist in nearby Banbury.</p> <p>The applicant's statement that the site is in effect a Brownfield infill site is simply not accurate.</p> <p>The allegations made by the applicant regarding the future financial vulnerability of the village shop and the Wykham Arms are not supported by evidence supplied in the supporting documents and no reliance should be placed upon them.</p> <p>I am concerned that the space available on the site for the upper figure applied for (7) is too little for the creation of dwellings appropriate to the character of the village, and I would hope that the planning office will look very carefully at that.</p> <p>This application is far too important and potentially divisive to be handled by delegated powers, and so should be handled by the full Planning Committee of the CDC.</p> <p>If this application is granted, it should be limited to permission to only three dwellings, all of which should be of an affordable nature which younger families might be able to buy. The last thing we need in the Sibfords is more dwellings which can only be purchased by those with substantial resources.</p> |
| Received Date | <input type="text" value="17/10/2024 09:51:33"/> |
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| Case Officer | <input type="text" value="Katherine Daniels"/> |
| Organisation Name | <input type="text" value="Dr Jane Fletcher"/> |
| Address | <input type="text" value="Hill House, Main Street, Sibford Ferris, Banbury, OX15 5RA"/> |
| Type of Comment | <input type="text" value="Objection"/> |
| Type | <input type="text" value="neighbour"/> |
| Comments | <input type="text" value="My objection to this application is on the grounds of access. Burdrop is a small hamlet and cannot accommodate such a large building project. The small single track road onto the main hill is not suitable for the amount of traffic already on it. There are no footpaths for pedestrians or sufficient parking the existing homes. To add more would be unworkable. The existing inhabitants of property already park off their property on the small side road."/> |
| Received Date | <input type="text" value="25/10/2024 15:41:09"/> |
| Attachments | |

Lynne Baldwin

From: Planning
Sent: 03 November 2024 13:48
To: DC Support
Subject: FW: Application number 24/02664/PIP

From: judy hine [REDACTED]
Sent: 03 November 2024 12:17
To: Planning <Planning@Cherwell-DC.gov.uk>
Subject: Application number 24/02664/PIP

CAUTION: This email originated from outside of the Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Sir,

With regard to the above mentioned application (Bishops Blaize public house, Burdrop), I am unable to access your planning website and would ask that you add this objection to the comments.

I am disappointed that the Highways Dept. has failed to engage in this process as my objection mainly concerns safety of the site, and I will attempt to do their job for them. The site is accessed by a narrow road, on a blind bend and steep hill. Used daily by lorries and buses, this further reduces the road to a single lane. The pedestrians using the road include school children walking to the bus stop at the top of the hill, further endangered by there being no pavement at this point. Along with other walkers and horse riders, I also regularly walk along the road and am occasionally forced to climb a bank to avoid the traffic. Adding up to 7 units in the pub garden will simply increase the danger to more people and more vehicles. Finally, the site is a pub garden - part of the original permission for a pub. This change of use within a conservation area should be refused.

Many thanks,
Peter Hine, 6 Barley Close, Sibford Gower, Banbury. OX15 5RZ.

Sent from [Outlook](#)

Rachel Tibbetts

From: richard.butt [REDACTED]
Sent: 26 November 2024 10:33
To: Planning
Subject: Re our comments re the Bishops Blaize

CAUTION: This email originated from outside of the Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Please pass this info on to Case Officer: Katherine Daniels
A little more info as to why the Bishops Blaize should stay as a pub where it is. Copied from Fleurets



A 'Good local pub' is a top priority for house hunters

House hunters are ranking a 'good local pub' as more important than schools, gyms and places of worship, according to new research from the British Beer & Pub Association (BBPA). The data forms part of the BBPA's Long Live the Local campaign that is calling for the Government to protect pubs in light of the social and economic value they bring to local communities, reports the [Morning Advertiser](#). It found that more than half (52%) of Brits say 'a good local pub' is a top priority when choosing a new home. In fact, nearly a quarter of respondents put the pub in first place (23%) when prioritising local amenities and 43% visit a pub to get a feel for the area's atmosphere before potentially committing to purchase a property in the neighbourhood.

Regards The BBSG

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| Case Officer | <input type="text" value="Katherine Daniels"/> |
| Organisation Name | <input type="text" value="Emilia Zakrzewska"/> |
| Address | <input type="text" value="Staddlestones, Bonds End Lane, Sibford Gower, Banbury, OX15 5RT"/> |
| Type of Comment | <input type="text" value="Objection"/> |
| Type | <input type="text" value="neighbour"/> |
| Comments | <input type="text" value="I strongly object to the over development of this site and creating a mini estate/holiday park on this area of land."/> |
| Received Date | <input type="text" value="31/10/2024 11:22:58"/> |
| Attachments | |

From: Andrew Meyler
Sent: 07 November 2024 15:47
To: Planning
Subject: Planning Application - 24/02664/PIP
Importance: High

CAUTION: This email originated from outside of the Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear CDC Planning Department,

I have tried on multiple occasions (using different browsers) over the past 3 days to submit a comment about planning application 24/02664/PIP. Each time I click on the 'submit' button, I receive an error message - 403 Forbidden Microsoft-Azure-Application-Gateway/v2. Since the deadline for submissions on the application is today (07/11/2024) this error is likely to prevent interested parties' comments from being registered by the deadline - undermining the validity of the public consultation.

For my part, I contacted CDC just now and was told to submit my comments to the planning department by email using the application reference as the subject line. My comments are below.

My name is Andrew Meyler
I am Objecting to the application 24/02664/PIP
I live at West Town Cottage, Woodway Road, Sibford Ferris, Banbury OX15 5RF

My wife and I strongly object to this latest in a long line of applications dating back more than 15 years to change the use of and otherwise develop the public house formerly known as The Bishop Blaize Inn, now referred to by the applicants as The Pheasant Pluckers Inn, and its surrounding plot.

In view of the planning history of this location, the fact that the Sibford Gower Parish Council is unable as a council to represent parishioners' views (because the two applicants and their next-door neighbour are parish councillors and must therefore recuse themselves from discussions/decisions on this matter - rendering the council inquorate) and the prominent and sensitive location of the site within the Sibford Ferris, Sibford Gower and Burdrop Conservation Area on the edge of the Sib valley, this matter should not be determined under delegated powers but by CDC's Planning Committee.

We object on the following grounds:

1. The proposed development would encroach on the undeveloped gap of land in the Sib valley between Sibford Gower/Burdrop and Sibford Ferris representing 'settlement

boundary creep' that would be damaging to its appearance and rural character which, according to Section 8.3 of the Conservation Area Appraisal, '...should be resisted'.

2. The proposal is for the construction of up to 7 dwellings on a very small plot which seems likely to result in a closing of the 'feature gap' between the public house and Barn Close disrupting views through to the surrounding valued countryside – something that the Local Planning Authority deemed contrary to Policy ESD15 of the adopted Cherwell Local Plan 2011-2031 Part 1, saved policies C28, C30 and C33 of the Cherwell Local Plan 1996, and Government guidance contained within the National Planning Policy Framework, when determining a previous proposal by the applicants for this site.
3. The proposal would neither preserve nor enhance the 'character or appearance' of this location which is described as a 'non-designated heritage asset' within the Conservation Area Appraisal and is therefore afforded protection under the 1990 Listed Building and Conservation Areas Act.
4. The proposal would dramatically impact the quiet hamlet of Burdrop – initially because of the construction work with attendant traffic, noise and disruption and subsequently from the significant additional traffic using the narrow lanes in Burdrop generated by up to 7 new households.
5. Sibford Gower and Sibford Ferris (together) were mis-categorised as a 'Category A Village' in the 2011-2031 Local Plan triggering development proposals like this one. The draft 2020-2040 Local Plan which is out for consultation, assigns Sibford Gower and Sibford Ferris (separately) the status of 'Small Village' – with protection from this type of proposal.

From: Chris Tindsley

Sent: 28 October 2024 17:05

To: Katherine Daniels <Katherine.Daniels@Cherwell-DC.gov.uk>

Subject: 24/02664/PIP The Pheasant Pluckers Inn, Burdrop, Permission in Principle for the provision of 3-7 dwellings

CAUTION: This email originated from outside of the Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hello Katherine

Apologies, but we are having difficulties adding the attached letter of objection to the CDC Planning Portal. The web site is taking all of our details but when we press send. we receive a 'Forbidden 403' message. This occurred last Friday and again today.

We've attached a copy of our objection and wonder if you are able to place it in the system for us?

In accordance with the information sought by the website site our details are;

Andrew and Chris Tindsley

Address: Coppers, Pound Lane, Sibford Gower, OX15 5RR

Nature of comment: Objection

Confirmation that you are able to add our objection would be greatly appreciated.

