

Planning Application: 21/04166/F

Proposal: Permission is sought to re-position and amend the structure of the previously allowed 3 bedroom building

Location: The Pheasant Pluckers Inn, Burdrop, OX15 5RQ

Sibford Gower Parish Council **OBJECTS** to this application

The site is identified as within the curtilage of a non-designated historical asset, located within the Sibford Gower Conservation Area. There is an extensive planning history associated with the property. Parish Council Minutes provide evidence of several unsuccessful planning applications for dwellings on this site in 1982. Planning Appeal APP/C3105/W/16/3165654 (further referenced as APP) is particularly relevant to this application.

A number of significant issues have been identified, namely:

**Time Limit:**

APP identifies a start date for the relevant time limitation, while the current application offers a vague reference to “*early 2020*”. In order to determine that APP Condition 1 has been met in full, a specific work commencement date is required, together with verifiable evidence.

**Evidence Review:**

Material evidence (1922 OS map section and c1920 photograph) have been submitted in support of the application. Subject to further verification by CDC, the original photograph has been identified and confirmed within the local community. This is acknowledged as identifying a possible precedent on the current car park site.

**Relocation of the currently approved building:**

This is a separate matter for consideration prior to any consideration regarding the proposed amended building.

Should the supporting evidence be validated by CDC, such relocation of the currently identified building, comprising 3 en-suite rooms with associated conditions (APP Schedule of Conditions p5), could be considered to be appropriate.

**Viability Issues:**

The application identifies a “*Biker Pub Café Bar*” trading operation with an “*outdoor trading model with “limited internal space*”, although no evidence is offered to identify the particular limits of the internal space. Further references state that “*the major part of our income is derived from our letting business....our pub is not presently viable*”, although no evidence is offered in support.

It is noted that these business premises have recently been identified by the applicant in correspondence with CDC Community Services as closed from “*3<sup>rd</sup> October 2021 and will not re-open until maybe the spring of 2022 and therefore for at least 7 months our property will*

*become our home/residence and not a pub*" (13/08/21). This was further reinforced by a notice posted on the main gate: *"We have now finished trading for this year`s Biker season. We hope to reopen in the Spring of 2022..."*(08/10/21). Clearly, an extended period of conscious closure is likely to have a significantly negative impact on potential viability, offering a tenuous justification for seeking additional rental income, which would be at variance to the existing APP Condition 8 (*"short-term holiday lets only"*), to compensate for such closure.

Further, any letting activity for the proposed building when not operating as a pub would be directly contravening the existing planning permission, whilst also raising concerns regarding the current business operation, identified in the Planning Application Existing Use (6) as *"public house"*.

### **Use of proposed new building:**

The Application Statement references *"longer term letting facilities. needed for 3 to 6 months. or even longer"* (p1) whereas the APP conclusions make very clear and specific reference to *"conditions restricting the use of the building to that of short-term holiday lets only, to be used in conjunction with the PH"* (p4, para 21). This identifies a material variance between a long-term residential property rental model to be associated with the proposed relocated new building rather than the agreed short-term holiday lets model currently specified through APP Condition 8 (p5).

### **Proposed building:**

There are particular concerns, namely:

#### **Location:**

Given the proximity of the neighbouring Grade 2 barn, it appears likely that any building in this location may have a negative impact on the structural integrity of the barn.

**Size and Scale** – the proposed building has a significantly larger footprint and height, comprising 3 bedrooms, together with kitchen, utility & boots, bathroom and sitting room. This would appear to constitute an entirely new building, identified by the applicant as *the Proposed Cottage*" (p4), rather than an Amendment (p5).

**Design** – the proposed design does not appropriately reflect the photographic evidence provided to support the relocation and is not complementary to this location, thereby having a negative impact on the identified street scene in this sensitive conservation area

**Materials** – the photographic evidence clearly identifies local stone and thatch, which has been retained for the existing neighbouring barn. A similar use of materials would complement the adjacent Grade 2 listed building, generating a positive impact on the street scene in this sensitive conservation area. No specific details are included for doors, windows, rainwater goods

### **Conditions:**

The scope and detail identified in the APP Schedule of Conditions (p5) continue to be appropriate and relevant for any building in this location.