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|                | <b>Online Comments</b>   |
| Application No | 18/04678/ful   |
| Comments       | <p>he applicants case based on the change of use for the “Three Horseshoes” based on the pub no longer being financially viable is factually inaccurate and does not stand up to scrutiny<br/>In particular</p> <ul style="list-style-type: none"> <li>• The applicant states that the pub was closed in September 2017 and that Wadworths had no choice but to sell the pub for residential development... Firstly the club closed late January 2018 as the tenants were offered another pub and secondly all communication from Wadworths’ management (letter from CEO dated 13/2/18) was that they were actively looking to find a buyer for the pub as a going concern ie that the business was viable</li> <li>• Since the long term occupants who had successfully made a living from the pub for more than 20 years retired, there has been one tenant couple since then (not multiple tenants as claimed by the applicant.) The new tenant couple did virtually no marketing of the pub and missed the opportunity to develop the food potential given that the White Hart had just changed hands and was no longer offering food. As an example - at the ever-popular Burbage Christmas fair, attracting more than 2500 local people over one weekend, it was the team from The Swan at Wilton offering the visitors hot food and not the couple from the Three Horseshoes.</li> <li>• Burbage is classified as a large village, with a population approaching 2000. Many residents of the village have a high disposable income. The current average house price (2017) in Burbage is £464k compared to an average price of £288k in Wiltshire. The village can easily sustain two pubs. Note that the White Hart, which is a well run lifestyle pub with no food and limited opening hours has increased both its turnover (+13%) and profitability (+32%) over the last two years. As an example the village of Aldbourne is of similar size and can sustain two pubs both of which serve food .</li> <li>• With the right management, food offering and ambiance the Three Horseshoes could easily pull in trade from Marlborough and the surrounding villages as well as passing trade (holiday traffic) from the busy A364 South Coast route and holiday boat traffic from the nearby canal. Demand for good quality food in the area is high - “Dan’s” restaurant with just 20 covers has recently opened in Marlborough and is booked up months in advance.</li> </ul> <p>In conclusion I would state that the application should be rejected .</p> |
| Name           | <b>Mr. Peter s Duke</b>  |
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| Date:          | 19/06/2018   |
| Case Officer:  | Jonathan James   |