Kind regards

Andrew Tindsley

Comment for planning application 24/02664/PIP

Application Number

Location

Proposal

Case Officer

Organisation Name

Address

Type of Comment

Type

Comments

Received Date

Attachments

Comment for planning application 24/02664/PIP

| | |
|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Application Number | 24/02664/PIP |
| Location | The Pheasant Pluckers Inn Street Through Burdrop Burdrop OX15 5RQ |
| Proposal | Planning Permission in Principle is sought for the provision of 3-7 dwellings within the area outlined in red on the accompanying Ordnance Survey Map |
| Case Officer | Katherine Daniels |
| Organisation Name | Hugh Pidgeon |
| Address | 'Burdrop Green', Burdrop, Sibford Gower, Banbury, Oxon, OX15 5RQ, immediately opposite the proposed building site. |
| Type of Comment | Objection |
| Type | neighbour |
| Comments | <p>RE Application 24/02664/PIP: PRELIMINARY COMMENT to the Planning Officer responsible for putting together the relevant summary report on this PIP application to the CDC Planning Committee 7.11.'24 [NOT FOR PUBLICATION]</p> <p>I have been under treatment at the Churchill hospital and unable to properly attend to this new application from Mr and Mrs Noquet these last few days but I have all the while been very conscious of the very narrow window available for comment this time around. I was anxious at least to ensure I had met today's deadline for submissions to enter an objection, today being 7th November 10:00 pm</p> <p>I anticipate I will be well enough to add my own few comments to those you have received tomorrow morning Friday 8th November. I hope you will be good enough to accept these as part of my submission. Hugh Pidgeon, 'Burdrop Green', Burdrop</p> |
| Received Date | 07/11/2024 22:30:45 |
| Attachments | |

Comment for planning application 24/02664/PIP

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|---------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Application Number | <input type="text" value="24/02664/PIP"/> |
| Location | <input type="text" value="The Pheasant Pluckers Inn Street Through Burdrop Burdrop OX15 5RQ"/> |
| Proposal | <input type="text" value="Planning Permission in Principle is sought for the provision of 3-7 dwellings within the area outlined in red on the accompanying Ordnance Survey Map"/> |
| Case Officer | <input type="text" value="Katherine Daniels"/> |
| Organisation Name | <input type="text" value="Hugo and Caroline Seely"/> |
| Address | <input type="text" value="Home Farm, Backside Lane, Sibford Gower, Banbury, OX15 5RS"/> |
| Type of Comment | <input type="text" value="Objection"/> |
| Type | <input type="text" value="neighbour"/> |
| Comments | <input type="text" value="see attached. There is currently a gateway error 403 preventing comments."/> |
| Received Date | <input type="text" value="31/10/2024 11:55:57"/> |
| Attachments | The following files have been uploaded: <ul style="list-style-type: none">• 24 02664 PIP_Objection.pdf |

Comment for planning application 24/02664/PIP

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|---------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Application Number | <input type="text" value="24/02664/PIP"/> |
| Location | <input type="text" value="The Pheasant Pluckers Inn Street Through Burdrop Burdrop OX15 5RQ"/> |
| Proposal | <input type="text" value="Planning Permission in Principle is sought for the provision of 3-7 dwellings within the area outlined in red on the accompanying Ordnance Survey Map"/> |
| Case Officer | <input type="text" value="Katherine Daniels"/> |
| Organisation Name | <input type="text" value="Jayne Allen"/> |
| Address | <input type="text" value="Rose Cottage, Bonds End Lane, Sibford Gower, Banbury, OX15 5RT"/> |
| Type of Comment | <input type="text" value="Objection"/> |
| Type | <input type="text" value="neighbour"/> |
| Comments | <input "="" type="text" value="This is a completely inappropriate location for new dwellings. The road access is narrow and used by school traffic - it would become a hazardous and dangerous accident spot. In addition, new dwellings mean more cars on the road. The footpath is already narrow and dangerous for pedestrians including schoolchildren who walk to school along this path,"/> |
| Received Date | <input type="text" value="06/11/2024 21:02:31"/> |
| Attachments | |

Comment for planning application 24/02664/PIP

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|---------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Application Number | <input type="text" value="24/02664/PIP"/> |
| Location | <input type="text" value="The Pheasant Pluckers Inn Street Through Burdrop Burdrop OX15 5RQ"/> |
| Proposal | <input type="text" value="Planning Permission in Principle is sought for the provision of 3-7 dwellings within the area outlined in red on the accompanying Ordnance Survey Map"/> |
| Case Officer | <input type="text" value="Katherine Daniels"/> |
| Organisation Name | <input type="text" value="Jean Scouse"/> |
| Address | <input type="text" value="Whitts End, Main Street, Sibford Gower, Banbury, OX15 5RT"/> |
| Type of Comment | <input type="text" value="Objection"/> |
| Type | <input type="text" value="neighbour"/> |
| Comments | <input type="text" value="I would like to add my objection to those of many others who feel that the Bishop Blaize and the attractive area immediately around it should be preserved. This is a conservation area and any access to a development would be hazardous for other villagers on the Gower/Ferris road. Such a pity that our Parish Council cannot make representations for the village."/> |
| Received Date | <input type="text" value="05/11/2024 16:21:32"/> |
| Attachments | |

Comment for planning application 24/02664/PIP

Application Number

Location

Proposal

Case Officer

Organisation

Name

Address

Type of Comment

Type

Comments

Received Date

Attachments

Comment for planning application 24/02664/PIP

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|---------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Application Number | <input type="text" value="24/02664/PIP"/> |
| Location | <input type="text" value="The Pheasant Pluckers Inn Street Through Burdrop Burdrop OX15 5RQ"/> |
| Proposal | <input type="text" value="Planning Permission in Principle is sought for the provision of 3-7 dwellings within the area outlined in red on the accompanying Ordnance Survey Map"/> |
| Case Officer | <input type="text" value="Katherine Daniels"/> |
| Organisation Name | <input type="text" value=""/> |
| Name | <input type="text" value="JOAN BROADY"/> |
| Address | <input type="text" value="Rafters,Backside Lane,Sibford Gower,Banbury,OX15 5RS"/> |
| Type of Comment | <input type="text" value="Objection"/> |
| Type | <input type="text" value="neighbour"/> |
| Comments | <input type="text" value="I object most strongly to this application to build 3 to 7 houses on land that was the carpark and gardens of a much loved 'Pub'. 1. It would forever have a detrimental visual effect on the Sib Valley 2. The roads leading to this sight are narrow and steep and frequently busy due to the Village Surgery being in the area. This application is far too impactful on the villages of Sibford NOT to be considered by a full planning committee"/> |
| Received Date | <input type="text" value="31/10/2024 13:38:48"/> |
| Attachments | |

Comment for planning application 24/02664/PIP

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|---------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Application Number | <input type="text" value="24/02664/PIP"/> |
| Location | <input type="text" value="The Pheasant Pluckers Inn Street Through Burdrop Burdrop OX15 5RQ"/> |
| Proposal | <input type="text" value="Planning Permission in Principle is sought for the provision of 3-7 dwellings within the area outlined in red on the accompanying Ordnance Survey Map"/> |
| Case Officer | <input type="text" value="Katherine Daniels"/> |
| Organisation Name | <input type="text" value=""/> |
| Name | <input type="text" value="john wass"/> |
| Address | <input type="text" value="Holmby House,Main Street,Sibford Ferris,Banbury,OX15 5RG"/> |
| Type of Comment | <input type="text" value="Objection"/> |
| Type | <input type="text" value="neighbour"/> |
| Comments | <input type="text" value="I write to object to the application of three to seven houses in Burdrop. This is one of a large number of applications which have been rejected since 2006. This number of houses on this small plot is not apposite to this conservation area and should be rejected."/> |
| Received Date | <input type="text" value="31/10/2024 10:22:59"/> |
| Attachments | |

