

	Online Comments
	18/04678/FUL
	<p>18/04678/FUL The applicant's case for 'change of use' of the Three Horseshoes is based solely on the weak argument that it is no longer financially viable. I have read the two documents it has submitted, I contend that its case does not stand analysis. Its conclusions are poor and show no understanding of the circumstances surrounding the pub's trading in recent years and the opportunities for its return to viability. These seem to be some of the significant factual errors: In particular, the applicant:</p> <ul style="list-style-type: none"> • He uses the declining beer sales over the last five years as the core of his case. However, this makes no mention of the role of the last tenants in the decline in trade seen since they took over and the fact that the previous tenant had 'made a living' from the pub for over 20 years, until their retirement • Says the pub has seen several managers in recent years, when there have only been two in the last 25 years. • Ignores the size of Burbage, the closeness of a major trunk/holiday route, the opportunity to develop a decent food business and the limited competition from the other pub in the village, which does not open at lunchtimes and does not sell food. <p>Comments: The above analysis clearly undermines the applicant's case. As such, the application should be rejected.</p> <ul style="list-style-type: none"> • Says that the pub was closed in September 2017 because it was uneconomic and that the sale of the pub for residential development was the only available option to Wadworth. Which is not true. The pub closed in late January 2018 when the tenants moved to a different pub, Wadworth intending that it would have kept the pub open if it been able to find a short term tenant. Wadworth sold the pub because it did not fit its business strategy and understood that the buyer intended that it would continue as a pub. Although it is correct to say that market conditions are unlikely to change to the pub's advantage. However, there are a number of 'self help' initiatives that, with the right landlords, could change its fortunes, including: • Invest in the pub, starting with better heating and renovating the ladies/gents –the CEO of Wadworth acknowledged that they have not historically invested in the pub for many years". • Develop the food business so that the pub became a 'destination' place to go. This would be attractive to residents of the village, people from the surrounding area and passers-by. As this developed, this would support an extension. • Develop a lunchtime trade centred on making the pub attractive to older residents of the village.
	Mr. Roy Goodger
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Date:	25.06.2018
Case Officer:	Jonathan James

