

Case Officer:	Bob Neville	Contact Tel:	01295 221875
Applicant:	Mr Geoffrey Richard Noquet		
Proposal:	Erection of a single storey building providing 3 No en-suite letting rooms - re-submission of 16/01525/F		
Expiry Date:	02.12.2016	Extension of Time:	19.12.2016
Ward:	Croprey, Sibfords and Wroxtton	Committee Date:	15 th December 2016
Ward Councillors:	Cllrs K. Atack, G. Reynolds, D. Webb		
Reason for Referral:	Significant public interest and locally controversial		
Recommendation:	Approval		

1 APPLICATION SITE AND LOCALITY

- 1.1 The application site is located within Burdrop, a small settlement which forms part of the Sibford Gower/Ferris village settlement. The site lies immediately adjacent to The Pheasant Pluckers' Inn (formerly known as the 'Bishop Blaize') and is located within the current car park of the public house. Immediately to the west of the application site is the former bottle store which is attached to the public house and is now in use as a holiday let. Immediately to the east of the site lies the vehicle access to the car park.
- 1.2 In terms of site constraints, the site lies within the Sibford and Burdrop Conservation Area, the public house is identified as a Locally Significant Asset within the Conservation Area Appraisal and was designated as an Asset of Community Value (ACV) in February 2016. There are a number of grade II listed buildings within the vicinity of the site with the nearest being Barn Close some 20m east of the site. To the south of the site, beyond the car park and the pub garden the land drops away into the valley known as the Sibford Gap.

2 DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 The application seeks permission for the erection of a single storey building of stone construction under a slate roof to provide 3 no. ensuite letting rooms. The building is proposed to be attached to the rear of the existing holiday let, incorporating part of the existing car park boundary wall and as such will be partially sited within the existing public house car park.
- 2.2 The application comes following the refusal of application 16/01525/F, and whilst described as a resubmission of the refused application, is significantly different in terms of the actual proposed development, as a result of attempting to address the previous reasons for refusal.

3 RELEVANT PLANNING HISTORY

- 3.1 06/01697/F - Change of use from licensed premises to dwelling house. REFUSED 6 October 2006.
- 3.2 07/00630/F - Resubmission of 06/01697/F - Change of use from licensed premises into dwelling house. REFUSED 29 June 2007
- 3.3 09/01257/F - Alterations and extensions to barn to provide 4no. ensuite letting rooms. WITHDRAWN
- 3.4 09/01557/F – Change of use from closed public house to dwelling. WITHDRAWN
- 3.5 12/00011/CLUE - Certificate of lawful use existing. Use as single dwelling house. REFUSED. 15 February 2012
- 3.6 12/00678/F - Change of use of a vacant public house to C3 residential (as amended by site location plan received 18.07.12). REFUSED. 20 July 2012. APPEAL DISMISSED. 13 August 2013.
- 3.7 13/00116/F - RETROSPECTIVE – New roof to barn; 3 number rooflights and door installed to the upper floor. APPROVED. 21 March 2013
- 3.8 13/00781/F - Change of use of a redundant barn/store into a 1 bedroom self-contained holiday letting cottage. NON DETERMINATION APPEAL. ALLOWED 17 February 2014. This application went to Committee on the 3rd October 2013 and members resolved that if they had the opportunity to determine the application, it would have granted planning permission.
- 3.9 13/00808/CLUE - Certificate of lawful use existing – change of use from A4 to A1. REFUSED. 12 July 2013.
- 3.10 13/01511/CLUE - Certificate of lawful use existing – A1 use for the sale of wood burning stoves and fireside accessories. NOT PRECEDED WITH APPLICATION RETURNED
- 3.11 14/01388/CLUP - Certificate of lawful use proposed – change of use from A4 to A1. REFUSED. 14 October 2014. APPEAL DISMISSED
- 3.12 15/01103/F - Removal of conditions 3 and 4 of planning permission 13/00781/F to allow occupation of holiday let cottage as a separate dwelling. REFUSED. 18 August 2015. APPEAL DISMISSED
- 3.13 16/01525/F - Erection of a two storey cottage with 2 en-suite bedrooms, kitchen, dining and lounge facilities. Permission is also required for the siting of a garden shed. REFUSED. 6 October 2016.

