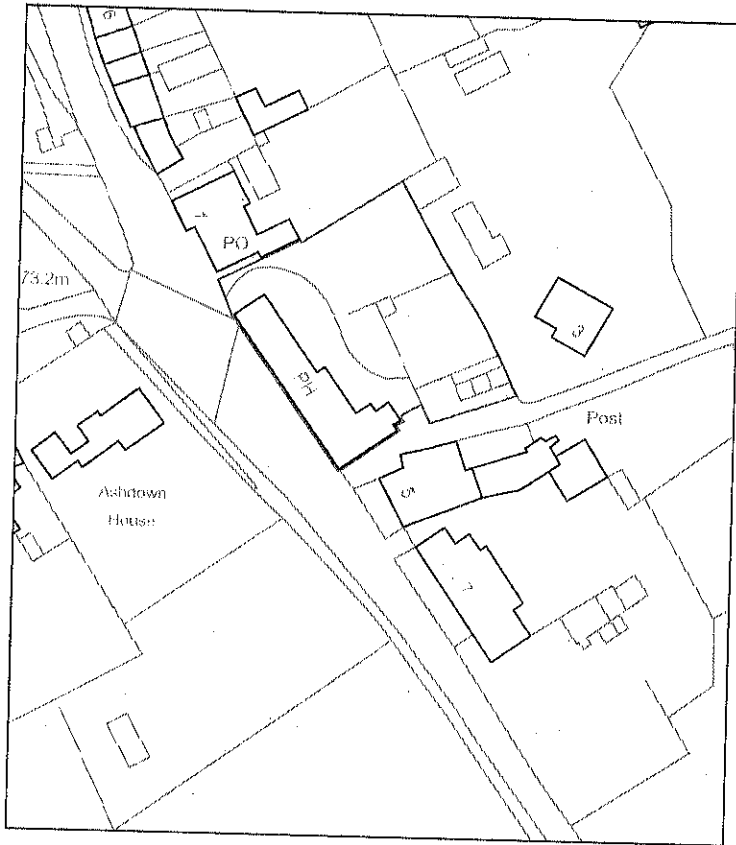


PI2/V0291

THE ANCHOR, STA

APPENDIX 1
1 of 2



THE ANCHOR
1 HIGH STREET
STANFORD IN THE VALE SN7 8LH

site location plan

scale 1:1250

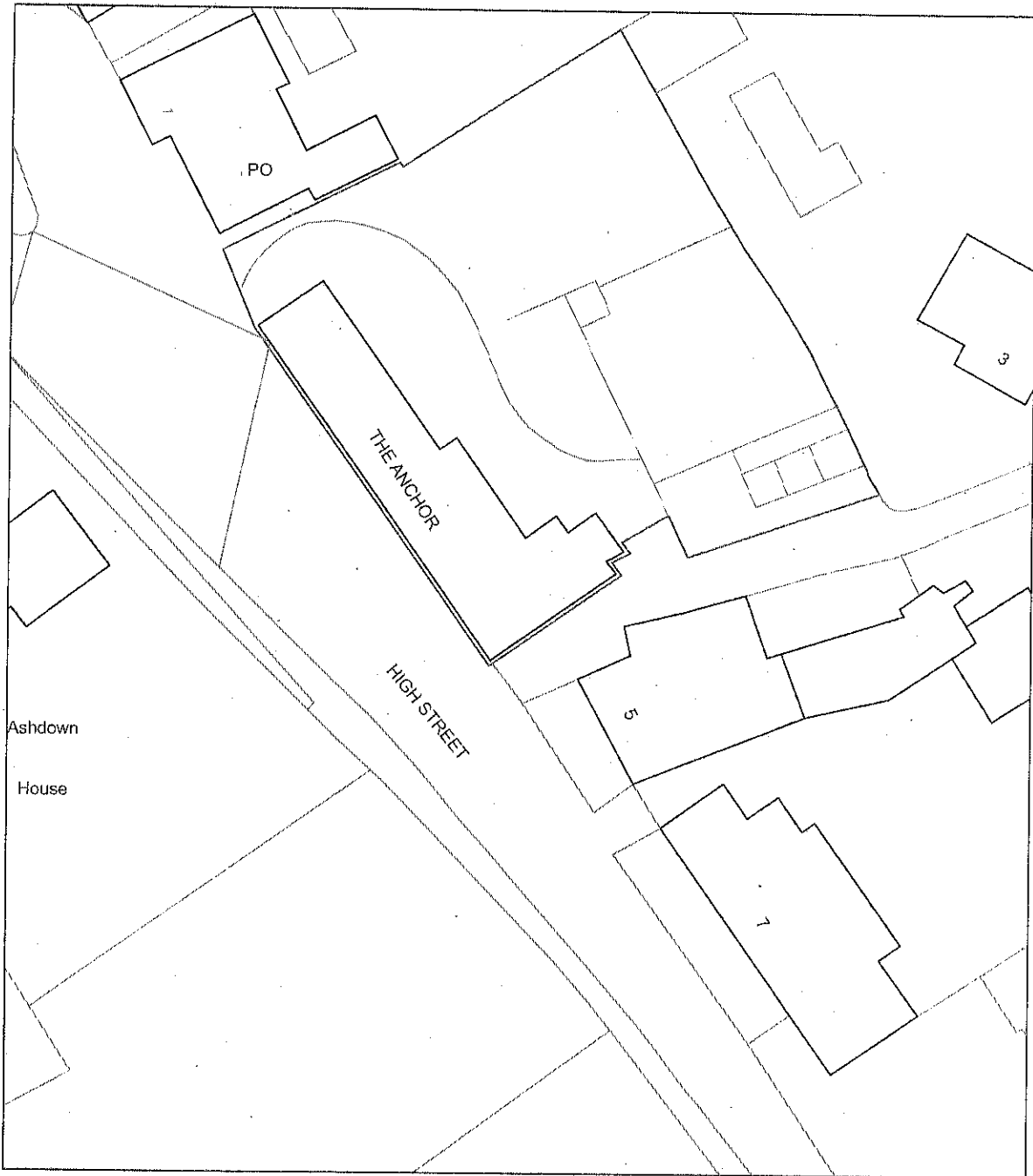
drawing A4/A11894/100



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12/00291/000



THE ANCHOR
 1 HIGH STREET
 STANFORD IN THE VALE SN7 8LH

site block plan

scale 1:500

drawing A4/A11894/101



APPENDIX 2 6F1

planning_dc - Vale - Fwd: Anchor Stanford in the Vale 12/00291/COU

From: Laura Hudson
To: planning_dc - Vale
Date: 08/03/2012 16:25
Subject: Fwd: Anchor Stanford in the Vale 12/00291/COU

To go on the website.

Laura Hudson
Principal Planning Officer
Vale of White Horse District Council
01235 540508 (ext 7508)
laura.hudson@southandvale.gov.uk

>>> "Robert Sharp" <[REDACTED]> 08/03/2012 14:44 >>>
Dear Laura

Following our conversation this morning, I would like to request that the application no. 12/00291/COU be brought to committee.

The application for the Anchor, Stanford in the Vale, for change of use from a pub to a dwelling has raised enormous debate and comment within Stanford and the wider surrounding area, over 90 comments so far, some for, more objecting and so I think it only fair to everyone that this is debated at committee.

