

	<b>18/04678/FUL</b>
	<p>Having lived at Stibb Green for nearly 40 years, we have used the Three Horseshoes pub through the many incumbent landlords, but more recently due to the lack of enthusiasm from the last landlord and towards the end of the tenancy of the previous one, our use of the pub declined. With more input from the brewery and the landlord many more persons would use the pub facility making it fully financially viable.</p> <p>As the applicant's case for 'change of use' of the Three Horseshoes is based solely on the argument that it is no longer financially viable, the comments made in the above paragraphs are fully appropriate and must be taken into consideration.</p> <p>However, having carefully read the two documents that the applicant has submitted, I contend that its case does not stand critical analysis. Its conclusions are weak, show no understanding of the circumstances surrounding the pub's trading in recent years and the opportunities for its fortunes to be revived. In addition, there are significant factual errors.</p> <p>In particular, the applicant:</p> <ul style="list-style-type: none"> <li>-Uses declining beer sales over the last five years as the core of its case. However, this makes no mention of the role of the last tenants in the decline in trade seen since they took over and the fact that the previous tenant had 'made a living' from the pub for over 20 years, until their retirement</li> <li>-Ignores the size of Burbage, the closeness of a major trunk/holiday route, the opportunity to develop a decent food business and the limited competition from the other pub in the village, which does not open at lunchtimes and does not sell food.</li> <li>-Says the pub has seen several managers in recent years, when there have only been two in the last 25 years.</li> <li>-Says that the pub was closed in September 2017 because it was uneconomic and that the sale of the pub for residential development was the only available option to Wadworth.</li> </ul> <p>This is not true. The pub closed in late January 2018 when the tenants moved to a different pub, Wadworth intending that it would have kept the pub open if it been able to find a short term tenant. Wadworth sold the pub because it did not fit its business strategy and understood that the buyer intended that it would continue as a pub. This is clearly stated in a letter from the CEO of Wadworth, dated 13 February 2018.</p> <p>The above analysis clearly undermines the applicant's case. As such, the application should be rejected.</p>
	Mr. Roy E Turner

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Date:	27.06.2018
Case Officer:	Jonathan James