Comment for planning application 24/02664/PIP

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|---------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Application Number | <input type="text" value="24/02664/PIP"/> |
| Location | <input type="text" value="The Pheasant Pluckers Inn Street Through Burdrop Burdrop OX15 5RQ"/> |
| Proposal | <input type="text" value="Planning Permission in Principle is sought for the provision of 3-7 dwellings within the area outlined in red on the accompanying Ordnance Survey Map"/> |
| Case Officer | <input type="text" value="Katherine Daniels"/> |
| Organisation Name | <input type="text" value="Kate & Matthew Allen"/> |
| Address | <input type="text" value="Woodhall, Backside Lane, Sibford Gower, Banbury, OX15 5RS"/> |
| Type of Comment | <input type="text" value="Objection"/> |
| Type | <input type="text" value="neighbour"/> |
| Comments | <p>We wish to strongly object to this application for Permission in Principle (PIP) to construct between 3 - 7 dwellings at the above location. Our objections are focused on the criteria of Location, Land Use and Amount of Development, the factors reviewed in the consideration of a Stage 1 PIP application. The reason for objection takes into consideration the current Local Plan, the revised Local Plan currently in preparation and the Sibford Ferris, Sibford Gower and Burdrop Conservation Appraisal.</p> <p>The detailed reasons for objection on the basis of Location, Land Use & Amount of Development are neatly summarised in the objection by Coppers, Pound Lane, Sibford Gower, and we endorse this as a document fully aligned with our own views.</p> <p>Furthermore, we would like to emphasise the following points:</p> <ul style="list-style-type: none">~The success of this application would result in a wholly inappropriate over-development of a small site.~The Bishop's Blaize was an important community asset that could still form the bedrock of connectivity for local residents, if the current owners had been respectful of its use and value to the community.~The site location at the intersection between Sibford Gower, Sibford Ferris and Burdrop is of strategic, visual and historical importance.~The applicant seeks to abuse his (their: note that both Mr & Mrs Noquet are on SGPC) position as a trusted member of the community by highlighting his involvement on the Sibford Gower Parish Council in his application and therefore it is essential that Cherwell District Council are mindful of the fact that Sibford Gower Parish Council are unable to provide any meaningful support to members of the community who wish to object to this proposal. <p>We hope this application will be firmly rejected at the earliest opportunity.</p> |
| Received Date | <input type="text" value="06/11/2024 23:16:35"/> |
| Attachments | |

Comment for planning application 24/02664/PIP

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| Application Number | <input type="text" value="24/02664/PIP"/> |
| Location | <input type="text" value="The Pheasant Pluckers Inn Street Through Burdrop Burdrop OX15 5RQ"/> |
| Proposal | <input type="text" value="Planning Permission in Principle is sought for the provision of 3-7 dwellings within the area outlined in red on the accompanying Ordnance Survey Map"/> |
| Case Officer | <input type="text" value="Katherine Daniels"/> |
| Organisation Name | <input type="text" value="oswyn murray"/> |
| Address | <input type="text" value="Glebe Farm,Main Street,Sibford Gower,Banbury,OX15 5RT"/> |
| Type of Comment | <input type="text" value="Objection"/> |
| Type | <input type="text" value="neighbour"/> |
| Comments | <p>Shortly after the property developers Mr and Mrs Noquet arrived almost two decades ago in 2006/7 in the hamlet of Burdrop in the village of Sibford Gower, they closed the most popular public house, the Bishop Blaize, and sought to convert it into a private house. They were prevented from doing so by the activities of the Bishop Blaize Support Group who successfully lobbied the villagers and the Parish Council over more than a decade to maintain the designation of the property as a public house. The owners resorted to an endless series of frivolous planning applications which I myself as chairman of the Parish Council during this period spent ten years on behalf of the village successfully opposing. They resorted to opening the public house only on random occasions and without draught beer or proper meal provision. They changed the interior configuration of the pub, converted the bottle store to an occasional holiday let, built on the car park; and now they declare the public house to be 'temporarily closed', which indeed it has been for the last decade, due entirely to their decisions.</p> <p>The current application is another example of a frivolous attempt to evade their duties as publicans. It involves building on a piece of steeply sloping land known as the Sibford Gap which has hitherto been respected by previous planning decisions (for instance the insistence by Cherwell that the gardens on the Walford Road development should not contain any fixtures that infringe their designation as agricultural land). This steep gap through which the River Sib runs, separating the two historic villages of Sibford Gower and Sibford Ferris, is included in the Sibfords Conservation Areas (adopted by Cherwell District Council 2012) and is specifically identified as a crucial aspect of the two Conservation Areas both here and in the independent Sibfords Community Plan (published by the two Parish Councils 2012).</p> <p>There is no evidence that either the village shop and post office, or the village hall, or the Sibford Endowed Primary School lack custom: all are much valued entities well supported by the local community, as indeed the Bishop Blaize Public House would be if it were properly opened and run by responsible landlords.</p> |
| Received Date | <input type="text" value="21/10/2024 15:55:36"/> |
| Attachments | |

Comment for planning application 24/02664/PIP

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|---------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Application Number | <input type="text" value="24/02664/PIP"/> |
| Location | <input type="text" value="The Pheasant Pluckers Inn Street Through Burdrop Burdrop OX15 5RQ"/> |
| Proposal | <input type="text" value="Planning Permission in Principle is sought for the provision of 3-7 dwellings within the area outlined in red on the accompanying Ordnance Survey Map"/> |
| Case Officer | <input type="text" value="Katherine Daniels"/> |
| Organisation Name | <input type="text" value="peter abbott"/> |
| Address | <input type="text" value="Bramley Close,Bonds End Lane,Sibford Gower,Banbury,OX15 5RT"/> |
| Type of Comment | <input type="text" value="Objection"/> |
| Type | <input type="text" value="neighbour"/> |
| Comments | <input type="text" value="This is a totally unacceptable development in this site , particularly in view of all the previous applications for this site which have been rejected."/> |
| Received Date | <input type="text" value="23/10/2024 18:31:54"/> |
| Attachments | |

Comment for planning application 24/02664/PIP

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| Application Number | <input type="text" value="24/02664/PIP"/> |
| Location | <input type="text" value="The Pheasant Pluckers Inn Street Through Burdrop Burdrop OX15 5RQ"/> |
| Proposal | <input type="text" value="Planning Permission in Principle is sought for the provision of 3-7 dwellings within the area outlined in red on the accompanying Ordnance Survey Map"/> |
| Case Officer | <input type="text" value="Katherine Daniels"/> |
| Organisation Name | <input type="text" value="Peter Duggins"/> |
| Address | <input type="text" value="2 Meadow Crest Cottages, 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="We urge the council to refuse this application . On reading the many many objections we agree with them all. Again please refuse this application.PETER&ANIELA DUGGINS"/> |
| Received Date | <input type="text" value="05/11/2024 17:37:41"/> |
| Attachments | |

Comment for planning application 24/02664/PIP

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|---------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Application Number | 24/02664/PIP |
| Location | The Pheasant Pluckers Inn Street Through Burdrop Burdrop OX15 5RQ |
| Proposal | Planning Permission in Principle is sought for the provision of 3-7 dwellings within the area outlined in red on the accompanying Ordnance Survey Map |
| Case Officer | Katherine Daniels |
| Organisation Name | Richard Butt |
| Address | College Barn Farm, Colony Road, Sibford Gower, Banbury, OX15 5RY |
| Type of Comment | Objection |
| Type | neighbour |
| Comments | <p>The Bishop Blaize Support Group Objections to Application 24/02664/PIP For the Pheasant Pluckers Inn, Street through Burdrop, OX15 5RQ</p> <p>1, The proposed planning site for building 3 to 7 houses is in an area that is already densely occupied on a steep hill with narrow roads which could endanger the existing residents with significantly increased traffic if permission was granted.</p> <p>2. The application for a possible 3 to 7 houses on the Public House site would significantly impact the viability of the pub as a business as there would be limited parking spaces left available for customers to park, and no other parking spaces anywhere near to the pub. This appears to be yet another attempt by the applicant to get a change of use for the Public House to domestic at the expense of the local community.</p> <p>3. In the event that planning in principle is approved, we would ask that A Section 106 agreement should be made on all of the 3-7 properties and the Pub to mitigate impacts on the local community.</p> <p>For and on behalf of the Bishops Blaize Support Group Richard Butt (Coordinator for the BBSG)</p> |
| Received Date | 28/10/2024 08:14:05 |
| Attachments | |

