

Mr J M Tupman MBE
Carelen
High St
Burbage,
Marlborough,
SN8 3AR

25 June 2018

Dear sir,

Planning application 18/04678: Three Horseshoes Burbage

I am writing to object in the strongest terms to the planning application for 'change of use' of the Three Horseshoes pub in Burbage to a residential dwelling.

The applicant blames the decline in business seen over the last five years on external factors such as fewer people going to pubs, the smoking ban, drink driving laws and the general state of the economy. This, they claim, is irreversible.

As a regular and frequent user of the pub over many years, it was plain to see that the major cause of the decline in trade was the attitude and demeanour of the last tenants, who ran the pub from summer 2014. As well as putting off numerous existing customers who had used the pub for many years, their attitude often put off potential customers who were using the pub for the first time and passing trade. In addition, a number of groups who had used the pub for a long time, such as local shoots, were also told that their trade was no longer welcome.

A secondary factor was the deteriorating state of the fabric of the pub, which had seen little investment by Wadworth for many years, a fact that their CEO has admitted to. In particular, the state of the toilets was such that many customers were put off using the pub, especially females. In addition, the lack of decent heating meant that the pub was frequently cold and unwelcoming.

I am not alone in believing that there are numerous opportunities to turn the fortunes of the pub round, making it a thriving business and an asset to Burbage once again. The applicant states that there have been numerous landlords who have tried to make the pub viable, to no avail. I do not know how they can say this when the pub has only had two tenants in the last 25 years, the last but one of whom successfully ran the pub for over 20 years, until his retirement.

In conclusion, I believe that the applicant's case is very weak and urge the Council to reject it.

Yours faithfully

MICHAEL TUPMAN, MBE