

[REDACTED]

Subject:

FW: Murton Arms-Comments on neighbourhood plan

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

RE: Murton Neighbourhood Plan

Many thanks for your recent letter, which invites comments about the plan prior to its examination. In making the following comments and observations I confirm that I have read and agree with your privacy notice, and I wish to be kept updated about any future decision or actions which the Local Planning Authority make in relation to the submitted Neighbourhood Plan for Murton.

[REDACTED] the Murton Arms (formerly the Bay Horse) in Murton, [REDACTED] [REDACTED] who had done quite a lot of work to the building before re-opening it as a pub, but [REDACTED] closed the pub after New Years Eve 2016 due to [REDACTED] belief that the pub was not viable, citing a lack of support from the village with very few customers. Prior to [REDACTED] ownership of the property it was owned by Enterprise Inns (which became Ei Group and was acquired by Stonegate Pub Co in 2020) and Enterprise Inns sold the Bay Horse because it was one of their underperforming/unprofitable pubs.

[REDACTED] the pub had been closed for almost 7 years, it was in need of a lot of work and a number of urgent repairs because it had been left to deteriorate. [REDACTED]

[REDACTED] urgent repairs to ensure that the building does not fall into further disrepair and preserve its aesthetic appearance, given its prominent position in the village and being located within the conservation area. Such work has included the restoration and painting of the ground floor wooden windows, urgent repairs to the roof which was leaking in a number of places, clearing of debris and waste material from the downstairs/cellar area, and removal of waste from the rear car park. Also removal of overgrown trees/hedging to the front of the property and also the clearance of the paddock to the rear which had become extremely overgrown with thick weeds and brush. [REDACTED]

█ to find some alternative use of the downstairs of the property such as a café/coffee shop and meeting rooms, and retain some of the historic features such as the bar.

█ within the Murton Neighbourhood Plan which █ need to be amended/redacted due to them being either completely wrong/inaccurate, or anecdotal and not based on facts or research.

Murton Neighbourhood Plan Submission Version

118. The much-loved pub, the Murton Arms (formerly the Bay Horse), is, at the moment, closed by the new owner and is threatened for permanent closure. It provided a beating heart of the village and the Parish Council is trying to keep the building as a pub and/or a community centre with drinking facilities.

This section needs to be re-worded as it is completely inaccurate, in that it would give the casual reader the impression that the new owner █ had closed the pub █, when in actual fact it had been closed for 6/7 years █. Further, the comment is misleading because it states that it is 'threatened' for permanent closure - it makes no mention of █ working closely with the local Parish council and other stakeholders over the last two years plus to explore alternative uses for the property. █ work with you to modify the wording of this paragraph, as it would not be right to incorporate something into a local plan which is demonstrably untrue.

Appendix A Murton Parish Neighbourhood Plan: Its context and data

Social venues and amenities

A8.2 (4.7.2) In the Parish as a whole, there is no village hall, no public telephone box, no playing fields and no play facilities for children. The future of the Murton Arms (formerly the much-loved Bay Horse), the village pub for many generations, has become uncertain, with 8 landlords in 11 years while it was owned by a property company which loaded the landlords with unsustainable costs. In 2016, the pub was sold to an individual who quickly closed the premises and the property was subsequently sold on with the upstairs area now being used as a private residence. There is a cafeteria in the York Auction Centre, a café and meeting room in the Yorkshire Farming Museum, mainly for visitors to the Centre and Museum and a café in Beetle Bank Open Farm.

1. It is wrong to say that there are no play facilities for children. This section mentions 'Yorkshire Farming Museum' which is part of Murton Park, and therefore it is a massive oversight not to reference the first rate play facilities for children which exist at this location. Murton Park has a good indoor soft play area, an indoor area housing Lego blocks, toy kitchens, toy shops and areas to sit and read childrens books. It also includes an extensive outdoor play area with swings, slides, climbing frames, ride-on tractors, a large sand pit/sand kitchen and play houses. In addition to this there are a wide array of animals on display, and a Viking village, and the park hosts regular re-enactment groups of Vikings and Cowboys, who put on shows for visitors. There is a small fee to enter the park (which is open every day) however once you have paid for admission you can visit as often as you like for a full year, therefore the entry cost is negligible.

2. Like in the above comment, Beetle Bank Farm also has a very large area where children can run around and play, and it includes a large range of play equipment such as swings, slides, and a childrens zip line.

3. The section relating to the Murton Arms is written in the style of a local person lamenting the loss of their village pub and quoting anecdotal reasons for this which do not appear to be based on any facts or research. The paragraph is emotive, one-sided and does not contribute to the plan in any constructive way. [REDACTED] query the following points;

a) 'owned by a property company which loaded the landlords with unsustainable costs' - where is the evidence of this? [REDACTED] this comment is anecdotal and emotive, and not based on any kind of fact, and should therefore be removed, unless the writer can prove exactly how the landlords were loaded with the 'unsustainable costs' rather than the normal costs involved in running such a business.

Whilst it is true to say that the future of the pub is uncertain, this section should make reference to the fact that the current owners [REDACTED] are exploring ways in which the property could continue to be used for the benefit of the community, for example in the form of a café or coffee shop. It is worth noting that businesses in the hospitality industry are struggling across the whole country for a number of reasons, and any business proposed would need to be financially viable.

In addition to the above comments, I have seen no reference to the Brew York Handley Tap, which is a relatively new Brewery and Beer Hall, located at Unit 1, Handley Park, Outgang Lane, York. This drinking establishment is open from Thursday to Sunday, and offers a range of craft beers across 10 keg and 4 cask lines, generally including a wide range of pale ales, stouts, blondes, sours, and IPA's. The bar also serves cocktails, wines, top-shelf spirits and soft drinks, and they have visits from different street food vendors every weekend to provide a good food offer. This property is located only 0.4 miles (8 minute walk) from the properties in the southern part of Murton, and only 0.9 miles (16 minute walk) from properties in the main part of the village. In addition to this, there is another excellent public house in Osbaldwick village, the Derwent Arms, which is only 0.6 miles from properties in the southern part of Murton/1.2 miles from the centre of the main village.

Thank you

[REDACTED]