

# Comment for planning application 24/02664/PIP

<b>Application Number</b>	24/02664/PIP
<b>Location</b>	The Pheasant Pluckers Inn Street Through Burdrop Burdrop OX15 5RQ
<b>Proposal</b>	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
<b>Case Officer</b>	Katherine Daniels
<b>Organisation Name</b>	Maureen Hicks
<b>Address</b>	Greenfields,Back Lane,Sibford Ferris,Banbury,OX15 5QN
<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour
<b>Comments</b>	<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>
<b>Received Date</b>	25/10/2024 12:27:19
<b>Attachments</b>	