



The Planning
Inspectorate

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Mr Geoffrey Richard Noquet
Street Through Burdrop
Sibford Gower
Banbury
Oxfordshire
OX15 5RQ

Your Ref:

10/00678/F.

Our Ref:

APP/C3105/A/13/2190714

Date:

21 March 2013

Dear Mr Noquet

Town and Country Planning Act 1990
Appeal by Mr Geoffrey Richard Noquet
Site at Street Through Burdrop, Sibford Gower, Banbury, OX15 5RQ

This appeal relates to the potential loss of a public house. It is asserted by the Council in their decision notice that it has not been demonstrated that the public house is no longer viable. It will therefore be necessary for the appointed Inspector to investigate the issues of viability, and it is our experience that this will need to be done by way of him/ her leading a discussion at a hearing. Therefore we cannot agree to change the procedure to written representations and will proceed with making arrangements for a hearing.

I note that you have referred to the availability of your Counsel in reference to hearing dates. Please note that although your Counsel may attend the hearing on your behalf there is no facility for cross examination to take place at a hearing. As explained this will take the form of an Inspector led discussion rather than the formal setting/structure of an inquiry.

Turning to the duration of the hearing. We note that the Council have indicated that two days need to be set aside for the hearing, whilst you consider 1 day will suffice. Although the Council has advised that there was a great deal of interest in the application, this does not necessarily translate into an equivalent level of attendance at the hearing itself, and whilst members of the public are welcome to attend, the Inspector will expect a spokesperson to be appointed to put forward the views of local residents and he/she will ensure that there is no unnecessary repetition of views/representations in order to ensure that the hearing time is used as effectively as possible.

Yours sincerely



Lee McClean

211B(BPR)

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<http://www.pcs.planningportal.gov.uk/pcportal/casearch.asp>

You can access this case by putting the above reference number into the 'Case Ref' field of the 'Search' page and clicking on the search button