

Dear Cllr Jackie Ramsay

Woolpack Country Inn, Whitley Road, Whitley - Application No. 2022/93731

I wish to register my objection to this application on the grounds that the development would result in the loss of a community facility. In general terms, I share the deep national concern about the loss of public houses, with closures now taking place at the rate of around eighteen each week. Pubs are valuable community assets for many reasons, including:

- Providing somewhere for people to meet and socialise
 - Supporting the local economy through employment of staff and purchases from local businesses
 - Offering meeting places for clubs, societies and charities
- Choose and expand on as many of the following points which apply to the pub
- It is the last pub in the village/community/area
 - The only other pub in the community/area is of a completely different type e.g. essentially a restaurant
 - The next nearest restaurant pub is 2.8 miles away
 - It serves a community of 486 people
 - It is the only community facility in the village/area
 - It acts as a meeting place for clubs, sports groups etc
 - It has scope to diversify e.g. adding a shop, post office
 - It is in a tourism growth area
 - The pub has recently not been well run and / or has suffered from lack of investment and has therefore not been achieving its potential, the owners stopped selling food on the 5th Sept 2022, they also stopped the regular Thursday quiz, and then reduced the opening hours and days to Friday Saturdays and Sunday

This public house has been a thriving establishment in the past

The Shoulder of Mutton, in Briestfield was in a similar financial 2021, under new management it is now thriving.

I would ask for your support our community and save our Pub, can Kirklees Council please review this application after considering “Section 93 of the NPPF which requires local planning authorities to guard against the unnecessary loss of valued facilities where they would reduce the community's ability to meet its needs.

I consider that the Woolpack Country Inn has a valued facility which does meet the needs of the local community. The application should therefore be refused on the grounds that it is contrary to national planning policy.

- In the right hands, there is no reason why the Woolpack County Inn should not be commercially viable
- If the applicant claims it is not viable, then those claims should be tested using CAMRA's Public House Viability Test (see section 4.5.1) – the test should be carried out by the planners themselves so that they have an objective assessment as to whether, if properly run, the pub could be a viable business.
- As a minimum, the applicant should be required to submit trading accounts for the last three full years in which the pub was operating as a full-time business. Marketing
- Ask if there is clear evidence that the pub has been marketed as a going concern at a reasonable price and for a significant length of time
- Ask for details of where the pub was offered for sale and by whom e.g. specialist licensed trade agents
- If there is insufficient evidence of a comprehensive marketing campaign, state that the application should be refused and not be reconsidered before such a campaign has taken place.

Finally Ask how the application will be determined. If it is to go before Committee, ask to be notified of the date well in advance and clarify whether objectors will have the opportunity to speak/

Regards