4 PRE-APPLICATION DISCUSSIONS

- 4.1 No pre-application discussions have taken place with regard to this proposal.

5 RESPONSE TO PUBLICITY

- 5.1 This application has been publicised by way of a site notice displayed near the site, by advertisement in the local newspaper, and by letters sent to all properties immediately adjoining the application site that the Council has been able to identify from its records.
- 5.2 28 individual letters/emails of objection have been received from local residents and further correspondence has also been received on behalf of the Bishop Blaize Support Group (BBSG) in objection to the proposals. The comments raised by third parties are summarised as follows:

- The proposals are out-of-keeping and will affect the setting of the adjoining listed building and character and appearance of the conservation area; impacting on views and also the AONB;
- The public house and its associated car park have been identified as an Asset of Community Value (ACV). This has identified the public house as an important village asset;
- The development proposed is on the car park of the former public house, which is an intrinsic part of the public house. It has been recognised that the car park is essential to the future opening of the public house, since without it the pub would find it difficult to attract business from a wider area.
- The surrounding roads are unsuitable to accommodate any further on-street parking;
- The Bishop Blaize was previously an excellent successful village pub and offered a welcoming and friendly village atmosphere for the village residents;
- The application advises that the proposal will support the long term viability and sustainability of the public house. However, the pub is currently not considered to be trading as a pub and is only open on Sundays for lunch;
- This application is another attempt to close the pub and turn it into a residential dwelling. The pub has only been open on limited random occasions restricting its viability and the applicants continue to live on the premises. The occupation of the pub accommodation can only take place if the public house is open;
- Previously the existing holiday let accommodation was not considered to be viable by the applicants within supporting information attached to application 15/01103/F;
- The pub is up for sale and requests to view the property and offers have been rejected by the applicant.

5.3 3 letters/emails have been received in support of the proposals. The comments raised by third parties are summarised as follows:

- The existing holiday let is a good place to stay;
- The site is in a good location and would offer additional opportunities for tourist accommodation where currently options are limited.

5.4 The comments received can be viewed in full on the Council's website, via the online Planning Register.

6 RESPONSE TO CONSULTATION

6.1 Below is a summary of the consultation responses received at the time of writing this report. Responses are available to view in full on the Council's website, via the online Planning Register.

PARISH/TOWN COUNCIL

6.2 SIBFORD GOWER PARISH COUNCIL: **No comments received.**

6.3 SIBFORD FERRIS PARISH COUNCIL: **Objects**

- It has not been demonstrated by the applicant that the Pheasant Pluckers Inn is being run as a viable public house;

- Construction in the car park to the public house would remove parking spaces from the public house which, in the view of the parish council, would be detrimental to its future viability.

STATUTORY CONSULTEES

- 6.4 HIGHWAYS AUTHORITY: **No objections.**

NON-STATUTORY CONSULTEES

- 6.5 OCC ARCHAEOLOGY: **No objections.** *'The above proposal would not appear to have an invasive impact upon any known archaeological sites or features. As such there are no archaeological constraints to this scheme.'*
- 6.6 CDC CONSERVATION: **Objects.** *'The design of the proposed building is both unacceptable and uninspiring. There is nothing that reflects the local built heritage in respect to Inns or their ancillary buildings.'*
- 6.7 CDC ENVIRONMENTAL PROTECTION (EPO): **No objections.** Making the following comments: *'I have no objections to this application but would mirror comments on the previous application that in view of the potential impact of noise from the public house on the proposed development it is recommended that any such development, if approved, should be tied to the public house and used only as short term holiday lets or as letting rooms. Conversely there are also the potential impacts on the ability of the public house to develop without unreasonable restrictions being imposed as a result of the proposed development being present if approved, contrary to paragraph 123 of the National Planning Policy Framework.*

This side to the potential noise and disturbance from patrons arriving and departing is because the proposed development is in the car park of the public house. In addition there may be noise and odour disturbance from plant related to the pub that whilst being acceptable for short term lets may prove to be a problem if it were to become a residential property.'

