

Campaign for Real Ale  
230 Hatfield Road  
St Albans  
Hertfordshire  
AL1 4LW

Tel: 01727 867201  
Fax: 01727 867670  
Email: [camra@camra.org.uk](mailto:camra@camra.org.uk)  
[www.camra.org.uk](http://www.camra.org.uk)



CAMPAIGN  
FOR  
REAL ALE

Mr Bob Neville  
Bodicote House  
Bodicote  
Banbury  
Oxfordshire

9 November 2017

Dear Mr Neville,

**Your Ref: 17/01981/F Application for Change of Use of The Pheasant Pluckers Inn, Burdrop**

I write on behalf of the North Oxfordshire Branch of CAMRA, the Campaign for Real Ale to express our objection to the planning application for Change of Use from A4 to C3 (ACV Listed) of The Pheasant Pluckers Inn, Street Through Burdrop, Burdrop, Banbury, OX15 5RQ.

We still consider that this could be a viable public house if it were being run as such. The pub, then called The Bishop Blaize, had been listed in the CAMRA Good Beer Guide in 2003, 2004, 2005 and 2006, the year that Mr and Mrs Noquet purchased it. It was a going concern, popular with the village and with others from the villages around.

The more recent renaming and re-opening has been done in such a way as to deter anyone from visiting. There is nothing outside the property to advertise it is a public house, nor is there anything that advertises that the property is for sale. It now looks, as Mr and Mrs Noquet consider it to be, a private house. We do not believe that the current owners have proved that this is not a viable public house; they have only proved that if you over-value a public house it is not then possible to sell it as such.

There have been offers made to purchase the pub and run it but these have been declined as the owners are determined that they will not take any offers that are not at the valuation they have received. We would suggest that the offers were made by those who have experience of the licensed trade in the local area and that they were reasonable offers.

We would ask that the Council refuse this application for change of use as they have previous applications on the grounds that nothing has changed; this property is a viable public house and should be in use as such.

Yours sincerely,  
Sarah Durham  
Secretary – North Oxfordshire Branch of the Campaign for Real Ale

