



The
Holywell
Community
Pub Ltd.

Holywell News



Volume 3 Issue 10

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REFUSED

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In this month's issue

Music matters 2



So after an agonising 18 weeks we finally received the fantastic news that Calderdale Council have refused the latest planning application to convert the Holywell Inn.

Following an amazing 77 objections, the case was refused at officer level on the basis that Mr Gale was unable to justify compliance with policy CF5 of the council's unitary development plan.

Obviously we're delighted with this outcome, but of course it means that we must continue with our 'foot to the floor' to take ownership of this building.

In essence the council stated that Mr Gale's application failed because of the four key elements of policy CF5. This is a summary of those points -

1. *There is no need for the facility in the area.*

There were 44 objections from residents of Holywell Green. Many people referred to how the pub was a central point of village life prior to closure. There was also a lot of support shown for the community group attempting the purchase of the building. (Thank you).

The planning officer obviously took into account that the topography of the area made walking to other establishments difficult and despite Mr Gale's submissions regarding the Rock Hotel, ruled that there is a need for the facility in this area.

2. *The business is no longer viable.*

A statement from former landlord Martin Conway was submitted by Mr Gale, claiming non-viability. However the planning officer has classed this as informal. Whilst Mr Conway claimed he had a very poor trading experience at the Holywell - he never supplied any accounts to back this up.

The officer accepted that under the ownership of Mr Gale the pub did trade poorly (again no accounts were ever supplied), but took note of the many references to deliberate down-trading.

3. *Community ownership.*

Reference is made to the fact that Mr Gale insists that he will not sell the pub for anything less than £160,000 - this has been a cause of frustration for the community group as they feel it is unrealistic.

Whilst the council agreed that Mr Gale has acted in accordance with the requirements of the ACV there is no evidence that there have been any efforts made by him to investigate the possibility of setting up a community owned and managed enterprise, this has been undertaken by the residents of Holywell Green. The council considered that on the balance of probability a community association could successfully operate the public house.

4. *Future Viability*

Mr Gale supplied a report from a structural surveyor indicating his estimates of converting the pub into our proposed scheme, and also for Mr Gale's scheme.

Comments from the leaseholder at The Rock, Paul Anderson were also taken into account. Mr Anderson stated that he thought there was insufficient footfall in Holywell Green to support two pubs.

Obviously the residents comments were taken into account regarding the Rock, as was the business plan we supplied. This plan compiled by *Comprehensive Business Management Ltd* was afforded much consideration by the council, and they decided that it clearly showed that the business can become viable again.

We're very happy with the outcome of this case and wish to thank all our supporters, the 77 objectors from all over the UK (and the three from the USA!).

We won't even come up for air! Full steam ahead, lots to do. Table top sale today, Dave Nachmanoff shows coming up, summer festival to organise.

And get this pub once and for all!



The
Holywell
Community
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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
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Website:

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The Holywell Green Community Dream

Coming soon ...

So we can now finally confirm details of two very special music shows coming up soon.

The brilliant Dave Nachmanoff is back in the UK from California as part of his 2016 European tour.

Hugely popular at our festival last August we had no hesitation in booking Dave for two more shows.

First of all he'll play at *The Old Post Office* on Winding Road in Halifax on Wednesday April 6th at 20.00.

This is the pub that ex Duke of York landlord and great Holywell supporter James Simpson now runs. For those who saw Dave play the Duke of York (twice) there's nothing more to say! If you require any further information call James on 01422 362855.

Then we're back at Elland Golf Club on Thursday April 7th! Show starts at 20.00.

Yes we're absolutely delighted to continue our association with this wonderful establishment!

Tickets for this show are £10.00 each and include the amazing Steak Pie or vegetarian equivalent.

And if all that wasn't enough - we're again absolutely delighted to announce that the wonderful Nick & Michelle PLUMHALL will be our special guests at both shows!

Aren't we good to you?



Special guest at both shows

PLUMHALL

Tickets for
Elland Golf Club
(Limited to 100 and selling fast)

Please ring Bev on 07881 661348
Or
Heather on 07782 199908

£10.00 each
Including supper