7 RELEVANT NATIONAL AND LOCAL PLANNING POLICY AND GUIDANCE

- 7.1 Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 7.2 The Cherwell Local Plan 2011-2031 - Part 1 was formally adopted by Cherwell District Council on 20th July 2015 and provides the strategic planning policy framework for the District to 2031. The Local Plan 2011-2031 – Part 1 replaced a number of the 'saved' policies of the adopted Cherwell Local Plan 1996 though many of its policies are retained and remain part of the development plan. The relevant planning policies of Cherwell District's statutory Development Plan are set out below:
- 7.3 Cherwell Local Plan 2011 - 2031 Part 1 (CLP 2031)
 PSD1: Presumption in Favour of Sustainable Development
 Villages 1: Village Categorisation
 SLE 3: Supporting Tourism Growth
 ESD 15: The Character of the built and historic environment
- 7.4 Cherwell Local Plan 1996 (Saved Policies) (CLP 1996)
 T2: New hotels, motels, guest houses and restaurants within settlements
 C28: Layout, design and external appearance of new development
 C31: Compatibility of proposals in residential areas

ENV1: Pollution control

7.5 Other Material Planning Considerations

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

8 APPRAISAL

8.1 The key issues for consideration in this case are:

- Principle of development
- Design and impact on the character of the area
- Residential amenity
- Highway safety

Principle of development

- 8.2 Government guidance contained within the NPPF explains that the purpose of the planning system is to contribute to the achievement of sustainable development. This is defined as meeting the needs of the present without compromising the ability of future generations to meet their own needs.
- 8.3 Paragraph 6 of the Framework sets out the Government's view of what sustainable development means in practice for the planning system. It is clear from this that sustainability concerns more than just proximity to facilities, it clearly also relates to ensuring the physical and natural environment is conserved and enhanced as well as contributing to building a strong economy.
- 8.4 Policy Villages 1 of the CLP 2031 groups villages into three separate categories (A, B and C). The site is recognised as being within a Category A village given its close association with Sibford Ferris/Sibford Gower. Category A villages are considered to be the most sustainable settlements in the District's rural areas given the level of services, community facilities and relative transport links that they have to offer.
- 8.5 The NPPF places substantial weight on supporting a prosperous rural economy. It sees sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside as key opportunities for support. Policy SLE 3 of the CLP 2031 is consistent with the NPPF and supports tourism in sustainable locations.
- 8.6 Saved Policy T2 of the CLP 1996 indicates that within the built up limits of a settlement the provision of new hotels, motels, guest houses and restaurants will generally be approved subject to the other policies in the plan. The supporting text of this policy further states that: *'The Council considers that the provision of new hotel, motel, guest houses and restaurants within settlements is acceptable provided that the nature of the proposed development is compatible with the size and character of the settlement and there are no adverse environmental or transportation affects resulting from the proposal'*.
- 8.7 There is significant planning history at the site and significant concerns have been raised with regard to the potential loss of the pub as a community facility. Media reports (Campaign for Real Ale) suggest that 27 pubs close every week and much comment has been made with regard to the viability of the public house, designated as an Asset of Community Value, given its restricted opening hours and current levels of service it provides.
- 8.8 The applicants have indicated that the public house was re-opened as a Pub on Sunday 10th July 2016 following a period of closure, providing bar facilities and serving Sunday Lunches; during the course of the application the applicants have

further indicated that the pub is now open at lunchtimes from 12 till 2pm. The site also offers accommodation within the existing one-bed holiday cottage attached to the public house; this is advertised on their social media page and via the Airbnb website (Airbnb is described as a trusted community marketplace for people to list, discover, and book unique accommodation around the world). From viewing the website it is apparent that the holiday cottage is being let and a number of good reviews have been left by customers.

