

## Online Comments

18/04678/FUL

Dear Sirs,

I write in respect of the application for a change of use at the Three Horseshoes Public House in Burbage.

In the applicant's submission there are numerous factual errors that undermine their own arguments.

They state that the pub ceased trading in September 2017, however it did not close until January this year. It should also be noted that the landlord had recently signed an extension to their tenancy, I understand in June 2017, suggesting that the pub was seen as a viable and ongoing concern by both the landlord and Wadworth. Indeed, the CEO of Wadworth said in February 2018 that the intention was to sell the pub to an interested purchaser who intended to continue running the establishment as a public house.

In fact, under the right management, this pub should be able to make use of an extensive market that is available to it, both from the village and also the surrounding area. The village of Burbage has another pub, but one which is only open in evenings and does not serve food. An investment in developing a good quality restaurant area for the Three Horseshoes would undoubtedly prove beneficial, especially with the success of new niche restaurants in Marlborough (Dan's, Stein). The Three Horseshoes overlooks a pretty green, has parking and a garden, is close to a major trunk road and would serve a village that does not currently have any food outlets.

The application states that there have been several managers in recent years seeking to invigorate custom. This is untrue, before the last tenants there had been one other who had been present since before I moved to the village in 2007.

A fundamental aspect is about tenants seeking to invigorating custom. I genuinely can't remember in 11 years, any sincere attempts at creating a buzz about the pub. There was a small music afternoon a couple of years ago, but beyond that I am failing to remember anything. I don't even remember any suggestion about a party for New Year's Eve in the eleven years I have been in the village, and surely that is a major event that you would be aiming to tap in to.

Quite simply, if business was declining at this pub, this is the fault of the people who ran the pub. Whenever I ventured in, the recent tenants never once made an attempt to be cordial, converse, or show hospitality. I felt unwelcome. I think this soundly points to a simple fact, businesses primarily fail because of the expertise, passion and drive of the person running the business. I can't consider the recent tenants having sufficient passion, drive or desire to really make the Three Horseshoes a success. With better management, this should be a highly successful location and become a soul for the village.

Developing a restaurant on the premises would be wonderful and certainly add to the success of the pub. Wadworth did apply, as I understand to develop the pub into a restaurant

	<p>back in 2014. They saw the opportunity to benefit from such custom, and advertised for people to run the pub as a restaurant as well. The tenants who took up the challenge openly admitted they did not have the skill to do so, and the pub therefore languished under their poor management and hospitality skills.</p> <p>There are nearly 2,000 residents in Burbage. Two pubs should be successful, and under the right management will provide income to satisfy their owners. The Three Horseshoes should not be allowed to be turned into a residential dwelling and deprive the village of what could be a very pleasing and busy public house. The owners of The White Hart have made their pub into a successful business. With some investment and development of the Three Horseshoes, the same is perfectly feasible.</p> <p>THEREFORE, THE PLANNING APPLICATION HAS NO MERIT AND SHOULD BE REJECTED.</p>
	Mr. Martin Chalkley
	7 Taskers Lane SN8 3TQ
Date:	25.06.2018
Case Officer:	Jonathan James