

Comment for planning application 22/00256/F

Application Number	22/00256/F
Location	North Arms Inn Mills Lane Wroxton OX15 6PY
Proposal	Change of Use from public house to single residential dwelling
Case Officer	James Kirkham
Organisation Name	
Name	Daniel Rogers
Address	3 Wroxton Court, Wroxton, Banbury, OX15 6QT
Type of Comment	Objection
Type	neighbour
Comments	<p>I would like to object to this application on the basis that many of the facts utilised in the supporting documents have utilised incorrect assumptions and opportunistic historic scenarios that have proven to delay the progress of restoring this fantastic property back to its rightful place as the Wroxton Village pub (The North Arms). On too many occasions speculative investors have been allowed to drag this property through periods of delay and decay and this application is another of those attempts. The viability study raises the fact that Greene King sold this as a loss making property, however at the time this wasn't the reason Greene King were looking to sell, in fact in its Strategic report of 2010 it announced that it was its intention to reduce its tenanted estate by 1,200 to enable it to focus on its most highest yielding sites, this wasn't because certain sites were loss making, it simply wanted to focus on a specific area of the market. The last owners were quite successful with a well balanced offer of good food and drink, with that success rewarded by spiralling rent charges from Greene King and finally losing the passion to grow the business further. This report also suggests that people prefer to remain at home and drink low priced beverages - being in the hospitality business myself the return from the Covid lockdowns has proved otherwise and has certainly seen the industry receive a boost that look's to be sustainable for the long term, other successful pubs in the area such as The Falcon at Warmington also buck this suggested trend of people remaining at home, proving that a good product can produce good returns. This application repeats that the North Arms has not been open since 2013, however it needs to be considered as part of this application that 3 years was lost with the first application for residential use, 4 years was lost due to the extensive planning application from Fairleigh Dickinson University and the remainder of the time due to the Covid pandemic. We need to underline that it is the Covid pandemic that has led to the University not pursuing its development plans, not that the pub is no longer viable, remember this is a business that has suffered itself through lack of students during this time and any funds allocated would have been used to retain its own building. The conclusion from this can only be that the time of closure has been elongated due to reasons other than its financial viability, the North Arms has been a pub for hundreds of years, so now to suggest its layout isn't convenient also requires more investigation and conversation. I urge that any decision makers ensure that proper balanced views of this application are taken into consideration and all avenues are investigated as a committee before coming to the final conclusion.</p>
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Attachments	