Comment for planning application 24/02664/PIP

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|---------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Application Number | 24/02664/PIP |
| Location | The Pheasant Pluckers Inn Street Through Burdrop Burdrop OX15 5RQ |
| Proposal | Planning Permission in Principle is sought for the provision of 3-7 dwellings within the area outlined in red on the accompanying Ordnance Survey Map |
| Case Officer | Katherine Daniels |
| Organisation Name | Roger Mallows |
| Address | Yew Tree House,Main Street,Sibford Gower,Banbury,OX15 5RT |
| Type of Comment | Objection |
| Type | neighbour |
| Comments | <p>Please note that there are two public houses in Sibford Gower/Burdrop - The Wykham Arms and The Pheasant Pluckers Inn. The applicant appears to have neglected to mention his own premises - the subject of this application.</p> <p>The 2021 Asset of Community Value (ACV) application referenced by the applicant offers abundant evidence for the extensive level of community activity which the Bishop Blaize enjoyed at the heart of the village for many years. However, the evidence also shows that the present occupiers quickly chose not to support such activities, thereby creating a cessation in community use which, with the passage of time from the initial application in 2016, inevitably challenged the interpretation of "recent past" under the Localism Act (ACV Decision Notice ACV066). The acrimonious tensions and grievances generated with the local community over many years are on-going.</p> <p>The extensive planning history associated with this site is a material consideration, clearly identifying numerous attempts by the applicant to obtain a change of use to residential. All such applications have been refused, referencing both local authority and Planning Inspectorate decisions.</p> <p>The identified site location is an elevated position on the northern side of the Sib Valley and benefits from generous views towards the adjacent village of Sibford Ferris. The site comprises a long-established public house (The Bishop Blaize/The Pheasant Pluckers Inn/Bishops End), together with an established short-term holiday let (Holly Cottage), formerly the beer store, and is referenced as an undesignated heritage asset within the Sibford Ferris, Sibford Gower and Burdrop Conservation Area. The eastern boundary borders Barn Close which is a Grade 2 listed property.</p> <p>Following a recent lengthy dialogue (March - October 2024) with CDC Planning, the applicant was permitted to amend an existing planning consent of three en-suite letting rooms to a three-bedroom bungalow, specifically referenced to the identified needs of the short-term holiday let market directly associated with the public house operation. Indeed, the conditions are both detailed and specific, with particular reference to its exclusion from permanent residential accommodation and to remain ancillary to the existing public house (24/00613/F Condition 6).</p> <p>The current client base for the public house would appear to be mainly members of the biker community engaged in leisure and recreational activities. In a planning application earlier this year, the applicant notes that the short-term holiday let business has been successfully operating on the site for eight years and identifies significant benefits for the public house ability, local community amenities, and the promotion of tourism generated through family staycation provision (24/00613/F Supporting Letter dated 05/03/24). The holiday let business appears to operate throughout the year.</p> <p>The applicant's reference to the Parish Council's current requirement for 50 houses is without identified verification or context. Current housing supply data included in a recent planning application (24/01766/PIP) directly connected to this village clearly indicates Cherwell's current surplus of housing land supply (Delegated Officer report, paras 8.11 - 8.16). There is no evidence provided for this location being identified as a potential development site in the Cherwell Local Plan 2011 - 2031.</p> |

The building identified as Bishops End is the only dwelling on the site with permanent residential provision which is directly related to the public house operation. This application seeks to provide for 3 - 7 dwellings on the same restricted site. This would generate a significantly higher housing density, together with concerns for associated boundary creep within this sensitive conservation area location.

Consideration of the extensive planning history for this site identified a consistent determination, through relevant conditions, to preserve and protect the integrity and quality of this sensitive conservation area location immediately adjacent two the protected Sib Valley - a designated character area.

It is noted that, due to the structure of the current Parish Council, they do not have the necessary quorum (3) of councillors to hold a public meeting or lodge a response to this application (The Sibford's website 17/10/24). With the Supporting Letter being signed by the applicant identifying himself as a Sibford Gower Parish Councillor being unusual, and referencing "in our view" (Supporting Letter, Street scene, page 2), there is a concern that this could be interpreted as seeking to mislead by appearing to reflect the views of the Parish Council.

While the application seeks Planning Permission in Principle (PIP) for this site, there is a further concern that, should such consent be approved, this would identify a change of use to residential applicable to this site. Given the extensive planning history directly associated with this site, further clarification and understanding are essential.

The restrictive nature of the proposed site, its sensitive location within the conservation area, the potential to significantly increase the housing density and associated settlement creep, Cherwell identified surplus of housing land supply, the conscious protection afforded to this sensitive conservation area location through the determination of numerous previous planning applications, together with the removal of the applicant`s recently identified successful rural business promoting tourism and village amenities, collectively offer clear grounds for refusal.

Received Date

23/10/2024 14:50:16

Attachments

Comment for planning application 24/02664/PIP

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| Application Number | <input type="text" value="24/02664/PIP"/> |
| Location | <input type="text" value="The Pheasant Pluckers Inn Street Through Burdrop Burdrop OX15 5RQ"/> |
| Proposal | <input type="text" value="Planning Permission in Principle is sought for the provision of 3-7 dwellings within the area outlined in red on the accompanying Ordnance Survey Map"/> |
| Case Officer | <input type="text" value="Katherine Daniels"/> |
| Organisation Name | <input type="text" value="Sue 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="I object to the planning application for 3-7 homes to be built on the former site of the Bishop Blaize Inn on the grounds that the site is of historic interest and in a Conservation area, being in the Sib valley. The area is not suitable for numerous properties to be built, the access would be very difficult with poor visibility I object to this application."/> |
| Received Date | <input type="text" value="03/11/2024 13:35:45"/> |
| Attachments | |

Comment for planning application 24/02664/PIP

Application Number

Location

Proposal

Case Officer

Organisation Name

Address

Type of Comment

Type

Comments

Received Date

Attachments

Comment for planning application 24/02664/PIP

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|---------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Application Number | <input type="text" value="24/02664/PIP"/> |
| Location | <input type="text" value="The Pheasant Pluckers Inn Street Through Burdrop Burdrop OX15 5RQ"/> |
| Proposal | <input type="text" value="Planning Permission in Principle is sought for the provision of 3-7 dwellings within the area outlined in red on the accompanying Ordnance Survey Map"/> |
| Case Officer | <input type="text" value="Katherine Daniels"/> |
| 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="My husband and I both object very strongly to this planning application. The Sib valley is of great ecological value to the area and building a considerable number of houses on the plot would change the character of the valley. The Bishop Blaize/Pheasant Pluckers inn has been the subject of endless applications, all of them entirely unsuitable for the villages of Sibford Ferris, Sibford Gower and Burdrop whose open character is a great feature. Should the application be approved the subsequent building work would be a long drawn out procedure, given the steep nature of the site and cause huge disruption to residents of that end of the village. We foresee that access to site would be a problem. We have questions about the infrastructure, schools, etc whether the current facilities would be sufficient if another possible 30 or so people were to live in the new houses."/> |
| Received Date | <input type="text" value="15/10/2024 19:14:50"/> |
| Attachments | |

I oppose this planning PIP application for the following reasons.

The Bishop's Blaize pub and car park are situated on the south side of what was a very ancient earthwork, older than either of the Sibfords. It made a natural division/space between the two Sibfords. Sadly, the council did not consider the earthwork some 50-60 years ago when they allowed four bungalows to be built on the north side of the earthwork. These, however, are unobtrusive. Such an old earthwork is part of England's heritage and history, not to be lost as so much is being lost under concrete of our beautiful countryside. It is as if England's planners want to obliterate what was England altogether.

This proposed build will be an eyesore. Driving from a southerly approach to Sibford Gower, it has a true village appearance, the houses settled above the steep hillside. Put 3-7 houses on to it and they will look like a carbuncle – quite out of keeping and out of place – hideous in fact.

Burdrop has only a single-track round it, no pavements for pedestrians or children walking to school. Where is the access for building on this proposed site? At present there is only a normal gateway to the car park. Where is the access for building, earth removing equipment, lorries carrying stone, concrete mixes etc? There is nowhere to turn other than on the proposed site itself. Outside of this the Burdrop lanes will be destroyed. Where are the amenities, water, sewage, electrics etc? These are already stretched to the limit in the village.

How stable is the land supporting these proposed 3-7 properties? The bank behind the Bishop's Blaize is very steep. There are natural springs in this bank. There is a land fault in the area. It would need a very good land survey to make sure building was safe.

What are these houses for? Selling, holiday lets, second homes, reasonably priced for young people from the village to purchase? All but the last of these we do not need. There are already 25 new properties just built and permission for a further 5 houses granted in Sibford Ferris.

The roads throughout the villages are narrow. Most have no pavement, with some having pavement on one side only. At the 3-way junction from Sibford to Burdrop and the Ferris there is also no pavement. It is now very dangerous – add a potential 14 cars from this proposed development to 50 cars from the Hook Norton Road development and you have accidents waiting to happen – again no pavements. Children as young as 3 years old are walking this way to school. The 20 mph signs that have suddenly sprouted throughout the village might as well be taken up as traffic is ignoring them. Who is enforcing them?