- 8.9 The applicants have indicated that the pub business is currently running at a loss and is not viable, with very few customers and that the main source of business related income is through the letting of the existing holiday cottage and that the proposed holiday lets are therefore vital for the long-term viability and sustainability of the Public House.
- 8.10 The site has previously been run as a successful public house and officers are of the opinion that the site retains such key attributes and attractions that would mean, with the right business model, the site could be operated successfully in the future without the need for the holiday let accommodation now proposed. Nevertheless, officers consider that the proposed additional letting rooms would have the potential for increased income and assist the long-term viability of the public house, and is a diversification strategy of public house businesses that is being successfully employed by many other similar establishments across the country.
- 8.11 It is considered that the proposals are compatible with the size and character of the settlement and there are no significant adverse environmental or transportation affects resulting from the proposal (discussed further below), that would suggest that the proposals are not consistent with the provisions and aims of Development Plan policies. Further, the proposals would provide additional tourist accommodation in a sustainable location, which, subject to remaining ancillary to the public house, would assist in its long-term viability and sustainability as an Asset of Community Value.

Design and impact on the character of the area

- 8.12 The Government attaches great importance to the design of the built environment within the Framework. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.
- 8.13 Policy ESD15 of the CLP 2031 further reinforces this view, in that new development will be expected to complement and enhance the character of its context through sensitive siting, layout and high quality design. It also states development should contribute positively to an area's character and identity by creating or reinforcing local distinctiveness and respecting local topography and landscape features.
- 8.14 Saved Policy C28 of the CLP 1996 states that control will be exercised over all new development to ensure that standards of layout, design and external appearance are sympathetic to the character of the rural or urban context of that development.
- 8.15 The site is within the Sibford Gower and Burdrop Conservation Area, which was first designated as such in 1988. Conservation areas are designated by the Council under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990; with the aim being to manage new development within such areas to ensure that the character or appearance of the Conservation Area, and the special architectural or historic interest which it may possess, is preserved and where possible enhanced.
- 8.16 Furthermore Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special attention is paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area. Policy ESD 15 of the CLP 2031 further echoes this aim and advice.

- 8.17 The NPPF requires Local Planning Authorities to take account of the desirability of sustaining and enhancing the significance of Heritage Assets and seeks to ensure that new development should make a positive contribution to local character and distinctiveness. It goes on to state when considering the impact of proposed development on the significance of a designated heritage asset, great weight should be given to the assets conservation. Significance can be harmed or lost through alteration or destruction of a Heritage Asset and any harm or loss should require clear and convincing justification. It goes onto state that where development proposals will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.
- 8.18 The proposals are for a single storey building sitting adjacent an existing holiday cottage associated with the public house and it should be noted that the scale of the proposals is significantly reduced from the previously refused scheme (16/01525/F). The proposed building would be of stone construction under a slate roof, with the existing car park boundary wall being incorporated in the scheme as the external wall of the proposed new building, with three narrow slit windows being introduced to provide natural daylight to the proposed ensuite bathrooms.
- 8.19 Views of the proposals from the public domain would be of a structure largely similar in appearance to other buildings within the street-scene to the east and north-east of the site and as such in the case officer's opinion would not appear unduly out-of-place in the context. Land levels drop to the west and south and the car park area of the public house sits at a higher level than the main public house buildings. Notwithstanding that the ridge line of the proposed building would be on a slightly higher level than the existing public house, the single storey scale and simple form of the building would read as a subservient structure in relation to the public house and the adjacent properties to the east, and would not appear overly dominant within the street-scene.
- 8.20 The overall increase in built form would be some 1.5m above the line of the existing wall along a 9m section. Whilst views through the site would in some respects be disrupted by the introduction of the new building these would be seen in the context of the existing boundary wall and existing holiday cottage.
- 8.21 The Council's Conservation Officer raises concerns with the design of the building particularly the fenestration detailing on the southern elevation. Whilst amended details have not been received during the course of the application it is considered that specific acceptable details in relation to construction materials and fenestration detailing could be secured through appropriate conditions to ensure the satisfactory appearance of the completed development. Whilst the comments of the Conservation Officer have been noted in terms of the design of the proposed building, given the above assessment it is considered that a reason to refuse the application on design grounds alone would be difficult to sustain should any such refusal be appealed.
- 8.22 Subject to sympathetic materials being secured it is considered that the proposals would not likely result in any significant detrimental impacts on the general visual amenities of the site and its setting with the street-scene; therefore sustaining the character and appearance of the surrounding conservation area and setting of nearby listed buildings. Further, it is considered that any harm would not be so significant that it would outweigh the public benefit through additional tourist accommodation opportunities and the associated benefits to the viability of the public house as a community asset.

