

	<b>18/04678/FUL</b>
	<p>The applicants case for 'change of use' of the three horseshoes pub centres upon the argument that is no longer viable financially. Having read and considered the documents it has submitted I do not agree at all. It shows no understanding of the pubs recent history and the great opportunities it holds as a pub in the village. There are also some facts stated which are incorrect.</p> <p>For example the use of declining beer sales over the last 5 years. This doesn't take into account the role of the last tenants in this decline coinciding with the fall in sales. My family visited the pub last year when we were house hunting in the village and we were not made to feel welcome at all. I understand the previous tenants ran the pub successfully for over 2 decades.</p> <p>Burbage has 1 other pub in the village. The size of Burbage is big enough to support 2 pubs. Especially given the other pub only opens in the evening and does not serve food. I have witnessed the landlord at the other pub having to direct customers to surrounding villages when they arrive asking if they serve food.</p> <p>It is stated the pub has had several managers in recent years where my understanding is there has been only 2 in over 2 decades.</p> <p>It is stated the pub shut in Sept 2017 as it was financially not viable. This is not true, it shut because the tenants moved to a different pub, Wadworth intended to keep it open if they could source a short term tenant. When Wadworth sold the pub it was understood the buyer intended to keep it as a pub.</p> <p>All the above shows the case for change of use is significantly flawed and in places utterly incorrect and as such it should be rejected.</p>
	Mr. Derek Matthewson
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Date:	26.06.2018
Case Officer:	Jonathan James