The Bishop's Blaize has been a hostelry since the 17th century. It was a vibrant pub catering for all age groups. Villagers met there to discuss ideas and plans. The pub played a full part in the village providing snacks, meals and cricket club teas. It donated to events regularly. It helped out with the luncheon club and over 60's club when the extensions to the village hall were on going. It had a lovely welcoming atmosphere and it was stolen from the village. Oh to turn the clock back!

In summary, I object for these reasons:

1. The landscape eyesore
2. The possible instability to the land
3. The lack of need for these houses (building for the sake of building for filthy lucre)
4. No access to building site
5. Roads/traffic – danger to young and old, high accident risk
6. Anybody coming to live here needs a car as there is no bus service to be relied on and there is no work

Comment for planning application 24/02664/PIP

| | |
|---------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Application Number | <input type="text" value="24/02664/PIP"/> |
| Location | <input type="text" value="The Pheasant Pluckers Inn Street Through Burdrop Burdrop OX15 5RQ"/> |
| Proposal | <input type="text" value="Planning Permission in Principle is sought for the provision of 3-7 dwellings within the area outlined in red on the accompanying Ordnance Survey Map"/> |
| Case Officer | <input type="text" value="Katherine Daniels"/> |
| Organisation Name | <input type="text" value="lara 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 this planning application. I think it's an outrageous plan and is not within keeping of the village, is an awful use of the land and should not be granted."/> |
| Received Date | <input type="text" value="07/11/2024 13:57:40"/> |
| Attachments | |

Comment for planning application 24/02664/PIP

Application Number

Location

Proposal

Case Officer

Organisation

Name

Address

Type of Comment

Type

Comments

Received Date

Attachments

Comment for planning application 24/02664/PIP

| | |
|---------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Application Number | <input type="text" value="24/02664/PIP"/> |
| Location | <input type="text" value="The Pheasant Pluckers Inn Street Through Burdrop Burdrop OX15 5RQ"/> |
| Proposal | <input type="text" value="Planning Permission in Principle is sought for the provision of 3-7 dwellings within the area outlined in red on the accompanying Ordnance Survey Map"/> |
| Case Officer | <input type="text" value="Katherine Daniels"/> |
| Organisation Name | <input type="text" value="Louise and Antony Harwood"/> |
| Address | <input type="text" value="Leasowe House,Bonds End Lane,Sibford Gower,Banbury,OX15 5RT"/> |
| Type of Comment | <input type="text" value="Objection"/> |
| Type | <input type="text" value="neighbour"/> |
| Comments | <input type="text" value="The Sibfords and Burdrop are historic and beautiful villages that deserve strict planning protection. This proposed development within the heart of the village would be of very limited benefit and would destroy its period charm."/> |
| Received Date | <input type="text" value="03/11/2024 15:34:44"/> |
| Attachments | |

Comment for planning application 24/02664/PIP

Application Number

Location

Proposal

Case Officer

Organisation

Name

Address

Type of Comment

Type

Comments

Received Date

Attachments

Comment for planning application 24/02664/PIP

| | |
|---------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Application Number | <input type="text" value="24/02664/PIP"/> |
| Location | <input type="text" value="The Pheasant Pluckers Inn Street Through Burdrop Burdrop OX15 5RQ"/> |
| Proposal | <input type="text" value="Planning Permission in Principle is sought for the provision of 3-7 dwellings within the area outlined in red on the accompanying Ordnance Survey Map"/> |
| Case Officer | <input type="text" value="Katherine Daniels"/> |
| Organisation Name | <input type="text" value="LYNN FARLEIGH"/> |
| Address | <input type="text" value="Pettiphers Piece,Main Street,Sibford Ferris,Banbury,OX15 5RA"/> |
| Type of Comment | <input type="text" value="Objection"/> |
| Type | <input type="text" value="neighbour"/> |
| Comments | <input type="text" value="The number of houses is much too vague for the area under consideration but my objection is access to this plot - it is on the very small road to Sibford Surgery and it is often hard to negotiate now. It is completely unsuitable for the many vehicles required for building construction and which ever way you approach the pub there would be traffic upsets . Thank you."/> |
| Received Date | <input type="text" value="24/10/2024 16:23:15"/> |
| Attachments | |

Comment for planning application 24/02664/PIP

| | |
|---------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Application Number | 24/02664/PIP |
| Location | The Pheasant Pluckers Inn Street Through Burdrop Burdrop OX15 5RQ |
| Proposal | Planning Permission in Principle is sought for the provision of 3-7 dwellings within the area outlined in red on the accompanying Ordnance Survey Map |
| Case Officer | Katherine Daniels |
| Organisation Name | Maggie Guy |
| Address | Lions Den, Main Street, Sibford Ferris, Banbury, OX15 5RG |
| Type of Comment | Objection |
| Type | neighbour |
| Comments | <p>We strongly object to yet another request for building on this land of 3-7 houses. The land the owners wish to build on would constitute in filling of the 'Sibford Gap' through which the Sib River runs and is an area of outstanding natural beauty with ecological value. It is an area that residents, the Parish Councils and Cherwell District have long kept free from development to preserve the conservation area. Due to the steep nature of the site, construction would have considerable impact not only on residents, but access to the two schools in Sibford Gower and Ferris. Building access to the site would certainly be dangerous on the steep and bending road.</p> <p>It has been almost 20 years of unsuccessful applications from the current owners, who have submitted various applications for development. It would also effectively mean that the property could not longer be used as a public house, which is temporarily closed with no opening planned. The owners continue to push to develop this land- this new application must also be rejected. Maggie & Chris Guy</p> |
| Received Date | 03/11/2024 14:45:14 |
| Attachments | |

Comment for planning application 24/02664/PIP

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|---------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Application Number | <input type="text" value="24/02664/PIP"/> |
| Location | <input type="text" value="The Pheasant Pluckers Inn Street Through Burdrop Burdrop OX15 5RQ"/> |
| Proposal | <input type="text" value="Planning Permission in Principle is sought for the provision of 3-7 dwellings within the area outlined in red on the accompanying Ordnance Survey Map"/> |
| Case Officer | <input type="text" value="Katherine Daniels"/> |
| Organisation Name | <input type="text" value="Margie Taylor"/> |
| Address | <input type="text" value="Blenheim Farm,Shutford Road,Sibford Ferris,Banbury,OX15 6HD"/> |
| Type of Comment | <input type="text" value="Objection"/> |
| Type | <input type="text" value="neighbour"/> |
| Comments | <input type="text" value="The Locals to this village still would like this public house running as decent pub.The area around the pub provides good off road parking. Should housing be squeezed into the car park area, the facility would be lost for ever. This property is in the Sibford conservation area. The meaning of conservation means a locally significant asset should be preserved from destructive influences of natural decay or waste. Also protected from damaging effects of human activity. To consider building 3 to 7 houses on this property would be flaunting conservation in its face. Losing the future possibility of retaining this licenced property. It is a wholly unsuitable place to build."/> |
| Received Date | <input type="text" value="05/11/2024 20:07:00"/> |
| Attachments | |

Comment for planning application 24/02664/PIP

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|---------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Application Number | <input type="text" value="24/02664/PIP"/> |
| Location | <input type="text" value="The Pheasant Pluckers Inn Street Through Burdrop Burdrop OX15 5RQ"/> |
| Proposal | <input type="text" value="Planning Permission in Principle is sought for the provision of 3-7 dwellings within the area outlined in red on the accompanying Ordnance Survey Map"/> |
| Case Officer | <input type="text" value="Katherine Daniels"/> |
| Organisation Name | <input type="text" value="Mary Nash"/> |
| Address | <input type="text" value="The Vine House,Sibford Gower,Banbury,OX155BP"/> |
| Type of Comment | <input type="text" value="Objection"/> |
| Type | <input type="text" value="neighbour"/> |
| Comments | <input type="text" value="Burdrop is the oldest part of an ancient settlement and the Inn a very important part of the hamlet. All the roads around are very steep and narrow and have more cars than is comfortable. At the end of the hamlet from the Inn is the Sibford surgery so cars are always coming and going. The proposed buildings would add to the congestion. I strongly hope this will be turned down."/> |
| Received Date | <input type="text" value="31/10/2024 10:00:34"/> |
| Attachments | |