Residential amenity

- 8.23 Saved Policy C31 of the CLP 1996 requires that in existing residential areas any development which is not compatible with the residential character of the area,

should not cause an unacceptable level of nuisance or visual intrusion. These provisions are echoed in Policy ESD15 of the CLP 2031 which states that: 'new development proposals should consider amenity of both existing and future development, including matters of privacy, outlook, natural lighting, ventilation and indoor and outdoor space'.

- 8.24 Given the context of the site and the relationship with surrounding neighbouring properties, the proposals are considered to be at a scale and of a design that they would not detrimentally impact on the amenity of neighbouring residential properties and are therefore acceptable in this regard.
- 8.25 The proposed building is not considered appropriate as a standalone development. As noted in the comments of the Council's EPO, given the proximity of the proposals to the public house and its associated car park, occupants would likely be subject to noise and disruption by patrons using the public house and the operations of the premises. Whilst being acceptable for short term lets occupied in association with the use and business of the public house, this may prove to be a problem if it were to become a residential property or separated from the use of the public house. It is therefore considered that appropriate conditions be attached to ensure that the proposed letting rooms remain as such and ancillary to the public house should the application be permitted.

Highway Safety

- 8.26 The Highways Authority has assessed the proposals and raises no objections on highway safety grounds, indicating that in their opinion the proposals would not have a significant detrimental impact on highway safety and traffic movement.
- 8.27 The existing car park is not formally laid out and the levels of parking provision actually achievable could vary on the types of vehicles attending that site and how they were arranged within the site. Based on the information submitted the Highways Authority do not consider that the proposals would result in a loss of parking at the site with a reconfiguration of the existing parking area retaining the existing 20 spaces (including 2 spaces to the front of the property) indicated by the applicant within their application.
- 8.28 A number of comments have been made with regard to the need to retain the car park to ensure viability of the site for use as a public house going forward. Notwithstanding the current levels of use of the premises, the site has previously been, and in officer's opinion could potentially again be, a successful business and the need for the car park to support this use is not disputed. Whilst there are currently no adopted parking standards the current level of provision is considered appropriate for the size of the public house and given that there would be no change in the level of provision officers see no reason why the proposed development should have any significant impact on the potential viability of the site going forward.
- 8.29 The proposals would likely result in a requirement for three spaces (one per room) to serve the holiday lets. The holiday lets would be ancillary to the public house use and therefore it is not unreasonable to conclude that any vehicles would be parked within the public house's car park. The HA suggest that any overflow parking could be accommodated on the local road network and would not have a severe impact on road safety. Officers are doubtful that the local roads would be suitable for any further on-street parking, but in the absence of any objections from the HA it is difficult to sustain an argument for refusal on highway safety grounds.
- 8.30 The applicant has submitted a revised parking layout during the determination of the application following it becoming apparent that the original layout based on out-of-date Ordnance Survey Data was inaccurate and that there was a greater parking capacity than originally thought. Officers still have concerns as to the accuracy of the submitted plan and accessibility of some of spaces within the revised layout, but

consider that an appropriate layout could be secured through appropriately worded conditions attached to any such permission, to ensure most efficient use of the available parking space is made.

