

**18/04678/FUL**

Objection to the application for change of use of The Three Horseshoes public house, 1 Stibb Green, Burbage, Wiltshire.

Inaccuracy in the introduction,

The last publican vacated the Three Horseshoes in January 2018, not 2017 as stated in the introduction. They were incentivised to leave as the pub has already been sold to a developer.

Despite suggestions to the contrary the Three Horseshoes does not appear to have been offered for sale as a going concern.

Planning policy section 4.4.and 4.5 and 4.9

Conserve heritage assets - Neither Wadworth nor NMB Planning Limited have demonstrated a sincere attempt to offer the Three Horseshoes on the open market as a going concern. Having failed to make any genuine effort to support the continuation of the Three Horseshoes as a public house the applicants clearly have manipulated an apparent lack of viability for the pub.

4.23

Wadworth and NMB Planning have presented a narrative of an unviable business, and have made inaccurate statements regarding passing trade, and particularly Wadworth's lack of investment and poor knowledge of the pub and the community it serves.

4.30

Existing community facilities - There is one other public house in Burbage, both establishments were doing good trade and were complementary to each other in their different offers, the village supported both and could continue to do so. I don't see membership of the brownies being much of an alternative to retaining a vibrant local public house.

5 Planning assessment.

5.3 The terrace of three properties....

The Three Horseshoes has never detracted from the terrace nor Stibb Green, it was aesthetically exactly what would be expected in a living village, and a wonderful asset to the conservation area. I live in one of the listed building opposite which NMB suggest I would prefer to look out on to a residential property at No1, I would not. Wadworth and NMB have, though, created an eyesore by the hasty removal of all the historic signage

from the pub including the post on Stibb Green. The mention of vehicle movements at the pub is nonsense. At its busiest the pub never caused any disruption due to additional traffic, it has a large car park and by the nature of the business cars arrive and depart over a period of time, it's not a school for example where traffic descends at fixed short periods. In terms of delivery vehicles, a busy household would be just as likely to have as many, with modern shopping habits. The pub when open had very few large vehicle movements, The Drey vehicle once a week, a delivery from Sumblers the butcher once a week and the frozen/chilled food vehicle once a week or fortnight, the only other servicing vehicle being the commercial waste collection.

The agricultural vehicle movements up and down the High street throughout the twenty four hours of the day between adjacent farmland are much more "disturbing" than the pub every was.

5.9

The suggestion that it is more sustainable to have village services centrally located is ridiculous, the village is only a mile long, and most people access the pubs on foot or cycle with a few driving the very short distances.

The Viability report.

4.1

Inaccurate statements,

There have been only two managers/tenants in the past 20 plus years, the tenant who retired some three years ago made a very good living from the pub and now enjoying a comfortable retirement. The pub was then run for three years by the last tenants, who were less than effective. In large part the recent reduction in trade was a direct result of their inexperience and "attitude", on many occasions not even remembering to unlock doors whilst "open" to allow the public to enter, in addition they rarely illuminated the exterior lighting of the pub during open hours, giving the impression of it being closed. The opening hours became extremely erratic and therefore dissuaded people from visiting.

The report states there is no passing trade. The pub is on National Cycle Network number 4, and a great many cyclists use this route which goes directly past the pub, cycling has seen an exponential growth in popularity over recent years and a standard part of any ride is the cafe stop. I live directly opposite the pub and am regularly questioned by cycle groups arriving on the green in the hope of using the pub and asked as to why it is closed and where there might be an alternative. There is no alternative facility within the village. The pub was also regularly used by users walking up from the canal, and those walking in the area. There has also been a significant increase in the population of the village with recent development to the south of the village (a mile away).

The barrellage figures seem questionable, as one regular user of the pub I would be consuming at least 160 pints a year, and would still be doing so if it was open.

Wadworth invested little in the Three Horseshoes over the past twenty or so years, apart

	<p>from necessary upgrading of the electrics they couldn't even invest in some basic clean toilet facilities, painting of exterior woodwork only took place after a nudge from one of the regular users who made a direct approach to Wadworth.</p> <p>6.0</p> <p>Conclusions</p> <p>6.1 There is plenty local support for the pub, and there is significant passing trade, however the pub needs to be welcoming or at least have its doors unlocked to allow this trade to enter the pub.</p> <p>6.2 The two village pubs are complementary not in direct competition. The others mentioned are located a number of miles away, where public transport in the evening is non-existent, they are not viable options and demonstrate the lack of understanding of Wadworth and Deriaz Campsie of the basis of a community pub.</p> <p>6.4 Wadworth can't make a sufficient profit, but why haven't they therefore offered it for sale as a going concern to others?</p> <p>Martin McArthur 15 Stibb Green Burbage SN8 3AE</p>
	Mr. Martin McArthur
	<p>15 Stibb Green Burbage Marlborough Wiltshire SN8 3AE</p>
Date:	29.06.2018
Case Officer:	Jonathan James