

	<p>Online Comments</p>
<p>Application No:</p>	<p>18/04678/FUL</p>
<p>Comments:</p>	<p>I have read the Planning, Design and Access Statement as well as the Public House Viability Report and I should like to register my strong objection to this planning application.</p> <p>I have lived opposite the Three Horseshoes Inn for over twenty years and until very recently it was a vibrant, well managed and well attended pub serving good food and a good pint (so I'm told, I don't drink beer!). The penultimate tenant hosted and/or organised a number of events such as quiz and music nights, garden parties, Valentine dinners, Halloween parties, Burns Suppers and the ever popular New Year's Eve party; all of these were always well attended. In addition they organised shoot breakfasts and lunches and hosted a number of private events such as birthday parties, wakes and wedding receptions. Booking a table for Friday or Saturday night dinner or Sunday lunch was essential. Sadly a few years before retirement the tenant's wife became ill so fewer events were hosted but food continued to be served. To say that this pub is not viable is wrong as the penultimate tenant was able to fund their retirement and buy a house from their income. On their retirement Wadworth installed new tenants who had no previous experience in the licensing trade, their background being cafes and burger vans. They made a half-hearted attempt to resurrect some of the events but sadly were not able maintain clientele</p> <p>The report states that the last tenant ceased trading in September 2017, this is inaccurate as the pub did not close until mid January 2018! It also states that there had been several managers in recent years, again an untruth as there have only been two tenants in the last 23 years. Wadworth are on record as saying that they wanted to sell the business as a going concern, however, no such marketing was undertaken. Two to three weeks after the pub closed their website still showed the Three Horseshoes as being a working pub without any mention of it being for sale or in need of new tenants. The last tenants were moved to a new pub in January 2017 as a "deal" had been done on the Three Horseshoes, so I am led to believe. It is my opinion that Wadworth never had any intention of selling this building as a working pub.</p> <p>The application mentions that this is one of two pubs in the village, the other being the White Hart, a free house. What it does not mention is that the latter is currently for sale and there is no guarantee that under new ownership this too could be converted into housing leaving the Village without any public house. Although the application does make note of various community facilities including the British Legion and Village Hall, they do not provide the same facilities as the two village pubs. When I first moved to Burbage the village boasted 3 pubs, one restaurant and a hotel, not to mention the British Legion and Village Hall. Apart from the latter two we have lost all these facilities except one pub!</p> <p>The Deriaz Campsie report states that there is no passing trade. This is not so as there are often cyclist and walkers looking for somewhere to eat during the day or early evening.</p>

Evening trade was boosted, primarily in summer, by visitors berthed on the Kennet and Avon Canal. The report does not mention that there is a B & B in the village and their visitors were always encouraged to visit the Three Horseshoes for their evening meal.

The report also mentions that it is important to secure a viable use for the property and that refurbishment be undertaken to maintain the property as an attractive asset within the village. In this respect Wadworth failed as it provided little or no maintenance. The toilet block had no heating and had not been updated in over twenty years. The roof received little attention and other than a lick of paint now and again little was done to improve the property. Unless the fabric of the building is maintained the shabbier it becomes and is less attractive to customers.

Deriaz Campsie states that there are alternative public houses and restaurants in Marlborough and Pewsey. This town and village are both too far away to be considered a "local" for residents of Burbage. Being a rural village Burbage is not supported with adequate transport infrastructure which would make these places accessible; taxis are expensive and a night out would require a designated driver which is not always ideal. There is nowhere in the village for residents to enjoy a meal within walking distance. The location of the Three Horseshoes has never been an issue in the past as many villagers were able to walk to the pub if they chose not to drive, just as villagers from the Stibb Green end can walk or cycle to the White Hart.

The report's conclusions state that

The Three Horseshoes does not benefit from passing trade. Clearly they have failed to take into consideration the fact that the village lies on one of the many cycle routes around the county, walkers, visitors to the Savernake forest and the Kennet and Avon Canal. The pub was always well attended by local villagers prior to the last tenants being installed.

The property has limited accommodation and cannot achieve additional revenue streams. The pub managed very well with the current accommodation and beer garden in the summer. Wadworth applied to extend the pub's dining area but never followed through with this. Had this gone ahead and with the right tenants in place they could have maximised turnover.

The intense competition from better located pubs including the White Hart as well as pubs in Pewsey and Marlborough. The White Hart under its current owners, who have been in situ for approximately five years, are no competition to the Three Horseshoes as they only open in the evenings and do not serve food. Even when the White Hart was a food pub under the previous owners there was minimal competition as they served different fare and attracted a different clientele. As mentioned previously Pewsey and Marlborough should be disregarded as competition as they are not readily accessible.

Deriaz Campsie concludes that Wadworth were unable to achieve a Fair Maintainable

	<p>Operating Profit. Had Wadworth bothered to invest in their property and their tenants they we wouldn't see the closure of yet another pub.</p> <p>The final conclusion is that this is not a viable business. It is my opinion that this could be a viable business if the property is been properly maintained, the right tenants installed and support provided at every stage.</p>
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Date:	27 June 2018
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