Comment for planning application 24/02664/PIP

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|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Application Number | 24/02664/PIP |
| Location | The Pheasant Pluckers Inn Street Through Burdrop Burdrop OX15 5RQ |
| Proposal | Planning Permission in Principle is sought for the provision of 3-7 dwellings within the area outlined in red on the accompanying Ordnance Survey Map |
| Case Officer | Katherine Daniels |
| Organisation Name | Maureen Hicks |
| Address | Greenfields,Back Lane,Sibford Ferris,Banbury,OX15 5QN |
| Type of Comment | Objection |
| Type | neighbour |
| Comments | <p>While the Sibford Gower Parish is inquorate due to the owners of the pub, together with their immediate neighbour from the adjacent listed building serving on the PC, it is incumbent on the parishioners to register their comments on this application.</p> <p>Since the current owners bought the historic public house, then known as the Bishop Blaize Inn, in 2006, there have been innumerable planning applications on this sensitive site all shown in the planning history. This important application, I feel, should be considered by the full Planning Committee and not under delegated powers</p> <p>The pub remains closed; the owners continue to live in the whole of the pub building despite there being no permission for Change of Use granted. The car park is very occasionally opened on a few summer days to accommodate bikers who use the gardens to meet without the provision of any public amenities.</p> <p>Following an appeal to amend an approved but lapsed application to build 3 letting bedrooms on the same site, a 3-bedroom letting cottage on a different site within the curtilage was submitted. On appeal this application was refused by the Inspectorate for the following reasons:- The Inspector concluded that 'the development would be contrary to the design aims and heritage protection objectives of Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1 2015, and saved policies C28, C30 and C33 of the Cherwell Local Plan 1996. It would also not conserve and enhance the historic environment in accordance with the National Planning Policy Framework.</p> <p>Recently a further amended planning application to build a reduced sized, 2-bedroom, single storey letting cottage back on the original roadside site for 3- letting bedrooms was submitted and passed.</p> <p>This permission has resulted in the owners submitting the current 'Planning Permission in Principle' for the provision of 3-7 dwellings within the curtilage of the car park and garden area of the closed public house. This constitutes a very different proposition and cannot possibly be described as an infill brown-field site as stated by the applicant. The impact would be detrimental to the appearance and amenity value of the steep, incised Sib Valley within the Conservation area. The proposed site sits on the lip of the Sib Valley and, hitherto, any proposed development has been strongly resisted by CDC to preserve and retain the open countryside and amenity gap which reflects the agricultural nature of the two villages that face each other across the valley.</p> <p>The access to the site is on a steep and very narrow village road already congested with on-street parking for other nearby cottages that were built hundreds of years ago. The hamlet of Burdrop is the oldest part of the settlement and is at the heart of these two Domesday villages. Despite the current category Class A status the two villages, considered separately, are unsustainable and their 'cluster' status should be reviewed in the new Local Plan. Any development on this site would create a precedent for other development in the protected valley and should be firmly rejected.</p> <p>I object in the strongest terms.</p> |
| Received Date | 25/10/2024 12:27:19 |
| Attachments | |

Comment for planning application 24/02664/PIP

Application Number 24/02664/PIP

Location The Pheasant Pluckers Inn Street Through Burdrop Burdrop OX15 5RQ

Proposal Planning Permission in Principle is sought for the provision of 3-7 dwellings within the area outlined in red on the accompanying Ordnance Survey Map

Case Officer Katherine Daniels

Organisation Name Michael Etherington-Smith

Address Dower House, Main Street, Sibford Ferris, Banbury, OX15 5RA

Type of Comment Objection

Type neighbour

Comments

The recent history of this property has, unfortunately and for many reasons, been a sorry saga for a number of years with much discord created in the local community. This latest application is a continuation of the saga with seemingly little consideration for the village no matter how it is dressed up. To change the existing property into 3-7 dwellings would be a travesty and risks spoiling what is a very special historic village and valley and so on this basis I am unable to support the proposal.

I do however recognise that times and circumstances have changed over recent years and that to insist on the property being a pub is a mistake. I do not believe that a second pub in the village would be commercially viable. Therefore my suggestion would be that the planning for 3-7 dwellings be turned down and that consideration is now given to the property being able to become a single, domestic dwelling. The existing property could be converted into an attractive house with the right taste and sensitivity to the area. There is one proviso and this is that if there are any outstanding planning obligations from recent years that have not been complied with these are rectified before any such consideration be given to a change of use. If there are some obligations that have not been complied with I reserve the right to withdraw this.

Received Date 23/10/2024 07:12:27

Attachments

Comment for planning application 24/02664/PIP

| | |
|---------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Application Number | <input type="text" value="24/02664/PIP"/> |
| Location | <input type="text" value="The Pheasant Pluckers Inn Street Through Burdrop Burdrop OX15 5RQ"/> |
| Proposal | <input type="text" value="Planning Permission in Principle is sought for the provision of 3-7 dwellings within the area outlined in red on the accompanying Ordnance Survey Map"/> |
| Case Officer | <input type="text" value="Katherine Daniels"/> |
| Organisation Name | <input type="text" value="Michael Gordon"/> |
| Address | <input type="text" value="Garden Cottage,Main Street,Sibford Ferris,Banbury,OX15 5RG"/> |
| Type of Comment | <input type="text" value="Objection"/> |
| Type | <input type="text" value="neighbour"/> |
| Comments | <p>If this proposal went ahead, it would make permanent the removal of a much loved and valued pub that was part of our community for many years (hundreds I believe) until the current owners bought it nearly 20 years ago and made a series of applications that were rejected, as this one should be. The application is vague, but says that other village amenities are under-used, suggesting that this is justification for ending the possibility of a pub (or other public hospitality space) ever successfully operating there. The claim of under-use of village hall, school and shop etc is untrue and unfounded, and it is widely understood in the village that the Bishop Blaize Inn has not functioned as a pub because it has not been properly operated as one. The Bikers Pub was not open regularly enough to be considered as a pub.</p> <p>There are lots of other reasons why this proposal is not sensible - the steep hill, and very narrow access, and the very special character of the valley that makes Sibford what it is. I would not necessarily object to perhaps 3 houses on the car park site, as long as the pub and valley were preserved, but I think what this application is really asking for is approval in principle to build over the whole site. I think they already have permission to build something else there.</p> |
| Received Date | <input type="text" value="06/11/2024 12:30:18"/> |
| Attachments | |

Comment for planning application 24/02664/PIP

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|---------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Application Number | <input type="text" value="24/02664/PIP"/> |
| Location | <input type="text" value="The Pheasant Pluckers Inn Street Through Burdrop Burdrop OX15 5RQ"/> |
| Proposal | <input type="text" value="Planning Permission in Principle is sought for the provision of 3-7 dwellings within the area outlined in red on the accompanying Ordnance Survey Map"/> |
| Case Officer | <input type="text" value="Katherine Daniels"/> |
| Organisation Name | <input type="text" value="Mike and Penny"/> |
| Address | <input type="text" value="Stonecutters Cottage,Bonds End Lane,Sibford Gower,Banbury,OX15 5RT"/> |
| Type of Comment | <input type="text" value="Objection"/> |
| Type | <input type="text" value="neighbour"/> |
| Comments | <p>We object to the application to build 3- 7 houses on the proposed site in Burdrop. This is at the heart of a conservation area, on the edge of the beautiful and much loved Sib Valley where the open countryside between the two villages of Sibford Gower and Sibford Ferris remains unspoilt and valued as such. Both villages would be negatively impacted by this development, which would likely be visible from across the valley.</p> <p>This is a small site, unsuited to such development - the access roads are narrow, villagers (including school children) use the steep route between the two villages to travel between the Ferris, Gower and Burdrop (and the Surgery); there is no pavement at the narrow top of this route, which would be the access for these proposed houses. The site includes the car park and gardens for what is still a licensed premises.</p> <p>The village shop and post office, The Wykham Arms pub, the village hall and Sibford Primary School are thriving and are well supported by the community; there is no need for more development in this area.</p> |
| Received Date | <input type="text" value="06/11/2024 21:28:46"/> |
| Attachments | |

Comment for planning application 24/02664/PIP

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|---------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Application Number | 24/02664/PIP |
| Location | The Pheasant Pluckers Inn Street Through Burdrop Burdrop OX15 5RQ |
| Proposal | Planning Permission in Principle is sought for the provision of 3-7 dwellings within the area outlined in red on the accompanying Ordnance Survey Map |
| Case Officer | Katherine Daniels |
| Organisation Name | Nicholas Butt |
| Address | Level Mare Lane,,Eastergate,,Chichester,,West Sussex |
| Type of Comment | Objection |
| Type | neighbour |
| Comments | <p>Over the years I have objected many times to the various different applications for the proposed redevelopment of the Pheasant Plucker's Inn - formerly The Bishops' Blaize. The Applicants have repeatedly sought in effect to change the use of the property - to make a capital profit from property redevelopment - which they bought as a desirable and viable commercial enterprise and a valued, core community asset pub. I have always objected to the circumvention of planning regulations to allow this sort of otherwise impermissible development [typically involving the purchase of a licensed premises at a low capital valuation and then seeking to de-licence and then redevelop the property.</p> <p>The Applicants appear over many years to be trying to wear down local resistance in the hope that the many objectors give up. I have heard recently that they have gone even further in seeking to litigate against certain principle objectors individually [apparently with little or no substance to their allegations/claims], again presumably with a view to suppressing key opposition.</p> <p>It is vital that the Council sticks to its principles and continues to deny planning applications which were not previously and would not now be granted if made directly rather than in the long and circuitous process adopted by the Applicants. It is essential that the Council robustly defends encroachment and subversion of all of its planning regulations and protection for residents.</p> <p>I again urge rejection of the Application.</p> <p>Nick Butt</p> |
| Received Date | 30/10/2024 11:01:17 |
| Attachments | |

Comment for planning application 24/02664/PIP

Application Number

Location

Proposal

Case Officer

Organisation

Name

Address

Type of Comment

Type

Comments

Received Date

Attachments

24/02664/PIP

The Pheasant Pluckers Inn, Burdrop, Permission in Principle for the provision of 3-7 dwellings.

