

AJO//A1450

17th March 2021

South Holland District Council
Planning Department
Council Offices
Priory Road
Spalding
PE11 2XE

Dear Sir / Madam

Proposed Change of Use of the Bull's Neck Public House to a single private dwelling at Penny Hill, Holbeach

Please find enclosed our application for Change of Use for the above public house to a private dwelling, the application comprises the following documents:

1. Completed and signed application form.
2. Site location plan drawing A1450-01.
3. Flood Risk Assessment for the site.
4. Letter from accountants dated 19th September 2019.

Background to the application

The current owners, who had previously been publicans elsewhere, purchased the site in 2016 and completed a full refurbishment prior to reopening in April 2017. Since reopening however, the pub has failed to attract sufficient custom and hence income to survive as a viable business. The owners have tried to attract business locally, including appearing in an article concerning the pub's future back in May 2018, but there is simply insufficient trade to support this facility. The market town of Holbeach is just over a kilometre to the south and this contains several public houses which are perhaps better placed to attract custom. The setting of the Bull's Neck is slightly more rural, with few houses in the vicinity, it is also not visible from the nearest major roads (A17). The lack of financial viability became known not long after the pub reopened and has been an issue for the owners for several years now. The business ceased trading on the 27th February 2019 as a result of insufficient income to continue. A letter dated 19th September 2019 from accountants Bowers Fleming and Co. Ltd is included confirming the financial situation at that date. The impact of the Covid-19 pandemic has of course further impacted upon the hospitality industry all over the country.

The owner has also investigated past trading history of this site and has advised that in the last 15-20 years there have been at least 4 tenants and for around a third of this period the pub was empty. Prior to their purchase in 2016 the pub had been empty for 2 years. This clearly demonstrates that the site is poorly located for an ongoing public house business. The recent refurbishment of the Red Lion in Holbeach will also add further competition in the area.



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In addition to the foregoing the applicant has been classed as disabled since February 2020, and his wife also has a life changing illness.

The application therefore seeks approval for Change of Use to convert the whole of the public house to a private, single family dwelling. Part of the building has historically contained residential accommodation for the owners, albeit ancillary to the public house use. The application does not seek any extension to the property since it is already of sufficient size for the proposal.

A flood risk assessment has been obtained and this indicates that although the site stands within Flood Zone 3, the floor levels of the building are generally already sufficiently elevated to allow safe use for residential purposes.

We understand that the fee for this change of use application will be £462 and we will arrange to pay this by phone.

We trust that you will find this application complete, however should you require any further information please do not hesitate to contact us.

Yours faithfully

Andrew Oglesby RIBA
For and on behalf of Oglesby & Limb Ltd

Enc

CFI - Mr N. Spiers