

Comment for planning application 20/03347/F

Application Number	20/03347/F
Location	The Pheasant Pluckers Inn Burdrop OX15 5RQ
Proposal	Erection of an agricultural barn store
Case Officer	George Smith

Organisation Name	Stephanie Ackerman
Address	Flat 5, Atlantic House, West Bar Street, Banbury, OX16 9RZ
Type of Comment	Objection
Type	neighbour

Comments

What is now known as 'Holly Cottage' (the old bottle store) was a barn converted into a house without permission in February 2013 (13/00116/F). The Noquets were allowed to keep the building, and requested change of use from barn to holiday let (13/00781/F) permission was granted. In 2016 the Noquets made two applications to erect another holiday cottage in the car park next to Holly Cottage (16/02030/F, 16/01525/F), which were both rejected. This application for an agricultural barn store appears to be an attempted repeat of 2013 as a workaround method of gaining yet another holiday let on their land. Please don't let this happen. It is clear they are trying to create more C3 buildings to further their agenda for their ultimate goal of turning the pub into a residential dwelling. Mr. Noquet says in his application: "We have realised that our business operation is mainly Weather Dependent, Seasonal and mostly in the Day-Time Hours and therefore we need to maximise our Trading Potential to ensure we can Financially survive." Since turning the pub into their own personal residence, the Noquets refer to Blaze Inn Saddles as an 'outdoor pub'. If the Noquets are struggling to financially survive then I have a very simple solution: restore the downstairs of the illegal residence back into a pub, restore the bar area etc. The Noquets would be able to serve longer hours as they would be unaffected by the outdoors, therefore would make more profit. This business model of the pub was fine in 2005 just before the Noquets took over, with the landlord boasting a profit of 102,317 (much more than the 21,000 proposed by Mr. Noquet for '28 days of camping'). The Noquets choose to keep the focus on the outdoors, ignoring the building itself as they clearly have no intention of turning it back into a pub. The Noquets have applied 8 times to change the pub into a house, the most recent being in September 2018 (18/01501/F) - therefore this isn't a "trump-like lie" as Mr. Noquet writes in his rebuttal. In 2006, only 6 months after moving in to the property, the Noquets applied to turn the pub into a dwellinghouse. 1 month after that, the Noquets closed the pub for good. In June 2007, the Banbury Guardian quoted Mrs. Noquet as saying "The Bishop Blaize Inn will never trade as a public house again". That says to me the intention to change the pub into a house has been the main goal from the very beginning, especially when you look at the Noquets history of building in conservation areas. The Noquets bought Darrah Farm property in 1999, repeatedly filed applications to build a 4 or 6-bedroom detached house until it was accepted 2 years later (01/00400/FUL Bracknell Forest Council). In 2009 they even tried to build an office block and an industrial building on the same land (09/00240/FUL Bracknell Forest Council), is this what you want to happen to the land at Blaze Inn Saddles? The Blaze Inn Saddles Facebook page shows the opening times posted at random and must be checked before turning up (was the same in 2019 before the pandemic). The pub was trading for a grand total of 7 days in 2019, and 38 days in 2020. It would open for a few weekends + single weekdays and then would close for months on end. Granted, the pandemic had taken hold, but if the Noquets were trying so hard to 'financially survive', why have they been closed for business since 28th September 2020, not even open for takeaways? Why on earth is the focus is on vineyards, barns, camping and portaloos - can't the Noquets turn their focus on the prime source of profit that's right under their noses? The community misses the pub, the business is viable, I just do not understand how we got here. I wish I could buy the pub myself, as my partner and I have always dreamed of running a pub. The Noquets don't know how lucky they are, and I am saddened by their contempt and disregard for the conservation area and the people who love it here. Mr. Noquet says in his application: "It would be far more sensible to Grant the Barn Application that will eventually house the Toilet and Shower facilities than to have Portaloos/Shower dotted around the site." - could it not be possible to allow campers to use the already existing toilets inside the pub? This solution would mean no unsightly portaloos, showers or barns need to be added to the conservation area. Mr. Noquet points out that motorbikes are 60% the width of a car and that 'his' bikers are responsible drivers, however

I think he is missing the point. A large quantity of bikers all heading to the same location is sure to create a lot of noise pollution in a quiet village. It's impressive that the Noquets are attracting a crowd from all over the country, I must commend them for that, but we do have to think about the people who live here. A lot of people have lived here for 50 or more years and enjoy the tranquility of the area. Overlooking a peaceful sunset in the summer evenings is exactly what people move to the country for, and it would be awful for the locals to have to share their short summers with revving motorbikes and rowdy campers. It would be bringing a lot of noise pollution and does not fit with the area at all. If you could just open the pub again, as a proper pub with an indoors, open all week, hire people to work there if you don't want to do it... your profitability will improve massively. This is totally unnecessary.
Stephanie Ackerman

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Attachments