

GUILDEN MORDEN PARISH COUNCIL

(South Cambridgeshire District)

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Rebecca Ward
South Cambridgeshire District Council
Cambourne Business Park
Cambourne
Cambs
CB23 6EA

23 September 2015

Dear Ms Ward

Re: S/1527/15/FL – 30 High Street, Guilden Morden

The Parish Council notes that the above application is for info only however, the Council would like to offer the following comments.

At point 1.2.5 Mr Wheeler states that he has met with Beverley England and he refers to subsequent emails given to him by her. The perception of the Parish Council is that the report is not truly independent. Mr Wheeler claims that he gives his evidence impartially and objectively however, has not consulted known parties who are interested in operating a hospitality business on the site - including those who bid, for the property. These can be expected to be a commercially viable model which should have been considered in the assessment.

The focus of the report is too narrow in considering only a locals wet trade business model. A country food-led model is one that is proven locally and has a completely different scale of opportunity, customer based and competitor landscape

The report does not seem to adequately consider the contribution of the accommodation to the revenue or benefits package for a pub manager.

Point 3.10 The Three Tuns is no more remote than the 'John O-Gaunt' at Sutton, 'The Pig and Abbot' Abington Pigotts and 'The Fox and Duck' at Therfield, which are thriving.

In point 4.3.3 Mr Wheeler refers to local competition but does not refer to pubs locally that have recently been, or are currently being, refurbished – which points to optimism in the market – for example 'The Queen Adelaide' at Croydon, 'Jollie Postie' at Royston 'The Jester' at Odsey and the 'John O'Gaunt' at Sutton; all of which lie outside of the very tight, arbitrary, 3 mile radius.

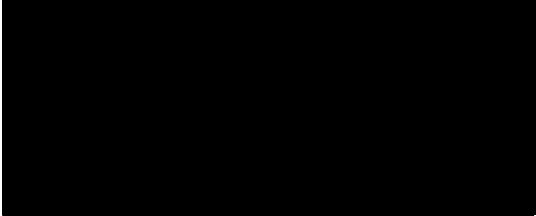
The report should include Tables in section 6.1.1 to account for circumstances where a purchaser does not need a mortgage, or only requires a small amount of mortgage (e.g. 10% and 25%), to purchase the premises.

Point 7.1 refers to the lack of investment by the brewery over the past 25 years. This should be taken as a positive statement that the Pub was able continue trading in spite of this and not a criticism of low business performance.

The Parish Council wishes to remind the District Council that the Three Tuns is protected as an assets of community value

The Parish Council strongly recommends that this planning application is refused.

Yours sincerely



Mrs Gail Stoehr
Clerk