There are a number of other issues that need to be questioned over this application, such as the viability report and how previous owners and management ran the pub. Certainly at the Parish Council meeting last night a number of people said that in the recent past it had been a busy pub. There is also the question, perhaps for the future, of community assets and how the localism act may effect this. This was also raised at the meeting last night.

Regards

Robert

Click [here](#) to report this email as spam.

P12/V0291 THE ANCHOR, STA

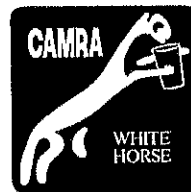
APPENDIX 3 1 of 3

✓41



CAMPAIGN
FOR
REAL ALE

White Horse Branch



7th March 2012

Miss Hudson
Planning Department
Vale of White Horse District Council
Abbey House
Abingdon
Oxon
OX14 3JE

Dear Miss Hudson

Planning Application: 12/00291/COU

Proposal:

Change of use from public house (A4) with ancillary residential accommodation to a dwelling (C3) (without building work)

Address:

The Anchor 1 High Street, Stanford in the Vale, Faringdon, Oxfordshire SN7 8LH

This branch of CAMRA, the Campaign for Real Ale, is aware of a recent planning application concerning this property.

We wish to **object** to the proposal which, if approved, would result in the permanent loss of this public house.

Our organisation is very keen to ensure everything possible is done to retain as many pubs as possible, particularly in the rural community where the pub is often at the heart of village life. A recent survey carried out by CAMRA has indicated that 16 pubs are "lost" across Britain every week due to change of use or re-developed, encouraged by high property values.