We wish to object to this application for Permission in Principle (PIP) to construct between 3 - 7 dwellings at the above location. Our objections are contained within the criteria of Location, Land Use and Amount of Development, the factors reviewed in the consideration of a Stage 1 PIP application. In preparing these objections, we have consulted the current Local Plan, the revised Local Plan currently in preparation and the Sibford Ferris, Sibford Gower and Burdrop Conservation Appraisal.

LOCATION

- The site lies in the heart of Burdrop and within the Sibford Ferris, Sibford Gower and Burdrop Conservation Area. This is a significant matter though no reference is made to it within the short Planning Statement. The Conservation Area Appraisal lists the site as a non-designated heritage asset. Section 72 (General duty as respects conservation areas in exercise of planning functions) of the 1990 Listed Building and Conservation Areas Act notes that “...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area”.
- The area has a long history and according to the OCC Planning Archaeologist report, 22 October 2024, the site has been identified as being within an area of archaeological interest close to the historic core of the hamlet of Burdrop, and “...it is therefore possible that this development will encounter evidence of the early medieval development of the hamlet and could encounter further evidence of the post-medieval settlement”.
- The proposed development will have a significant visual impact on both the immediate and wider area (all within the Conservation Area Boundary). The proposed development is therefore contrary to Section C33 of the Cherwell Local Plan, which states that: ‘The Council will seek to retain any undeveloped gap of land which is important in preserving the character of a loose-knit settlement structure or in maintaining the proper setting for a listed building or in preserving a view or feature of recognised amenity or historic value’.

Of note, in the recent appeal decision, ref APP / C3105 / W / 16 / 316564 for the erection of a single storey building at this location, the Planning Inspector makes reference to the sensitivity of spaces between buildings and potential reduction in views. (see para 8 and 9 of this letter)

- The proposed development is contrary to Sections 9.76, 9.77 and 9.78 of the Cherwell Local Plan which specify that:

9.76 Not all undeveloped land within the structure of settlements can be built on without damage to their appearance and rural character. Where the existing pattern of development is loose knit there will often be a compelling case for it to remain so for aesthetic, environmental or historical reasons.

9.77 The Council will also have regard to the importance of maintaining the setting of a listed building and will resist infill development that would diminish its relative importance or reduce its immediate open environs to the extent that an appreciation of its architectural or historical importance is impaired.

9.78 Proposals that would close or interrupt an important vista across open countryside will also be discouraged, as will the loss of trees of amenity value or the loss of features such as boundary walls where they constitute an important element of an attractive or enclosed streetscape.

- Furthermore, in relation to the valley between Burdrop and Sibford Gower, Section 8.3 of the Conservation Area Appraisal states that: The openness of the valley has not as yet been compromised and in the interest of maintaining the character and appearance of the valley, housing infill and ‘settlement boundary creep’ should be resisted.
- Sections 9.10.1, 9.10.2, 9.10.3 of the Conservation Area Appraisal state that:
 - 9.10.1 Burdrop exhibits a sense of tranquil village life as it is not located on a main route and enjoys unrivalled south facing views.
 - 9.10.2 The buildings and associated gardens form a key component to this, especially the following buildings:
 - Former Bishop Blaize, Public House (now referred to as the Pheasant Pluckers Inn) – as this building shows typical vernacular construction of the period
 - Nicholas Corner
 - 9.10.3 The above buildings are undesignated heritage assets which contribute significantly to the conservation area.
- The settlement pattern of Burdrop is seen as comprising separate clusters of buildings within the hamlet. The Conservation Area Appraisal considers the views to ‘be unrivalled’. The spaces in between these clusters then afford long views south across the Sib Valley (Sibford Gap) and beyond. Infill would destroy these views and the character of the valley.
- The Conservation Area Appraisal also states that ‘Works to buildings and curtilages including any means of enclosure that are visible in long distance views across the valley and disrupt the traditional, organic relationship of buildings with the land are a threat’. Any development in the environs of this location constitutes such a threat.
- The site for proposed development is both directly adjacent, and in close proximity, to several Grade II listed buildings, including Barn Close, Carriers Cottage, Burdrop Green, Burdrop House, Shepherds Knoll, West Side Cottage, Goodmayes, and The Cottage. It is also directly overlooks Burdrop Green, originally the site of village wool

auctions. Development at the application site will have a negative impact on all of these.

LAND USE & AMOUNT OF DEVELOPMENT

- A number of questions arise relating to the amount of land thought to be available for development. On the site plan accompanying the application, the red line boundary includes the existing public house and ancillary buildings. Given the extent of development being sought it is unclear if demolition of this important asset is being considered? Secondly, it is unclear from the application if building works associated with the recently granted application for a single storey structure adjacent to the public house (application number 24/00613/F) would progress should this later application be successful. This structure would further reduce the amount of land available. Whatever the scenario, the amount of development being sought appears disproportionate to the area of land available. An indicative site planning sketch would quickly illustrate such.
- The red line also includes the frontage to the north west, facing the village green, and garden to the south, as well as the property's old stone retaining wall, all of which are part of the existing streetscape and visually and historically sensitive. Development would also impact views across the Sibford Gap from both sides of the valley (Sibford Gower, Burdrop and Sibford Ferris).
- In a statement by the Local Planning Authority, dated 8 December 2022, relating to the same site, Section 1.3.1 asserts that development in this location would "... close the feature gap between the public house and Barn Close disrupting views through to the surrounding valued countryside. The public benefits of this proposal do not outweigh this harm. The proposed development is therefore contrary to Policy ESD15 of the adopted Cherwell Local Plan 2011-2031 Part 1, saved policies C28, C30 and C33 of the Cherwell Local Plan 1996, and Government guidance contained within the National Planning Policy Framework."
- Section 2.8 of the same statement by the Local Planning Authority, dated 8 December 2022, comments: "The proposal to close the gap between the public house and the neighbouring property would result in a change in the appearance and character of this section of the Conservation Area. Views from the village green over the stone wall towards the valley would be lost as a feature within the Conservation Area to the detriment of the area".
- It is unclear how development traffic could safely and reasonably access the proposed development site without significant disruption and/or road closures.
- The villages of Sibford Gower, Burdrop and Sibford Ferris are currently undergoing reclassification as Category B villages. This change is in response to the desire of the local community and whilst the formal change has yet to occur, all parties, including the District Council are in agreement. Development of this nature is both

unsustainable and inappropriate, with for example, no easy access to local retail and a local bus service that cannot be depended upon for commutes to work or regular food shopping. This requires the majority of residents of the village to travel by car for all their work, retail and leisure needs.

Conclusion

Taking into consideration all of the above a case cannot be made for development in this location and as such we recommend that the application be refused.

OBJECTIONS AND COMMENTS REGARDING THE PROPOSED BUILDING OF 3 TO 7 DWELLINGS TO THE NORTH OF BLAIZE INN SADDLES IN BURDROP

THE APPLICATION SITE

The application states that the public house (known now as Blaize Inn Saddles but previously as the Bishop's Blaize) is temporarily closed and is therefore deemed to be a "Brownfield Site" - a type of land which the previous government ear-marked for preferential building sites. The CPRE describes brownfield land as " 'previously developed land that's no longer being used'. To my knowledge the land proposed for development to the rear of the Public House has never been developed. Indeed the previous landlord used to joke that he could not use the land as it was so steep. It is a tenuous claim to declare the land associated with the Public House a brownfield site if its closure is temporary - this does not make sense.

