

From: Public Access DC Comments
Sent: 09 November 2017 16:09
To: Public Access DC Comments
Subject: Comments for Planning Application 17/01981/F

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 4:08 PM on 09 Nov 2017 from Mr David Allen.

Application Summary

Address: The Pheasant Pluckers Inn Street Through Burdrop
Burdrop Banbury OX15 5RQ

Proposal: Change of use from A4 to C3 (ACV Listed)

Case Officer: Bob Neville

[Click for further information](#)

Customer Details

Name: Mr David Allen

Email: 

Address: Oaklands, Acre Ditch, Sibford Gower, Banbury OX15 5RW

Comments Details

Commenter Type: General Public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: Dear Mr Neville

The Pheasant Pluckers' Inn
Application for Change of use from A4 to C3 (ACV listed)
Ref 17/01961/F

I am writing to OBJECT to the above Planning Application, on the following grounds:

INTENT

Whilst I only have direct knowledge of the above property since to moving to Sibford Gower in 2014, it is clear to me from my reading of the publically available documentation, that the applicants made a commercial gamble in purchasing the Bishop Blaize pub some 10 years ago, with the specific intent of redeveloping the site for alternative use.

OPERATIONAL VIABILITY

Whilst market conditions may have changed, it is primarily

the applicants' own actions that have destroyed the core viability of this pub, but ONLY whilst under their own stewardship (as supported by Planning Inspectors' reports in 2012 and 2016).

These deliberate negative actions have included:

- The removal of significant pub related fixtures, fittings, furniture and decorations
- The limited and unpredictable opening hours, and the requirement for pre-booking, during the rare periods when the pub was allegedly open for business
- The absence of any commonly recognisable pub signage on the property to attract local and passing trade
- The poor to non-existent marketing of their token offerings.

MARKETING FOR SALE

Our Parish Council comprehensively refutes the applicants' claim that the property is unsellable as public house, and I too believe that the applicants have made no genuine attempt to sell the property, as evidenced by:

- The property has never been marketed at a realistic market price, nor at a price anywhere near the professional valuations that were triggered by the previous public enquires
- The price expected by the applicants makes no allowance for the cost of restoring the interior of the pub to commercially viable present day standards
- The price expected by the applicants makes no allowance for the significant reduction of business goodwill associated with their own tenure
- I understand that, when a potential purchase offer was received, unreasonably restrictive conditions were introduced by the applicants, which led to the termination of negotiations.

COMMUNITY SUPPORT

Since moving to the village, I have been struck by the overwhelming Community support for reopening the Bishop Blaize as a recognisable pub.

The securing of ACV status by our Parish Councils, the packed attendance at the public meeting in our Village Hall, and the constructive support for implementing the ACV if a realistic and genuine sale offer were made by the applicants, all convince me that Change of Use should be refused, and continue to be refused, to these applicants.

IN CONCLUSION

Whilst I understand and sympathise with the time and cost burden this war of attrition has placed on Cherwell Council and its charge payers, I believe the grounds for refusal are just as strong, if not stronger, than they have been during the previous 9 unsuccessful Change of Use applications, and the 2 public enquiries.

I also believe that the credibility of the applicants' evidence should be tested in the context of:

- Their conviction for failure to comply with a valid order in September 2014
- Their continuing defiance of the associated court order,

and

- The on-going enforcement action against the applicants on related property matters.

Above all, I believe that our Community should not suffer from the adverse consequences of the applicants' ill judged commercial gamble.

I therefore **STRONGLY OBJECT** to this Change of Use application for this property, and appeal to you to **REFUSE** this Planning Application.

Yours sincerely

David Allen

9 November 2017