

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	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

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Attachments