- 8.31 On balance it is considered that the proposals would not likely result in any significant detrimental impacts on the safety and convenience of other highway users and is therefore considered acceptable in terms of highway safety.

Other Matters

- 8.32 Several comments have been made with regard to the public house being up for sale at an inflated price and the applicant refusing viewings by potential purchasers and also not accepting offers of potential purchase. The potential sale of the public house is not considered to be material to the current application, given the applicant's indication to continue the use of the site as a licensed premise. As such whilst the applicant has provided valuation figures, the Council has not undertaken any financial appraisal or independent valuation exercise.

9 CONCLUSION

- 9.1 Officers consider that the proposed development assessed within this application is an acceptable form of development which would contribute to providing additional opportunities for tourism within the Cherwell District. The site is part of an existing established public house site which is considered acceptable in general sustainability terms and provided occupancy is restricted to being ancillary to the public house, the proposals would assist in maintaining and contributing to the long-term viability of the public house. Officers further consider that the site can accommodate the development without causing undue harm to the character and appearance of the site and its setting within the Conservation Area or on highway safety or residential amenity. The proposals are considered to be consistent with the provisions and aims of the policies identified above and are therefore recommended for approval subject to the schedule of conditions as set out below.

10 RECOMMENDATION

- 10.1 That permission is granted, subject to the following conditions:

Conditions:

1. The development to which this permission relates shall be begun not later than the expiration of three years beginning with the date of this permission.

Reason - To comply with the provisions of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Except where otherwise stipulated by condition, the development shall be carried out strictly in accordance with the following plans and documents: Application forms, H.M. Land Registry Site Location Plan and drawings labelled: Proposed 3 Holiday Rooms 1:100 Floor Plan/Roof Plan, Proposed Single Storey Holiday Rooms 1:100 Elevations and A3 'Holiday Rooms' south and west elevations, and north and east elevations.

Reason - For the avoidance of doubt, to ensure that the development is carried out only as approved by the Local Planning Authority and to comply with Government guidance contained within the National Planning Policy Framework.

3. Prior to the commencement of the development hereby approved, a sample of the Welsh Slate to be used in the construction of the roof of the development shall be submitted to and approved in writing by the Local Planning Authority. Thereafter

the development shall be carried out in accordance with the samples so approved.

Reason - To ensure the satisfactory appearance of the completed development and to ensure that the completed development is in keeping with and conserves the special character of the surrounding Conservation Area, to comply with Saved Policy C28 of the Cherwell Local Plan 1996, Policy ESD 15 of the Cherwell Local Plan 2011-2031 and Government guidance contained within the National Planning Policy Framework.

4. Prior to the commencement of the development hereby approved, a stone sample panel (minimum 1m² in size) shall be constructed on site in natural stone using lime mortar, which shall be inspected and approved in writing by the Local Planning Authority. Thereafter, the external walls of the development shall be laid, dressed, coursed and pointed in strict accordance with the approved stone sample panel.

Reason - To ensure the satisfactory appearance of the completed development and to ensure that the completed development is in keeping with and conserves the special character of the surrounding Conservation Area, to comply with Saved Policy C28 of the Cherwell Local Plan 1996, Policy ESD 15 of the Cherwell Local Plan 2011-2031 and Government guidance contained within the National Planning Policy Framework.

