

TJW/rw  
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21<sup>st</sup> October 2015

Rebecca Ward  
Senior Planning Officer  
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Regulated by RICS

Dear Rebecca

**Three Tuns, Guilden Morden, Royston, SG8 0JP**

I refer to your email of 5<sup>th</sup> October and in response to the issues raised by the Three Tuns Action Group (TTAG), I confirm as follows.

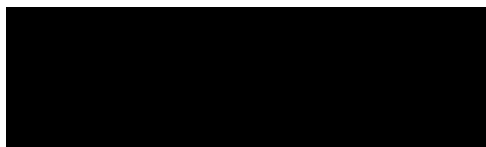
1. There is no connection between myself and those acting on behalf of the applicant.
2. I have had no communication with Matthew Hare of Carter Jonas in relation to this matter, nor have I had communication with him since he was engaged by SCDC as a Planning Officer.
3. I met with Mrs England of Florin Interiors on 13<sup>th</sup> August 2015 for the sole purpose of gaining access to the Three Tuns for inspection. I did not engage in discussion with her about her company's application or Pinders' Report, save to request that she provide me with copies of the same documentation as had been made available to Pinders for the preparation of their report. I have made clear in my Report the extent of the information available to me.
4. Your email to me of 7<sup>th</sup> July 2015 stated that the applicants/agent had submitted a number of accompanying documents along with a viability assessment and requested that I provide the Council with comments/recommendations based upon the information that had been submitted. In my response I commented that when providing similar advice to the Council previously, I had done so on the basis of conducting my own assessment of viability and providing the Council with a considered expert report of my own, which incorporated comment where appropriate upon documents submitted by the applicant. This is the basis upon which I proceeded with your instructions and prepared my report.
5. TTAG raise the possibility that the Three Tuns may be capable of operation as a lifestyle choice by a special purchaser with access to alternative sources of income or able to gain benefits from operating the pub with other business interests. This is a possibility, but my report addresses the question as to whether the Three Tuns, as it stands, would be considered by operators in the market to represent a viable



proposition as a public house. I was not asked to consider viability on the basis that the business of a public house may be subsidised by operators' special financial circumstances, be it income derived from alternative sources or other business interests.

I trust the above is of assistance.

Yours sincerely



**Tony Wheeler MRICS**