

From:
Sent: Thursday, September 12, 2024 3:10 PM
To: Lucy Taylor

Subject: Re: 2024/92304 - White Hart, Huddersfield Road, New Mill, Holmfirth, HD9 7JU

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Good afternoon Lucy,

Thank you for your email.

Firstly, please find attached Appendix A which should be read in conjunction with the submitted Planning Statement. I was under the impression this had been submitted alongside the original statement, but I have attached it again anyway. The Applicant has written this letter explaining the recent history of the White Hart and why they had no choice other than to close the pub. In recent years the pub has not been profitable, multiple tenants have taken on the responsibility of running the pub and all have had to make the difficult decision and step away, citing loss of revenue, savings and the inability to make the business turn a profit.

The submitted Planning Statement discusses at length why the proposals accord with Policy LP48. The attached Appendix is a first-hand account from the Applicant explaining how, despite multiple attempts, the White Hart as a public house was not viable. This accords with point b) of LP48 and is discussed in paragraph 5.10 of the statement.

My interpretation of Policy LP48 is that not all the criteria listed a) - d) need to be satisfied, but only one as well as criterion e). Notwithstanding this, the submitted planning statement discusses at length how criterion c) has been satisfied, in addition to b). As such, the statement does not include reference to criterion a).

In relation to your final point, I believe this relates to Policy LP13. Paragraphs 5.17 to 5.20 justifies the loss of a main town centre use. It has previously been demonstrated that over a long period of time the site is not viable as a business. New Mill's designation as a 'Local Centre' (rather than a town centre) means that it provides a "top-up" in local services. When it's proximity to Holmfirth is also considered, which is designated as a 'Town Centre', it should therefore compliment Holmfirth's existing provision. Paragraph 90f) of the NPPF states that residential development can help ensure the viability of centres and should be encouraged where appropriate. The planning statement discusses in more detail why the proposals are appropriate, including how the Council's lack of 5 year housing land supply is a material consideration, in line with paragraph 11d of the NPPF.

I hope this answers your initial questions. I am happy to discuss the application further if you have questions.

Kind regards

For and on behalf of



Planning & Design Practice Ltd

Reasons each tenant terminated their lease and any evidence to support this. Supporting letter from the client explaining that the site isn't suitable for operation using his existing business plan (which is working successfully across several other establishments)

As individuals _____ have been operating pubs and restaurants for over 30 years and this is how they make their living. They currently own/operate 6 pubs and restaurants in the nearby area. The White Hart was bought with this interest in mind but at the time of purchase they were too busy to run another business and so chose to rent it out instead. Thereby making a profit from the rental income and wholesaling alcohol to the tenants, without the day-to-day demands of running a business.

The White Hart when purchased on 19/9/2014 was leased to _____, a landlord who had run other pubs locally and who had always wanted the opportunity to run the White Hart. His first year of trading was a success, however, trade soon slowed and he reluctantly vacated the premises on 17/12/2016 explaining that the business was not financially viable.

_____ worked with the tenant throughout the second year of trading by offering rent reductions and reduced prices for the products he bought from them but he still could not make the business work. At the time of vacating the premises he informed them that he had lost

At this point _____ considered introducing the White Hart into the portfolio of businesses that they run themselves through their partnership but decided it was a risk they were not willing to take.

A further two parties then succeeded _____ in renting the property over the following years. Initially _____ ran the business together from 19/9/2016 to 11/6/2018. When they ended their tenancy

_____ was the final tenant, occupying the premises 17/1/2019 to 1/12/2019. _____ stated in her letter requesting to end her tenancy that she could no longer run the pub as it wasn't making enough money

As with _____ tried to assist both these parties

When _____ ended her tenancy _____ the decision to run the business themselves through their existing partnership. As it was December, the busiest month for the hospitality industry, they felt this was the perfect opportunity to try and make a success of the pub. Especially as they had 3 other businesses at that time that were very similar to this establishment and which were all making a profit.

believe one of the reasons that the pub cannot be a success is it's location in New Mill due to the proximity of Holmfirth, with it's thriving hospitality scene and selection of pubs and restaurants being a much more appealing option for a night out. This, when added to the general decline in the pub trade (7000 pubs expected to close in 2024) and increased staffing and energy costs since the pub last traded have caused the owners to look into other options for the property.

Nature of works undertaken and start date for these (supporting letter to explain how the building has come to be in this state of repair). *On-site, we discussed that the building was stripped following the tenant leaving and at the same time it was evident that significant roof repairs were required.*

Date property was vacated

On vacation of the last tenant on 1/12/2019 it was clear that the building was in a bad state of repair. Leaks throughout the building, mainly affecting the upstairs living areas, neglect of the property maintenance and cleanliness, broken windows, toilets, upholstery, floors and other areas of the pub itself. We patched up what parts we felt we could in order to be able to open the doors for ourselves for the brief period of 3 months but it was then after this we decided the damage to the property was too extensive and we needed to look towards a full new roof and the permanent closure of the pub itself. We took the view to close the pub permanently on 2/3/2020. The building during that winter then fell further in to a bad state of repair due to the roof mainly. We started work in June 2020 on areas like the roof and looking at weaknesses in the building where we could see cracks in the walls showing structural movement etc. This then only unveiled further problems within the building and so building work then continued to make the building structurally sound and also strip the building back to make sure of any further problems.

PLEASE FIND BELOW ATTACHED, COPIES OF THE LETTERS WE RECEIVED FROM THE TENANTS AS TO WHY THEY NEEDED TO CEASE TRADING.

11 June 2018

We've come to the decision that we have to hand our notice in here and give you the 1 month's notice you asked for.

Trade is quiet, and with the rates and electricity costs which are so high, we just can't make a profit. We've really tried but we just don't see how we can go on.

If we could make it work we would because we don't want to leave but we need to.

1 December 2019

I'm sorry but I have to give one month's notice on White Hart, Huddersfield Road, New Mill,
HD9 7JU because I can't make it pay its way.

I've really enjoyed running the pub but I just can't carry on.

Thank you,