These wholesale pub closures, the majority being found in suburban and rural areas, deprive more local people of a community centre. Pubs are vital for social cohesion and cultural integration of the local communities. A recent report from the Institute of Public Policy Research (IPPR) - *PUBS AND PLACES - THE SOCIAL VALUE OF COMMUNITY PUBS*: Rick Muir, January 2012, has suggested that a pub could have a social value to its community of up to £120,000 a year. However this 'benefit' is often ignored when carrying out financial assessments on the viability of pubs.

Research has indicated that the major problem encountered by many hard-working pub lessees is their inability to be allowed to buy their beer on the open market, high rents and restricted punitive measures imposed by pub companies. Pubs, free of tie, remain better placed to weather these difficult economic times by having the ability to offer greater beer choice and lower prices to the consumer. There are examples in the area where this 'freedom' has turned struggling pubs into a thriving business. The Shoulder of Mutton, Wantage is an example where choice, consistent beer quality and the relationship between the Landlord and his customers has made it into one of the best pubs in the White Horse area.

The Vale of White Horse Local Plan 2011 dated July 2006. Chapter 9, Sections 9.23 to 9.36 deals with the issues concerning planning applications relating to Public Houses. Policy CF5 indicates that a change of use will not be permitted if the public house is an important local community facility and it must be demonstrated that it would not be economically viable to run it as a pub.

CAMRA believes pubs should have their viability fully and transparently tested based on the potential they could achieve under the right ownership and management structure, not on their recent past or assumed current trading figures. This can be done using CAMRA's 'Public House Viability Test' booklet. This booklet lists questions and the answers to which should provide an objective assessment as to whether or not, if properly run, the pub would be commercially viable. Also a major consideration is whether there is clear evidence that the pub has been offered as a going concern with all the facilities associated with a pub in place for the new owners to run it as a freehold licensed premises and with the potential, subject to planning consent, to extend/alter to offer dining facilities.

The Anchor is at the heart of the village of Stanford in The Vale. Information obtained would indicate that it was originally three cottages, but has been a pub since 1850. It is on the High Street opposite St Denys Church and the Village Green. It is located at the heart of the village within a short walking distance of most parts of the village i.e. no more than ½ mile. However the other pub in the village, The Horse and Jockey, is situated on the perimeter at the Southern corner of the village and approximately 1 mile from the dwellings to the North of the village. For most villagers it is only accessible by crossing a very busy main road.

Stanford in the Vale is a growing community with a population estimated to have increase by 50% over the past 10 years to its current level of circa 3,000 attracted by the village's easy access to major towns and employment opportunities nearby. There are 3 other licensed premises in the village in the form of 2 clubs and a village hall but these would not be able offer the 'open' door access and atmosphere that a well run pub could provide. There seems no reason why the village of the size of Stanford in the Vale could not support two public houses provided they were able to provide the right type service and facilities to attract customers and give the owners the chance to earn a reasonable living from their efforts.

Real Ale has not been available in the pub for sometime with only the keg varieties of beer/lager on offer. A variety of good quality Real Ale, sold at a competitive price, will attract a discerning responsible clientele. However choice and variety is often not available in tied licensed premises. Also Real Ale has a relatively short shelf life and a steady usage is needed to maintain the beer quality. Once a pub is known to offer good beer it will attract the clientele, the volumes will increase and it then becomes self perpetuating.

The Anchor has been primarily a 'wet' pub but there is no reason why good quality food could not make a substantial contribution to the total income of the business.

Both the Anchor and Horse & Jockey were acquired by Greene King when they took over the Morland Estate in 2000. In recent years there would appear to have been a high turnover of short term tenants in The Anchor. Details of the tenancy agreements are unknown but the turnover and decline in trade could be due to one or a combination of the many factors identified above.

The selling agent's information on the pub states that no recent accounts are available. This means that assumptions would need to have been made in order to carryout a financial assessment of the business. To objectively determine whether a property is structurally non-viable as a business it is essential that the present trading situation is carefully compared with an objective assessment of what the potential might be under new owners – can the business be rekindled under new ownership?.

In our view, keeping The Anchor as a pub will:

- go some way in meeting the needs of the residents of Stanford in the Vale by maintaining a healthy and varied choice;
- ensure a place of informal social meeting, eating and drinking;
- provide a place of employment;
- enliven the local economy through purchasing from other local outlets/shops.

Based on the above, The White Horse CAMRA branch recommends that this application should be declined.

CAMRA is an interest party within the scope of PPG 1 and we trust that the Officers and Elected Members will take our comments and submissions into consideration when determining this application.

Yours sincerely



Neil Crook

Chairman – The White Horse CAMRA Branch
17 Elm Road
Faringdon
Oxon
SN7 7EJ