



The
Holywell
Community
Pub Ltd.

The Holywell News

Now in
Year
Three!

Volume 3 Issue 7

December 2015

People are sending out a very clear message ...

Welcome to our Monthly Newsletter

News
Events
Competitions
Contacts

Web
www.holywellinn.co.uk

Facebook
save the Holywell inn

e-mail
thehollywellinn@hotmail.com

Telephone
07741 172494

Twitter
[@savehollywellinn](https://twitter.com/savehollywellinn)

In this month's issue

The things we've done 2	
The timeline	2
A new share Issue	3
All the details	3
Inn-Ovation Raffle	4

To Calderdale Council, Chris Gale, Townsends Planning Consultants and Jonathan Holmes of Ernest Wilson & Co ...

That we will fight for as long as it takes and for as hard it takes, to prevent the loss of the Holywell Inn to six small dwellings. Not only that - we're also sending out a clear message that the village residents are right behind us and that support from all over the UK and beyond is in place.

As of December 1st there were 58 objections lodged with the council - at least another five are imminent. It's incredible that three objections are from the USA! All the objections are independent compositions and come from people of all age groups and all walks of life.

We've no idea what the council officers will decide - obviously we believe that the application should be turned down. There's nothing materially different in this present application to warrant a change to the previous refused attempts. We believe Mr Gale has started to do what many property developers before him have tried - keep applying for planning permission in the hope he wears down objections.

Forget it Mr Gale - it won't work!

Whilst the case for conversion hasn't changed the campaign to prevent it has gone from strength to strength.

Only last Saturday we again saw a number of local people enjoying yet another community event in the church hall. Following the fantastic 'Holyween Spooky Story Trail' this time it was the Christmas Workshop. Just like last year we saw some beautiful Christmas wreathes made by those who attended.

Tea, coffee, mince pies, mulled wine - we had it all in abundance and everybody commented on how much they'd enjoyed the afternoon.

Since we came together we've hosted over 30 community events - all arranged by volunteers working incredibly hard for this village.

We will continue to do so.

We're absolutely delighted how many local people have submitted objections that comment on our campaign.

We're also delighted at how many people have subscribed to the monthly share issue scheme.

Over the page we've given an assessment of this planning application. There's still time to object to it - but the determination deadline is Wednesday 23 December so really any more comments need to be in very quickly now.

Don't forget to include the application reference number - 15/01442/Con - and state that you're objecting. Let's make it emphatically clear that we want to retain the facility of a public house in Holywell Green.

The support we've had from people attending our community events has shown how this can be a sustainable business venture - and how everybody in Holywell Green can benefit from it.

This is not about the group of individuals who have worked so hard to achieve this - we've stated many times this is not a glory seeking crusade. This is for you - the residents of this fine village. This is about social cohesion.

One lady who attended our Christmas workshop made a comment on Facebook about how much she enjoyed the event. She described meeting some old friends that she hadn't seen for years.

The pub's been shut for four years now - but sorry Mr Gale we haven't gone away. And we don't intend doing so any day soon!

The ball's in your court - we know you read this newsletter - and you claim you want to sell the pub.

You've got the number to call ...

We'll be ready if you do!

So here we go again . . .

Fighting planning application number seven. Four of the previous six have been refused and two withdrawn.

This latest one - 15/01442/CON - is almost identical to the others. We believe that this is reason enough for refusal, however the Holywell Inn is also listed as an *Asset Of Community Value* the first ever in Calderdale. A planning application for the Angel Inn at Spinkhill in Derbyshire was refused simply for having such a listing.

It's our belief that this latest attempt to destroy the only social facility in Holywell Green, warrants no new evidence to suggest that any other outcome but refusal should be considered.

Mr Gale stated that he bought the pub to 'improve its fortunes' - but claims it was unviable in the six months trading under his possession.

Remember he also bought the *British Oak* in Outwood near Wakefield at exactly the same time. He actually submitted a planning application to build a house on the car park of this pub - on the very day he took possession. This was passed and a few short months later - the pub was turned into four flats.

But . . .

It would appear you're a 'picky' bunch in Holywell Green! You seem to want things like toilets that work, heating on cold nights, the possibility that when you order a beer there's a slight chance that the pub may have some in stock. Maybe they would if the cellar wasn't flooded!

And apparently you didn't use the pub very much when Martin Conway ran it. He's written a letter supporting Mr Gale's attempt to rid Holywell Green of its one social facility. Why didn't you sample the food Mr Conway introduced, this was a seriously remarkable feat considering the pub has never had a trade kitchen!

Mr Conway claims to turn around the fortunes of failing pubs. He certainly turned around the Fleece in Greetland and The Crown & Anchor in Mixenden . . .

That's if he means by turning them around so that they're both no longer pubs!

The really sad thing is that Terri - the last tenant the Holywell ever had - tried very hard to make a success of it. It must have been incredibly frustrating for her.

But Mr Gale has your social well-being at heart.

Along with his 'consultants' he claims you could go to the Bull & Dog in Stainland for a drink - and eight years ago you could, it was still open then.

Or maybe The Red Lion in Stainland - sorry Chris no longer exists - now part of a restaurant.

