

# Agenda

12<sup>th</sup> March 2022

- Introductions
- Overview of current situation
- Accounts summary
- Planning policy position
- Proposal
- Next steps

# Current situation

- Taken over October 2017
- Required significant investment (approx £70k)
- Kitchen closed October 2018
- Pub closed November 2020 (Covid Regulations)
- December 2020 Covid Regulations unworkable and unviable
- Issues with commercial viability (see Accounts Summary)
- Costs increasing (e.g. 4 fold increase in energy)

# Accounts Summary

Prince of Wales Holcombe Rogus

Accounts Summary

31st October 2017 to 31st October 2020

	31/10/2017	31/10/2018	31/10/2019	31/10/2020
Takings Ex Vat	140887	93230	81005	43081
Cost of Sales	66033	44751	38598	19438
Grant MDDC				<u>10000</u>
Gross Profit	74854	48749	42406	33643
Wages	22876	22817	21812	16947
Overheads	36812	35804	31112	25871
Furlough Claim				
Net Profit	<u>15166</u>	<u>-9872</u>	<u>-10518</u>	<u>-9175</u>
Average take 52 Weeks Ex VAT	<u>2709</u>	<u>1792</u>	<u>1557</u>	
Average take 35 Weeks Ex VAT				<u>1173</u>

Accountants Report

The above Account summaries are as per the accounts for the Prince of Wales and certified in accordance therewith.

# Planning Policy Position

- Local Plan Policy DM3 protects loss of community facilities:

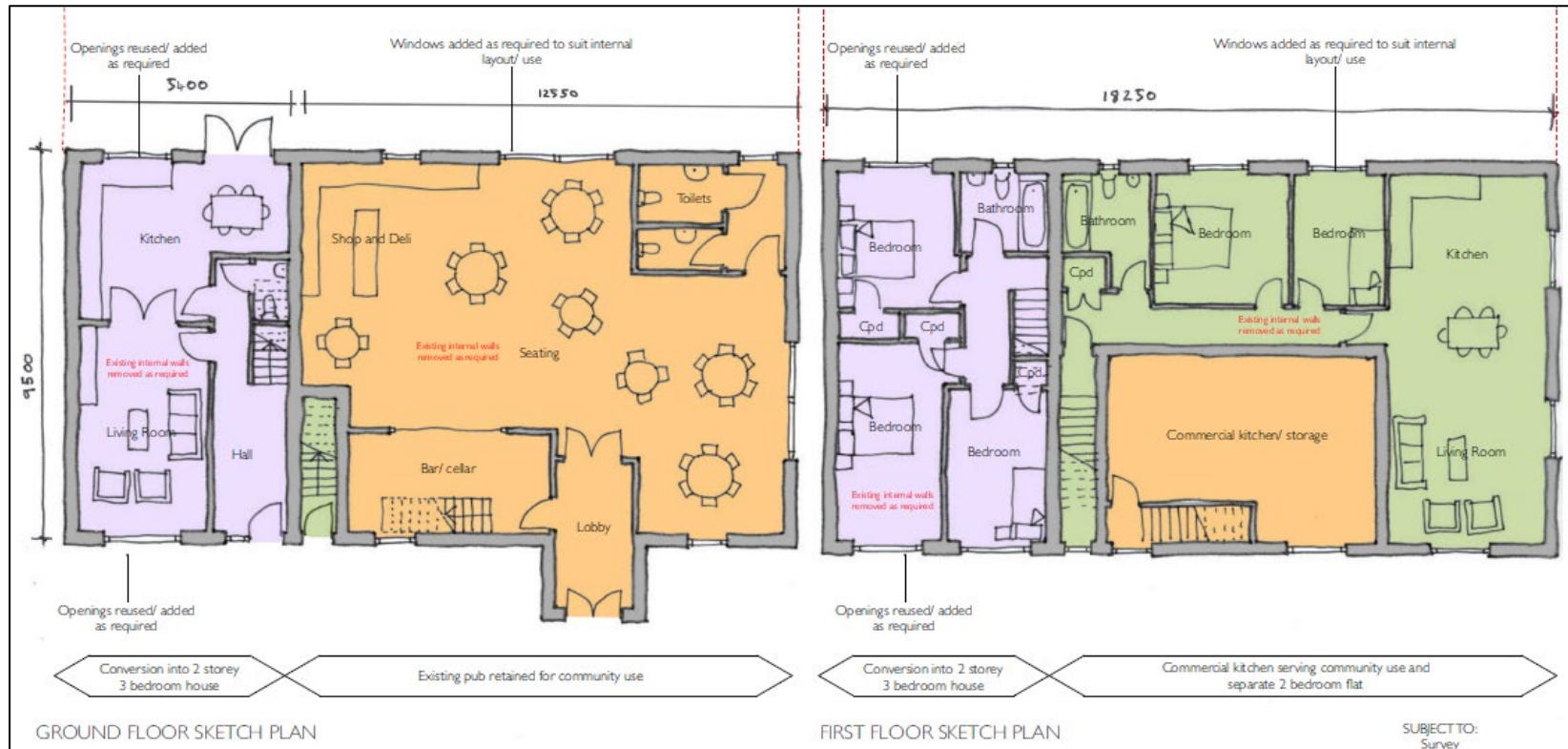
*Proposals involving the loss of community facilities...will not be permitted where this would damage the settlement's ability to meet its day to day needs or result in the total loss of such services to the community. Only in circumstances where the facility is proven to be no longer economically viable, including for alternative community uses, will applications for alternative use be considered acceptable.*

*The Council will guard against the unnecessary loss of valued community facilities and services. In circumstances where a community facility is proved to be no longer economically viable in a particular location, the Council will consider an alternative use. Assessment of viability will require the submission of detailed evidence relating to trading accounts, valuation considerations and the marketing of the business or property at a reasonable price for a minimum of 12 months.*

# The Proposal

- Rationalise pub, including space for shop
- Could possibly include other community uses
- Provide flat above, with commercial kitchen
- Run by tenant or run by the community?
- Create 3 bed house within existing building
- Redevelop remainder of the site for 4 self build plots

# The Proposal (internal layout)



**Please note that this plan is indicative and has been prepared for the purpose of discussions only.**

# The Proposal (site layout)



Please note that this plan is indicative and has been prepared for the purpose of discussion only.

# The Proposal



**Please note that this sketch is indicative and for a now discounted proposal. It has been provided for the purpose of discussion only.**



# The Proposal

- Secures long term of the future of pub
- Opportunity to reintroduce shop to village
- Opportunity for community involvement
- Adds value to the village
- Provide redevelopment of site
- Design in keeping with local vernacular

# Next Steps

- Second public meeting (date TBC)
- Establish whether there is support for proposal
- Seek pre-application advice from MDDC
- Proceed to planning application
- Any questions?