

Objections to Planning Application 16/02030/F:

16/02030/F | Erection of a single storey building providing 3 No en-suite letting rooms - re-submission of 16/01525/F The Pheasant Pluckers Inn Burdrop Banbury OX15 5RQ.

OBJECTION submitted by Richard Butt for and on behalf of the **Bishop Blaize Support Group**

Please take note of our objection to the previous application for a cottage

[16/01525/F](#) :

WE would add to that OBJECTION with the following facts:

The proposal would.

- Affect the setting of the adjoining Listed Building
- Affect the character and appearance of a Conservation Area and possibly the AONB
- Affect the view of residents living in Burdrop
- There is an ACV in situ on the whole site designated A4 use.
- The number of parking spaces presently identified on the application is fanciful. The Owners have 4 vehicles including 2 Range Rovers a Porche car a Mercedes car, a horse box and a large Caravan taking up 6/7 of the available 20 parking spaces in the legally available parking area. A further 6 car parking spaces would have to be set aside for the proposed development leaving 7 car parking spaces available for pub customers.
- Our concern as a support group for the future of the pub as a viable business enterprise is the preservation of the pub car park as a car park. There is no off-road parking anywhere in the area that isn't already taken up by residents.
- In 2006 the applicant applied for and obtained planning permission for a restaurant extension subject to a condition for him providing 2 further car parking places. The applicant did not pursue the permission purely because of the aforementioned condition for providing 2 further car parking spaces!

On these grounds alone in our view the application should be refused.

On the question of the pub's status and its present viability

The applicants proposal describes it as "vital for the long-term viability and sustainability of the Public House", the same argument put forward for the retrospective planning application for the creation of the Holiday Let. But the

'Pheasant Pluckers Inn' is not open as a pub. According to its own signage and its own website: <http://thepheasantpluckersinn.com> it is open sometimes once a week on a Sunday and then only for lunch; that is all. Our concern as a support group for the future of the pub as a viable business enterprise is the preservation of the pub car park as a car park. We entirely reject the argument put forward in this application that because other pubs in the area have little or no parking provision, the same could be said for this Pub. The Pub itself is on a steep hill and served by very narrow access roads that also serve as access to the surrounding houses in Burdrop.

We have read the applicants submissions regarding viability of the Public House being dependant on gaining planning permission for the three bedroom accommodation in the car park and the current viability of the Public House as a restaurant. Opening 3 to 12 hours a week with NO draft beer or bar the Pub will not ever be financially viable.

The Proposed 3 bedrooms in the car park

The applicant has not submitted any evidence to support the cost of the building, or any dimensions of the building. The BBSG have received information from one of the supporters of the BBSG who runs a successful Public House which has enabled us to present to Cherwell District Council Planning dept the attached excel document showing the likely profitability of the proposed 3 Bedrooms with en suite facilities the existing Pub as is with a holiday let and the Pub if it were open from 10am until 11pm 7 days a week, as per our supporters Public House (which is a similar size pub but without the view and extra land)

We have attached a BBSG excel spread sheet to this email which shows the viability for the Public House with the proposed accommodation at a costing of £230,000 for the proposed development which we think would be closer to the cost of the development. We have also used a comparable nightly income to the existing holiday let (although it should be lower as there are NO living rooms in the proposed development).

It is very easy to see from the spreadsheet which of the three options is going to be financially viable.

Pub for sale

The applicant has stated that he has not received any offers close to the asking price.

The applicant has not however submitted any evidence to support the statement on offers. **Why Not?**

The applicant has not submitted the valuations he obtained for the sale of the property from the 4 "reputable" agents to support the asking price. **Why Not?**

The property was valued **at a planning appeal public hearing in respect of APP/C3105/A/13/2190714 at £240,000.00 (a lower valuation was submitted at another public hearing £180,000.00)** the value of the Pheasant

Plucker/Bishop Blaize has not significantly risen since.(Copy of the BBSG representation **APP/C3105/A/13/2190714** to the P.I. attached to this email)
The BBSG offered £241,000.00 in 2016 for the Pheasant Plucker/Bishop Blaize, the offer was declined (copy of refusal attached)

The applicant has inferred in his recent submission that the Wykham Arms Pub in Sibford Gower is financially struggling! The current Landlord has been trading in the pub for the past 10 years very successfully, has recently bought a house in Hook Norton and runs a new Mercedes car, He did however ban the applicant from his Public House.

Attached to this email :

- 1.BBSG representation to P.I**
- 2.Letter from Syd Philips**
- 3.Excel doc Pheasant Plucker profitability**
- 4. PDF containing the text above**

Please refuse the application