

Emily Shaw

From: Trevor Dixon
Sent: 03 October 2016 14:57
To: Emily Shaw
Subject: RE: 16/01525/F - The Pheasant Pluckers Inn (previously known as Bishop Blaize)

Hi Emily,

Potential issues are noise and disturbance from patrons arriving and departing as the proposed development (2 storey cottage) is in the car park of the public house. I've not visited the site so don't know if there are any other noise sources on site such as kitchen extract equipment or refrigeration plant that might impact on the proposed development.

There is mention in the supporting statement about an existing holiday cottage. Examples are also given in the additional information about other similar premises that have provided letting facilities in terms of letting rooms rather than a self-contained cottage.

In view of the potential impact of noise from the public house on the proposed development it is recommended that any such development, if approved, should be tied to the public house and used only as short term holiday lets or as letting rooms. Conversely there are also the potential impacts on the ability of the public house to develop without unreasonable restrictions being imposed as a result of the proposed development being present if approved, contrary to paragraph 123 of the National Planning Policy Framework.

Trevor

Trevor Dixon
Environmental Protection Manager
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From: Emily Shaw
Sent: 30 September 2016 12:34
To: Neil Whitton; Trevor Dixon
Cc: Richard Atherton
Subject: RE: 16/01525/F - The Pheasant Pluckers Inn (previously known as Bishop Blaize)
Importance: High

Hi Neil/Trevor,

Thank you for advising me of the comments made on the 7th. However, I am concerned that Richard is not aware of the previous complex planning history on this site.

I am minded to refuse this application and one of the reasons for refusal is based on the siting of the new dwelling within the public house car park and close to the public house itself. I have reservations that the proposed dwelling would be exposed to the comings and goings of vehicles into and out of the pub car park, which would be close to the dwelling and could be during unsociable hours. Furthermore, the activities at the public house could harm the residential amenities of the future occupiers of the pub, due to the close relationship of the public house to the proposed dwelling

I note that Richard is off until the end of October. I need to determine this application before Wednesday 5th October. Would you be able to take a look at the details and advise me if there would be any concerns from Environmental Protection in terms of the relationship of the proposed dwelling with the adjacent public house and public house car park.

I look forward to hearing from you by Tuesday 4th October.

Regards,

Emily

*Emily Shaw BA(Hons) MA MRTPI
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Details of applications are available to view through the Council's Online Planning Service at:
<http://www.publicaccess.cherwell.gov.uk/online-applications>

Instructions on how to use the Public Access service to **view, comment on and keep track of applications** can be found at: <http://www.cherwell.gov.uk/viewplanningapp>

I trust this is of assistance, but must stress that nothing in the above can prejudice the ultimate determination of any application by this Council and cannot prejudice any further actions taken by this Council.

From: Neil Whitton
Sent: 28 September 2016 12:33
To: Emily Shaw
Subject: RE: 16/01525/F - The Pheasant Pluckers Inn (previously known as Bishop Blaize)

Hi Emily,

It was Richard Atherton who according to the records raised no objections and informed planners on the 7th September.

Kind Regards

Neil Whitton
Environmental Protection Officer
Cherwell District Council and South Northamptonshire Council
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Email - Neil.Whitton@cherwellandsouthnorthants.gov.uk

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From: Emily Shaw
Sent: 28 September 2016 12:21
To: Neil Whitton
Subject: 16/01525/F - The Pheasant Pluckers Inn (previously known as Bishop Blaize)

Hi Neil,

Please could you let me know who is dealing with this consultation?

Regards,

Emily

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