The Sibfords are situated on the borders of an area of outstanding natural beauty - the Cotswolds. Indeed those of us who have the privilege of living here consider that the Sibfords is a place of outstanding beauty and we are the custodians of this land to be preserved for the enjoyment of future generations. One of the most beautiful views is across the valley coming down the hill from the Gower and into the Ferris - it is stunning and at present has remained unspoilt. The proposal to build three to seven houses on the east side of the valley would ruin this vista.

AMENITIES

I am not in position to know whether or not the claims that the facilities we appreciate and enjoy in the village are underutilised or not. However even if this is the case it is unlikely that the building of so few houses is going to make a significant difference either way. The current development at Deanfield Heights is much more likely to do so. This therefore does not provide a compulsive reason to build on this site.

INFRASTRUCTURE

If the Public House is closed (albeit temporarily?) the claims about traffic and noise etc bears little relevance to the application. The access to the pub is notoriously difficult and any additional traffic would not be advantageous to the situation. The situation regarding sewage is an ongoing concern in the village. It is not clear if the pub is dependent on mains sewage or septic tanks. Further overload is cause for concern especially due to the proximity of the site to the River Sib - any run off into the river has the potential to creating a toxic waste into the environment contaminating farmland and to any creatures who rely on it for fresh drinking water.

STREET SCENE

This is not a street scene but a vista. It is hard to conceive how the proposed dwellings will be erected on such a steep terrain yet alone how the site machinery will enter and exit - it will create mayhem in the village - the road to and from the Sibfords is in constant use and busy and provides an important bus link route between Banbury and Stratford.

CONCLUSIONS

Here statements are made which are open to question. The Government are encouraging the building of new housing stock. It is likely that the dwellings being proposed in this application

will not be affordable to young families with children who we need and would welcome to balance out an aging demographic in our village.

This project should be regarded as potentially using "facts" to make a scheme appear to be to the benefit of the Sibfords whereas the only people to benefit are probably those with the potential of financial gain should the project go ahead. Building 3-7 dwelling will not make much of a dent in an ongoing requirement to find land to build 50 further dwellings.

I suggest that the reasons to grant a PIP for this application are tenuous in the extreme. It is my contention that the application is not in the best interests of the community for the reasons I have outlined above. All the positive reasons given by the applicant have a heavy bias and manipulate the interpretation of Government requirements for potential self gain. Early in the application the pub is described as temporarily closed - then later the pub is deemed redundant as a drinking establishment.

The application is signed by a member of Sibford Parish Council and it may be considered that a proposal of this kind and being a member of the Council is a conflict of interest.

I am vehemently opposed to this application.

Submitted by Helen Bowen, 2 Stewarts Court, Sibford Ferris, OX15 5QX

Comment for planning application 24/02664/PIP

| | |
|---------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Application Number | <input type="text" value="24/02664/PIP"/> |
| Location | <input type="text" value="The Pheasant Pluckers Inn Street Through Burdrop Burdrop OX15 5RQ"/> |
| Proposal | <input type="text" value="Planning Permission in Principle is sought for the provision of 3-7 dwellings within the area outlined in red on the accompanying Ordnance Survey Map"/> |
| Case Officer | <input type="text" value="Katherine Daniels"/> |
| Organisation Name | <input type="text" value="Tom and Zoe Wesson"/> |
| Address | <input type="text" value="Lavender Cottage,Bonds End Lane,Sibford Gower,Banbury,OX15 5RT"/> |
| Type of Comment | <input type="text" value="Objection"/> |
| Type | <input type="text" value="neighbour"/> |
| Comments | <input type="text" value="We are writing to strongly object to the planning application for 3-7 houses on the site of The Pheasant Pluckers/Bishop Blaize in Burdrop. We are horrified that so many houses could be built in such a small area especially as the junction from Burdrop Village Green onto Hawk's Lane is so narrow and dangerous. Hawk's Lane can only just about cope with the current local traffic and will not be able to deal with the builder's lorries and, in the long run, up to 18 cars (each of the 7 houses will have two cars and half of them will have three). The road is lethal in the winter as it isn't gritted. Sib Valley is a very steep, beautiful and natural divider between Sibford Ferris and Burdrop. It is included in the Sibford's Conservation Area and is a sweeping area of land which enhances both villages. In the application there is no description of the houses but we are sure they will look like the majority of houses built in the area and as a result will stand out like a sore thumb. We are dismayed that the local Parish Council cannot vote on this application as both owners of the proposed development are on the council, as is their neighbour. This is blatant bias and surely illegal. We also note that Tony Brummell, who consults on Drainage for Cherwell District Council, has said that he has no comments or objections. Has he actually visited the site? The evidence of the damage caused by water running down from Burdrop Village Green into Hawk's Lane on the road shows that there is already poor drainage in the area. For 7 houses to be built on the site they will have very small gardens and parking which means that there will be little natural land to absorb high rainfall. We ask that you seriously consider all the objections to this application and reject it."/> |
| Received Date | <input type="text" value="06/11/2024 15:03:53"/> |
| Attachments | |

Comment for planning application 24/02664/PIP

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|---------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Application Number | <input type="text" value="24/02664/PIP"/> |
| Location | <input type="text" value="The Pheasant Pluckers Inn Street Through Burdrop Burdrop OX15 5RQ"/> |
| Proposal | <input type="text" value="Planning Permission in Principle is sought for the provision of 3-7 dwellings within the area outlined in red on the accompanying Ordnance Survey Map"/> |
| Case Officer | <input type="text" value="Katherine Daniels"/> |
| Organisation Name | <input type="text" value="Tony Skowronski"/> |
| 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 (supporting="" 2),="" a="" appearing="" as="" be="" by="" concern="" could="" council."="" in="" interpreted="" is="" letter,="" mislead="" of="" our="" page="" parish="" reflect="" scene,="" seeking="" street="" that="" the="" there="" this="" to="" type="text" value="To change the existing property into 3-7 dwellings would be a travesty and risks spoiling what is a very special historic village and valley and so on this basis I object to this proposal. It is also noted that, due to the structure of the current Parish Council, they do not have the necessary quorum (3) of councillors to hold a public meeting or lodge a response to this application (The Sibford's website 17/10/24). With the Supporting Letter being signed by the applicant identifying himself as a Sibford Gower Parish Councillor being unusual, and referencing " view"="" views=""/> |
| Received Date | <input type="text" value="29/10/2024 12:26:21"/> |
| Attachments | |

Comment for planning application 24/02664/PIP

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|---------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Application Number | <input type="text" value="24/02664/PIP"/> |
| Location | <input type="text" value="The Pheasant Pluckers Inn Street Through Burdrop Burdrop OX15 5RQ"/> |
| Proposal | <input type="text" value="Planning Permission in Principle is sought for the provision of 3-7 dwellings within the area outlined in red on the accompanying Ordnance Survey Map"/> |
| Case Officer | <input type="text" value="Katherine Daniels"/> |
| Organisation Name | <input type="text" value="Tyrell Keith WOOLGROVE"/> |
| Address | <input type="text" value="Oakwood Cottage,Sibford Road,Shutford,Banbury,OX15 6HD"/> |
| Type of Comment | <input type="text" value="Objection"/> |
| Type | <input type="text" value="neighbour"/> |
| Comments | <input type="text" value="We strongly object to this further application for wholly unsuitable development at the site of the Bishop Blaize pub. The public house building should be returned to being just that - a public house with carpark space for customers without development being allowed for housing/lets ."/> |
| Received Date | <input type="text" value="27/10/2024 19:49:24"/> |
| Attachments | |

Comment for planning application 24/02664/PIP

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|---------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Application Number | <input type="text" value="24/02664/PIP"/> |
| Location | <input type="text" value="The Pheasant Pluckers Inn Street Through Burdrop Burdrop OX15 5RQ"/> |
| Proposal | <input type="text" value="Planning Permission in Principle is sought for the provision of 3-7 dwellings within the area outlined in red on the accompanying Ordnance Survey Map"/> |
| Case Officer | <input type="text" value="Katherine Daniels"/> |
| Organisation Name | <input type="text" value="Wendy Lewis"/> |
| Address | <input type="text" value="4 Hook Norton Road,Sibford Ferris,Banbury,OX15 5QR"/> |
| Type of Comment | <input type="text" value="Objection"/> |
| Type | <input type="text" value="neighbour"/> |
| Comments | <input type="text" value="I object for the following reasons Access is unsuitable. Site is unsuitable for development of this size and would significantly affect the area of Burdrop and surrounding area. Not in keeping with the Cherwell Local Plan. It was a very lovely public house and that village amenity should be retained especially as the surrounding villages are expanding all the time."/> |
| Received Date | <input type="text" value="07/11/2024 14:03:35"/> |
| Attachments | |