

	<b>Online Comments</b>
Application No:	18/04678/FUL
Comments:	<p>I wish to object in the strongest possible terms against this application. There was an unseemly haste in the time between the previous tenants leaving the pub and the pub signage being removed, which if one was being cynical, could be construed as implying that the new owners had some prior knowledge of what they were doing and never planned to run it as a pub. However, ignoring this, the application should be rejected on many other grounds, not least of which are the factual errors that it contains. This includes, but is not limited to: 1) It states that the pub closed in September 2017. It did not, it closed at the end of January 2018. 2) It states that the pub has had several managers in recent years - incorrect, there have been only 2 in the last 25 years. 3) The CEO of Wadworth is on record as saying that the last tenants were moved to a larger pub and that Wadworth"s intended to keep it as a pub once new tenants could be found.</p> <p>3) The application mentions declining beer sales - this was due entirely to the last tenants whose behaviour drove away all but the most masochistic of customers. The previous tenants were able to run a business for over 20 years. 4) The application points to the declining beer market, but with the location of the pub, a decent tenant could make it viable - the other pub in the village, the White Hart is an excellent pub and an example of what a decent tenant can do. Burbage is increasing in population - the development of St Dunstan"s adding even more houses. The village needs to keep at least two pubs and it needs Wadworth to carry out their promise of upgrading the Three Horseshoes and help make it a destination for food - something they have been promising for years.</p> <p>I am sorry but the haste with which all of this has occurred can only lead one to believe that Wadoworth"s are more interested in turning their real estate into cash rather than running pubs. There is no justification in allowing this change of use and the application should be rejected.</p>
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Date:	18 June 2018
Case Officer:	Jonathan James