

Save The Bells!

Official campaign to save the Five Bells Public House – Riseley



Councillor Brandon
Bedford Planning Committee
c/o Borough Hall
Cauldwell Street
Bedford
MK42 9AP

17th June 2010

Dear Councillor Brandon,

Further to my letter dated 15/6/2010 regarding The Five Bells (Planning application 10/00541/FUL.) I would like to draw your attention to a further correspondence sent to Mr. Blackley by Iain Harding.

In the email Mr Blackley is asked to advise how this application can be recommended for approval when it contravenes Bedford Borough Council's own planning policy? (See page 34 of Bedford Borough Council, Development Plan Document, CORE STRATEGY & RURAL ISSUES PLAN, April 2008)

"Quote – POLICY CP11 - SUSTAINING THE LOCAL ECONOMY AND SERVICES
The Council will seek to assist the continued viability of the rural economy and support the sustainability of local services by:

- i) Resisting proposals which would lead to the loss of sites used for industrial/commercial use in accordance with Policy CP11 or other employment generating uses in the countryside or rural settlements; and,
- ii) **Restricting the change of use of shops, post offices and public houses where it would impact on local services and communities;** and,
- iii) **Supporting the retention of local community facilities.**

This policy also applies in the Growth Area – Unquote."

Additionally, we have been advised that under planning regulations one cannot apply for change of use without clearly demonstrating that every effort has been made to operate a premises commercially and that the effort, for what ever reason, has failed. If someone fails to demonstrate appropriate effort, i.e. 'deliberately' make sure you fail commercially, **then it cannot be deemed that the appropriate effort was made**, and so the application for change of use should also fail. The applicant has made no attempt at all to re-open The Five Bells.

In our opinion, the business plan submitted by the applicant is not only theoretical, but based upon circumstances that are at least 18 months old. The applicant purchased a public house and therefore should be made to actually operate it as a clean, well-maintained and well-managed 'Free' Public House before he can demonstrate that it is not a viable commercial operation.

Please feel free to contact me on 01234 709 333 should you wish to discuss the campaign or the grounds for our objections further.

Yours sincerely,

Martyn Wady
Save The Five Bells Campaign – Chairman