

HEIDI ALLEN MP
SOUTH CAMBRIDGESHIRE



HOUSE OF COMMONS
LONDON SW1A 0AA

APPLICATION ref. S/1527/15/FL: Change of use from A4 (Drinking Establishment) to C3 (Single Residential Dwelling House)

As Member of Parliament for South Cambridgeshire, I strongly object to the application before you.

At the heart of every sustainable village, I believe there is a strong and vibrant community. This planning application has galvanised residents of Guilden Morden to join together to oppose The Three Tuns being lost forever demonstrating overwhelming support for this property to remain a community facility.

The 8th Core Principle of the NPPF seeks to promote healthy communities and clearly identifies the role of the planning department in ‘facilitating social interaction’ to create healthy, inclusive communities by creating ‘a shared vision of [...] the residential environment and facilities they wish to see.’ Paragraph 69 of the NPPF goes on to emphasise planning decisions should aim to achieve places which promote ‘opportunities for meetings between members of the community who might not otherwise come into contact with each other.’ Clearly The Three Tuns is a facility that local residents feel passionately about; a meeting place for all members of the community; a valued facility that this council recognised should be retained for the benefit of the community when it rejected a challenge to the ACV earlier this year stating: *‘I conclude that, in my view, it is not unrealistic to think that there may be a time in the next five years when the use of the building as a pub might resume. I therefore uphold the listing of The Three Tuns as an Asset of Community Value.’*

Allowing change of use for village pubs is contrary to the NPPF and local policy SF/1 which states ‘Planning permission will be refused for proposals which would result in the loss of a village service, including village pubs,’ if it can be shown to represent a significant loss to the community. Ascertaining the viability of a business and quantifying whether it represents a significant loss of facility when that facility is no longer trading is difficult to ascertain and is highly subjective. However the level of community representation against this application from residents, the Parish Council and Ward Member in my opinion shows The Three Tuns ‘potential contribution to the social amenity of the local population’ in line with policy SF/1 paragraph 2 a. reasons for refusal. In addition the inability of local residents to access establishments with the same offering in surrounding villages by ‘local public transport services, or by cycling or walking’ further strengthens the case for refusal as does the lack of ‘any efforts to market the premises for a minimum of 12 months at a realistic price’ therefore I believe this application to be completely at odds with core principles of the NPPF and adopted local policy SF/1.

Furthermore without having actively marketed the business for a full 12 months in line with planning guidance for change of use, the local authority and local residents will never know if a suitable buyer may come forward, renovate the property and be able to successfully run it as a village pub with a food offering.

Therefore for the reasons stated above, I strongly oppose the application before you and urge members to refuse this application.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Heidi Allen', written over a light pink rectangular background.

Heidi Allen
MP for South Cambridgeshire