

Comment for planning application 21/00477/F

Application Number	21/00477/F
Location	The Pheasant Pluckers Inn Burdrop OX15 5RQ
Proposal	Erection of an agricultural barn store (re-submission of 20/03347/F)
Case Officer	George Smith
Organisation Name	Nick Butt
Address	2 Arundel Wing,,Tortington Manor Estate,,Ford Road,,Arundel,West Sussex,BN18 0FG
Type of Comment	Objection
Type	neighbour
Comments	<p>1) The proposed development is inappropriate in its context in the beautiful local village (my original home as a child and a place to which I enjoy re-visiting regularly). It is part of a long history of the Applicants mis-using a valued community asset (a designated ACV) as part of their long-term objective to get the pub de-licensed so that they can profit ultimately from the sale of the asset as a private residence. As part of this strategic objective, the Applicants have essentially deprived the local community of the basic services of the pub and the community asset while living in it, contrary to the basic rules, and flouting planning regulations routinely, regularly and egregiously over a long period of time. It is appropriate now to put an end once and for all to this abuse of the local community and the local planning authorities and rules. The Applicants should be severely rebuked and advised that their ongoing non-compliant schemes will not be tolerated further and they should be required at all times to be in full compliance with local planning laws and regulations. 2) The applicants do not run the pub as a commercial enterprise and essentially have never sought to do so. Their various schemes are shams of genuine attempts to undertake lawful commercial enterprise. They have relatively recently engaged on an extreme use of the pub, wholly inappropriate to context and its history, as a very limited scope bikers' destination pub. They are doing this not to create a viable economic business - which it cannot be as the target market demand is likely to exist only or principally at weekends, and especially concentrated in the warmer weather months (which will further exacerbate the disturbance effect for local residents of proposed biker rallies) . Off season, likely to be the major part of the year, it will have very little biker customer demand and so is likely to be closed for substantial periods, meanwhile the applicants will use it as their principal private residence contrary to planning regulations. The applicants' underlying rationale is to intimidate local residents by soliciting hordes of noisy bikers into the village and so forcing residents reluctantly to approve the de-licensing and change of use to a private home as the least worst alternative to having the Applicants in residence using the pub in an obnoxious, nuisance creating and contrary to planning regulations manner. 3) The recent proposed vine growing and camping uses of the site are similar ruses to support the Applicants' real objective. Neither activities are serious propositions from a commercial perspective and in reality are intended again to upset and intimidate local residents for the same purpose as in paragraph 2 above. The ground-works already undertaken in preparation for vine growing represent another serious breach of planning regulations and so the applicants should be required to re-instate the land to the status quo ante. 4) The latest planning application for the Barn is yet another illusory commercial activity, designed to obscure its real underlying purpose which is to provide amenities (eg, including toilets) to the continuing unlawful activities of camping. Along with the vine growing, these are simply further futile attempts to circumvent the planning regulations in order to promote their ultimate objective of de-licensing the pub. The Council must not be taken in on this application, just as it has not previously to-date, for which I am sure all local residents (excepting the Applicants!) are deeply grateful. Keep up the good work of enforcing the planning rules and so protecting the local community from this sort of abuse! 5) In summary: the Applicants are seeking to abuse the planning and development process to circumvent their continuing and justified inability to get the pub de-licensed and approved as a private residence, thereby seeking to make a large capital profit and deprive the locality of an important community asset. This must not be allowed as it would set a very bad and dangerous precedent for planning regulations compliance in future. Please reject the Application and indicate that the planning regulations will continue to be robustly defended and the rules properly enforced.</p>
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Attachments	