

	Online Comments
Application No:	18/04678/FUL
Comments:	<p>OBJECTION TO APPLICATION</p> <p>The case put forward by the applicant makes assumptions about the future viability of the Three Horseshoes that do not stand critical assessment and contains a number of statements that are not true or are undermined by detailed knowledge of recent trading at the pub. These include:</p> <p>No weight given to factors that could improve trading: the opportunity to improve the food offering thereby making the pub attractive to a broader clientele, the size of the village and local catchment area, the close proximity to a large volume of passing trade and limited competition from the other pub in Burbage.</p> <p>Statements about the recent closure of the pub, including that the only option for Wadworth was to sell the pub for residential development, that are not true, as evidenced by a letter from the CEO of Wadworth, the previous owner, and its stated business strategy.</p> <p>The statement that the pub has had several managers in recent years, implying that many have tried unsuccessfully to turn the pub round, is untrue. The pub has had two tenants in the last 25 years, the first of whom successfully ran the pub for over twenty years.</p> <p>The impact of the last tenant in driving away business throughout the four years they ran the pub.</p> <p>In view of the above, I do not believe that the applicant has made a compelling case for 'change of use' and would ask the Council to reject it.</p>
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Date:	18 June 2018

Case Officer:

Jonathan James