

## **SIBFORD FERRIS PARISH COUNCIL**

### **Minutes of meeting of Planning Committee held Wednesday, 25 April 2018 at 6.00 pm in the Sports Hall Classroom, Sibford School**

Present: Cllrs Tim Huckvale (Chair), Ginny Bennett and Maureen Hicks

Apologies: None

1. 18/00102/TCA: The Long House, Main Street, Sibford Ferris, Banbury, OX15 5RG.  
G1 x Norway Spruce – Fell; T1 x Oak - Fell and replace; T2 x Sequoia – Fell.  
To be discussed and comments agreed.

Decision: No objections and no further observations.

2. 17/01981/F: The Pheasant Pluckers Inn, Burdrop: change of use from A4 to C3 (ACV Listed); appeal lodged with the Planning Inspectorate, reference 3191365.

Decision: After discussion it was agreed that Councillor Huckvale would draft suitable wording for agreement by committee members by email before submission. The submission subsequently approved by the committee members by email is attached as an appendix to these minutes.

There being no further business, the meeting was closed at 7.00 pm.

## Appendix: Submission to the Planning Inspectorate re case 3191365, Pheasant Pluckers Inn, sent on 1 May 2018

The Planning Committee of Sibford Ferris Parish Council met on 25 April 2018 and decided to make the following comments on this appeal:

1. The Sibford Ferris Parish Council reiterates its comments made to the original application: it has not changed its general view that this public house when fully functioning as such was a successful and important community asset and its current category A4 should be retained.
2. The pub opens for business occasionally, but the hours are irregular and not widely advertised. The pub's name was changed from "The Bishop Blaize" to one that some villagers consider to be offensive. For many years there has been a derelict vehicle and (until recently) a horse-box trailer dumped on the pub's land in the Sib valley within the Conservation Area. The gates to the pub car park are closed most of the time and all signage associated with a public house has been removed. These are not the actions of a business trying to make a good impression and be successful within the community.
3. There are other pubs in surrounding villages that are currently successful, in smaller communities and without benefit of the superb view from the location of this one. The Parish Council believes that, with the right imaginative and enthusiastic landlord, it could be successful again. It could meet untapped needs within the community with little impact on the Wykham Arms.
4. We note that the independent report from Bruton Knowles (BK) suggested a sale value of £376,740, but this appears to be based on it being a "successful trading" pub. Given that the pub is not operating seriously at the moment, there is (as BK points out) no "goodwill" factor. In addition, there will be building and refurbishment costs to make it viable, so it is not surprising that offers received fall short of this.