5. Prior to the commencement of the development hereby approved, and notwithstanding the details submitted, full details of the doors and windows at a scale of 1:20 including a cross section, cill, lintel and recess detail and colour/finish, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the doors and windows and their surrounds shall be installed within the building in accordance with the approved details.

Reason - To ensure the satisfactory appearance of the completed development and to ensure that the completed development is in keeping with and conserves the special character of the surrounding Conservation Area, to comply with Saved Policy C28 of the Cherwell Local Plan 1996, Policy ESD 15 of the Cherwell Local Plan 2011-2031 and Government guidance contained within the National Planning Policy Framework.

6. Prior to the commencement of the development hereby approved, and notwithstanding the details submitted, revised south elevation and floor plan drawings (showing a revised fenestration layout, omitting one of the windows to the central holiday let unit, replicating the layout of the end units) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason - To ensure the satisfactory appearance of the completed development and to ensure that the completed development is in keeping with and conserves the special character of the surrounding Conservation Area, to comply with Saved Policy C28 of the Cherwell Local Plan 1996, Policy ESD 15 of the Cherwell Local Plan 2011-2031 and Government guidance contained within the National Planning Policy Framework.

7. Prior to the first use/occupation of the development hereby approved, and notwithstanding the details submitted, full specification details (including construction, layout, surfacing and drainage) of the parking and manoeuvring areas shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, and prior to the first occupation of the development, the parking and manoeuvring areas shall be provided on the site in accordance with the approved details and shall be retained unobstructed except for the parking and manoeuvring of vehicles at all times thereafter.

Reason - In the interests of highway safety and to comply with Government

guidance contained within the National Planning Policy Framework.

8. All rainwater goods shall be traditional cast iron or metal painted black and permanently so retained thereafter.

Reason - To ensure that the completed development is in keeping with and conserves the special character of the surrounding Conservation Area, to comply with Saved Policy C28 of the Cherwell Local Plan 1996, Policy ESD 15 of the Cherwell Local Plan 2011-2031 and Government guidance contained within the National Planning Policy Framework.

9. The building hereby approved shall be used for short term holiday lets only and shall remain ancillary to the property currently known as the 'Pheasant Pluckers Inn' (formerly Bishops Blaize/Bishops End) and as such shall not be sold, leased or used as an independent dwelling unit or for any other purpose including those within Class C of Schedule 2 to the Town and Country Planning (Use Classes) Order 1987 (as amended).

Reason - The building, because of its design and siting, is not suitable for permanent residential accommodation and to safeguard the sustainability and viability of the community facility, in accordance with Saved Policy ENV1 of the Cherwell Local Plan 1996, Policies SLE3 and ESD15 of the Cherwell Local Plan 2011-2031 and Government guidance contained within the National Planning Policy Framework.

10. The building hereby approved shall be used for short term holiday lets only and shall not be let or occupied by any person, or connected group of persons, for more than 28 days in any one calendar year, and a register of occupiers shall be kept for each unit, including as a minimum the name of the occupier(s) and the date of arrival and date of departure, and this shall be made available for inspection by the Local Planning Authority at all reasonable times.

Reason - The building, because of its design and siting, is not suitable for permanent residential accommodation and to safeguard the sustainability and viability of the community facility, in accordance with Saved Policy ENV1 of the Cherwell Local Plan 1996, Policies SLE3 and ESD15 of the Cherwell Local Plan 2011-2031 and Government guidance contained within the National Planning Policy Framework.

PLANNING NOTES

1. Planning permission only means that in planning terms a proposal is acceptable to the Local Planning Authority. Just because you have obtained planning permission, this does not mean you always have the right to carry out the development. Planning permission gives no additional rights to carry out the work, where that work is on someone else's land, or the work will affect someone else's rights in respect of the land. For example there may be a leaseholder or tenant, or someone who has a right of way over the land, or another owner. Their rights are still valid and you are therefore advised that you should seek legal advice before carrying out the planning permission where any other person's rights are involved.