**From:** SGPC  
**Sent:** 22 October 2018 21:54  
**To:** DC Support  
**Cc:** Roger Mallows  
**Subject:** Application No. 18/01501/F

Applicant – Mr G. Noquet

Address – The Pheasant Pluckers Inn, Burdrop, Banbury OX15 5RQ

Proposal – Change of use from Class A4 (ACV Listed) to Class C3 dwelling/house

Dear Mr B. Neville

Submission by Sibford Gower Parish Council with reference to application no. 18/01501/F

Summary of the understanding that the Chairman reached on behalf of the Sibford Gower Parish Council in correspondence and conversation with members of the Office of Community Infrastructure which directly contributed to the decision reached at the planning meeting held on 18th October 2018.

Please see the attached letter as mentioned.

In considering this application, the Committee noted:

There is no detail contained in the ACV Guidance which requires a bid to be lodged within the Moratorium period.

Issues relating to the ACV 6 week Moratorium period are identified in the Chairman’s letter, dated 22/08/18, addressed to Natalie Sanchez, Office of Community Infrastructure at Cherwell District Council, which afforded clarification and contributed to our understanding.

While a conditional offer to purchase the property, dated 15th October 2018, has been published on the CDC website, the Applicant stated that the property was not currently for sale.

The expert opinion contained in the previously identified Bruton Knowles Report (13/11/17) continues to be current and relevant in respect of long term financial viability.

The current application is based in two clauses (paras 20 & 21) abstracted from the Appeal Inspector`s Report, date 4th July 2018, taken out of context and ignoring the Report`s conclusion (para 22) with regard to long term financial viability and identified conflict with local and national planning constraints.

The Committee unanimously concluded that there is no material change in circumstances to the application. Therefore, they are unable to offer any support, and strongly recommend that the application be refused.

Your Sincerely

Vanessa Mulley

Clerk to Sibford Gower Parish Council

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