

18/04678/FUL

The pub did not close until late January 2018. It was then sold six weeks later to the applicant. The tenant had entered a new three-year tenancy agreement in June 2017. They left to move to another Wadworth tenanted pub, which they saw as offering a better opportunity to them.

This paragraph, which is key to the applicant's case, is completely undermined by a letter from Chris Welham, CEO of Wadworth, dated 13 February 2018. This says:

"We are selling the property as a pub and we have an interested party as such to purchase it as a pub. I am truly sorry that the pub has closed in the interim period. This was never our intention as we fully hoped that it could have continued to trade up and until the point when the sale completes. We are trying to appoint a temporary operator ... but it is proving difficult ..."

"I am also very hopeful that you will be able to continue to enjoy Wadwoth beer once the sale has gone through ..."

Many people in Burbage wanted to see the pub re-open and that there would be stiff opposition to any other outcome was conveyed to the CEO of Wadworth, who undertook in a letter dated 27 February 2018 to make the purchaser aware of this.

The White Heart does not open at lunch time or offer food. The Three Horse Shoes if properly run could offer this service to the community and also cater for visitors and the increasing number of cyclists passing by on the cycle route.

It's not true there have been several managers. There have only been 2. The previous Tennant was at the Three Horse Shoes for 20 years finishing in June 2014. The final Tennant left in January 2018.

The figures given, from October 2013/14, cover the period when it was occupied by tenant 2, who took over in June 2014. Under their tenancy, both existing and potential customers decided to take their custom elsewhere. This reflected the ambience of the pub, which by this time was suffering because of the lack of investment in it and continued to deteriorate, customers' disquiet with the tenants and the lack of promotion of the pub, which declined over time.

The PHVR also makes no mention of the fact that tenant 1 was able to earn enough from the pub to fund their retirement and purchase a residential property.

In obtaining planning permission for an extension in 2014, Wadworth clearly thought there was an opportunity if the right people ran the pub. This was stated in the advert for new tenants when tenant 1 decided to retire. Just because tenant 2 was not the right person for this (they openly admitted not having the kind of catering skills required, their previous experience having been in running a cafe), this is not to say that the pub could not have a successful wet and food business with the right landlord.

Although the first part of this statement may be true, it reflects the 'Shoes not being a 'destination' pub for food, many pubs in the surrounding area successfully doing this.

If you examine other villages in Wiltshire, as a 'rule of thumb' it can be seen that each 1,000 residents supports one pub. For Burbage, which with the recent development now has nearly 2,000 residents, this would suggest that the village could support two well-run pubs.

The second part of the statement is not true. Numerous potential customers, many seeking a place to eat, come off the village by-pass, which is a major holiday/trunk route. My wife is a local Estate agent and was regular asked where to eat and always directed them to the Three Horse Shoes.

A letter from the CEO of Wadworth dated 13 February 2018 shows that this is not true. In this, the CEO said that "We are selling the property as a pub and we have an interested party as such to purchase it as a pub".

The Three Horsehoes is in an idyllic location, overlooking the village green.

If the pub developed its food business, it has an untapped large village as its catchment that has nowhere else that serves food. To go somewhere else requires someone to drive, or the use of public transport (non-existent) or taxis (expensive).

It is also close to other villages and Marlborough, and within half a mile of a major

	<p>holiday/trunk route.</p> <p>There are a number of 'self help' initiatives that, with the right landlords, could change its fortunes, including:</p> <ul style="list-style-type: none"> · Invest in the pub, starting with better heating and renovating the ladies/gents – the CEO of Wadworth acknowledged in his letter of 13 February 2018 that "we 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. <p>Also ignored is the fact that the owner of the White Hart has shown that the fortune of a pub can be turned round, regardless of market conditions.</p> <p>THEREFORE, THE PLANNING APPLICATION HAS NO MERIT AND SHOULD BE REJECTED.</p>
	Mr. Chris C Tinsley
	<p>Box Tree Cottage 14 Stibb Green Burbage Marlborough Wilts SN8 3AE</p>
Date:	27.06.2018
Case Officer:	Jonathan James