

Emily Shaw

From: Rose Todd
Sent: 30 September 2016 15:20
To: Emily Shaw
Cc: Clare Mitchell; Jennifer Ballinger; Joyce Christie
Subject: RE: 16/01525/F - The pheasant Pluckers Inn (formerley Bishop Blaize)

The Bishop Blaize Public House is a significant building within the vernacular tradition of the area. It is also a visually significant building being located on the lip of the valley. This significance is enhanced by its slight physical separation from the neighbouring buildings. The public house complex is considered to be a non-designated heritage asset and is located within the Sibford Gower conservation area.

The proposal is for a building which is outside the vernacular tradition of the area. The physical form of the building does not replicate that of an historic ancillary building. The proposed opening are in alien location and destroy any notion that this might possibly be a building with any historic context. The presence of an additional building in this location also ties back the public house to the settlement and therefore degrades the significance of the building by destroying the visual interest of the original complex the result is degradation of the significance of the appearance and character of the streetscape and therefore that of the conservation area.

No coherent financial argument specifically relating to this set of buildings as to why additional accommodation is required is presented.

Recommend that this application is refused.

Contra to policies within the NPPF
126, 128, 131, 132, 134, 135 (possibly 130 for running down the trading function of the original complex).

Contra to Local Plan policy ESD15

Dr Rose Todd

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From: Emily Shaw
Sent: 29 September 2016 13:06
To: Rose Todd; Jennifer Ballinger; Joyce Christie
Subject: 16/01525/F - The pheasant Pluckers Inn (formerley Bishop Blaize)
Importance: High

Hi,

I sent a consultation on this application back in August.

Please could you advise if you have comments to make on the impact on the conservation area and adjacent listed buildings.

Please provide any comments before **Monday 3rd October** as I need to determine this application by Wednesday 5th June.

Thanks,

Emily

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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.