Or the Rock, which Calderdale Council themselves describe as being a totally different type of outlet. Not offering any kind of community element.

Claims are also made in this application that no offers to buy the Holywell have ever been made.

In early 2013 - following two valuations undertaken by us - Mr Peter Smith made Mr Gale a cash offer at valuation level, on behalf of the community, with NO conditions.

This was refused.

In August this year - we wrote to Mr Gale and explained that if he was prepared to accept a more than fair price - subject to an up to date formal valuation - we would happily discuss it with him.

We received no written response to that letter.

However Mr Gale did speak to local MP Craig Whittaker and explained that he would not accept anything less than £160,000 for the Holywell. As a goodwill gesture if we were interested, he was prepared to sell us the Garage at the side of the pub for use as a 'community room' at a price of £40,000.

He seems surprised that we turned down both these 'offers.'

Fleurets - the estate agents who sold the Holywell to Mr Gale for £120,000, confirmed by the Land Registry - told us in March 2013 that they would accept £80,000 for it if they were selling it then. Of course there's been severe deterioration throughout the property since. So much so that Mr Gale is now describing it as derelict.

So let's get this straight Mr Gale - you now want us to pay £160,000 for a derelict building.

Do we look that stupid?

This is a contentious, flawed and inaccurate planning application. Just like the decline in the building it shows nothing but contempt for the residents of this village. Mr Gale's viability report, written by a structural surveyor no less, even criticises our plan to join the garage to the main pub building. Mr Gale is concerned that this will block off a right of way. So that would be the right of way that's been blocked off for almost four years by the hideous railings he placed there!

We passionately believe that this application should be refused by the council planning officers. They have a policy (CF5) that exists to prevent unnecessary loss of community facilities. Mr Gale and his associates have never been able to justify that they have satisfied the key elements of this policy.

And once again with this application they've failed!

Ho - Ho - 'Holly'well and lots of Green ...



So on Saturday November 28th we got permission from the 'Elf and Safety' commission to hold our second annual Christmas Workshop and craft fair.

Despite some atrocious weather we once again we saw a great attendance from local people and some really beautiful wreathes were made on the day.

We were also delighted that the children from Gail Marsden's dance arena group - performed some beautiful Christmas songs.

There was an abundance of seasonal 'goodies' on offer and would like to thank the following local businesses for their generous donations -

Co-Operative store West Vale - Mince pies

Co-Operative store Elland - Mine Pies, Oranges & Coffee

Morrisons Elland - Stollen Loaves, Sherry & Mulled Wine

One-Stop Elland - Biscuits & Coffee

Jeets Holywell Green - Milk and Wine



And on
That
Note

We would like to
Wish all our readers, friends,
Families and supporters





The
Holywell
Community
Pub Ltd.

WHO WE ARE

Committee members:

John Walsh (Chair)
Chris Judd (Vice-Chair)
Heather Stead (Secretary)
Beverley Smith-Walsh (Treas.)

Mark Stead (Director)

Peter Lassey
Martyn Foulds
Graham Gent
Ian Whiteley
David Humphreys
Linda Kingsnorth
Chris Pearson
Louella Ramsden
Mick Ramsden
Corinne Ramsden
Rob Chevalier
Carol Lloyd
Dave Kingman

Solicitors:

Julian Bond
Glaisyers Manchester

Accountants:

Gordon Leigh
Barlow-Andrews Bolton

Barrister:

Scott Stemp
12 College Place
Southampton

Website:

www.holywellinn.co.uk

Facebook:

Save The Holywell Inn Group

e-mail:

thehollywellinn@hotmail.com

Telephone:

07741 172494



The Holywell Green Community Dream

Coming soon ...

As always our January newsletter will have a full review of the activities we carried out throughout the whole of 2015, and of course details of our plans for next year as well.

We of course hope that by time of publication the planning application has been refused by Calderdale Council and that our on-going plans to buy the pub are further advanced.

This past year was remarkable - we held the fantastic music festival at Elland Golf Club, travelled all over the country to attend various events and meetings, as well as host all the community events in the church hall.

We also had two visits from the irrepressible Scott Stemp the expert barrister who's advising us. Scott also brought along his colleague fellow barrister Felicity Thomas to the first meeting and their input has been very well received.

We should have a date for our next table top sale shortly and will post details on our website and Facebook/twitter pages.

Obviously we're in the process of organising another summer music festival - but sadly the wonderful Dave Nachmanoff won't be in the UK around that time.

So we suggest if you want to see him again you should make a point of attending the two shows we've booked him for in April!

Yes Dave is coming back (Sheila will be coming home!) and it looks like he'll be here on April 5th and 6th - confirmation to follow. Up to now we haven't confirmed venues but that won't be a problem!

We're really excited about another festival - we're already looking at some top class international artists.

It goes without saying that the two Californian superstars will be here - such a shame that Caz couldn't do it this year, but brilliant that Kenny and Cindy flew in.

We'll also host all our usual events - the Bake-off, Garden Show, Christmas workshops etc.

And as we've said many times - if you have an idea for an event please let us know and we'll do our best to arrange it.

See you next year!



Back in April
The brilliant Dave Nachmanoff



And another
Table-Top sale



They'll be back again
Next year

Try stopping them!