

About the application

Application number: 2019/91239	
What is the application for?:	Demolition of existing public house and erection of four dwellings
Address of the site or building:	The Shears, 201, Halifax Road, Hightown, Liversedge, WF15 6NR
Postcode:	WF156NR

User comments

Type of comment: An objection
<p>I wish to object to the application to demolish the Shears Inn.</p> <p>Conversion of this pub would result in the loss of a well-regarded and well-used public amenity.</p> <p>The pub is important from a historical standpoint, with its upstairs room being the meeting place of the group of Luddites who marched from there and attacked Rawfolds Mill. The history of course is not enough on its own to warrant preservation, but it is also a well-loved social amenity.</p> <p>The pub is a popular venue for locals and for visitors from farther afield although the current management, competent as they are, have not been as successful as the first management team that were employed when the pub reopened under the current ownership. That couple had the right mix of a range of good beer, which is particularly appreciated locally, plus frequent social events and always a friendly welcome.</p> <p>However, I still often visit the pub myself, including a quiz night a couple of weeks ago, (in April 2019), which was very well attended, with a full car park and few vacant seats on a Tuesday night, a situation which some publicans would be envious of.</p> <p>There is always a good-natured crowd in there, using the rear bar as a social gathering place where traditional pub games are played, while the U-shaped lounge is a very homely and sociable place to be, with friendly faces all around. I have a number of friends who either go there or used to go there; most have told me that the pub is not as appealing as it used to be – the original management had a good formula for success but they retired, the next manager had too many real ales on such that the quality suffered and drove some custom away, then the current team took over with the reduced custom and reduced the beer range to maintain quality, however the more popular Moorhouse's beers are no longer on the bar, leaving just two quite common ales in a pub where the locals particularly appreciate quality and choice.</p> <p>It would be a shame for the regulars to lose this amenity, in an area which has a large number of homes within walking distance. The Shears is a viable pub business but it seems that the owners have not tried to sell it as such, despite its potential. When the owners rescued it from likely permanent closure a few years ago, we were all grateful and were pleased by the comments that the new owners made concerning the</p>

and were produced by the comments and the new owners made concerning the importance of the pub to the local community, these comments being made via the local newspaper.

National guidance is contained within the National Planning Policy Framework document (from 2012), paragraph 70 of which is relevant. It requires LPAs to “plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments”. It goes on that LPAs must guard against unnecessary loss of valued facilities where this would reduce the community's ability to meet its day to day needs and ensure that established facilities and services are retained for the benefit of the community. Note that this policy applies to pubs in all communities, not just rural ones.

Paragraph 28 promotes “the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.”

The Shears Inn is an important local landmark and is a well-used, popular focal point for the local community and should be allowed to continue to serve that purpose. If the current management feels unable to make it pay, then at least they should try to sell it as a going concern.