

Supporting Statement

for Community

Facility Assessment

**Change of Use from Public House (Class A3) to
Dwellings (Class C3)**

Y Boblen Pub

Bryn Road

Cwmllynfell

SA9 2FJ

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1.0 Introduction

- 1.1 This document has been prepared as an Supporting Statement for the change of use of the public house to dwellings

The premises know as the Y Boblen Pub closed down in 2019 due to decline of business over the years, which has been addressed in point 3.0, you can see in photographs in the DAS the pub has been in an extensive fire and is in a state of disrepair, the only option is for it to be demolished.

2.0 Community Facility Assessment

- 2.1 Local Policy - The development plan for the site is the Neath Port Talbot Local Development Plan 2011-2026. The Council adopted the plan on January 2016.

- 2.2 Policy SC2 Protection of Existing Community Facilities it states that

“unless it can be demonstrated that the facility is no longer viable or needed by the community and that there is no potential that the building can be used for an alternative or shared community use.

The type of evidence required will vary depending on the type of facility under consideration, but may include details of why the building is no longer in use, what alternative provision there is locally, what other community options have been considered for the building and evidence to show that reasonable efforts have been made to market the facility for sale or lease for its existing use.”

- 2.3 The application site is a Public House (Class A3). The provisions of the GPDO permit the change of use of the premises to a shop Class A1 and, as set out in Table 1 there are ample facilities already in the area providing Class A1.
- 2.4 Furthermore the site is located off the main road and is isolated by way of passing traffic, which is a key element for Class A1
- 2.5 As set out in the Supporting Statement there were only 3 prospective buyers, and very little interest has been shown, due to the fact that the pub had closed down due to poor business, and extensive fire.
- 2.6 Cwmllynfell, despite its size has a range of shops and community facilities as set out in **Table 1** below

Table 1

	Churches Community Hall (Class D2)	Takeaways (Class A3)	Pubs and Clubs (Class A3)	Shops Post office (Class A1)	Others
	Cwmllynfell Independent Chapel, St Margarets Church, Cwmllynfell Welsh Congregational Chapel	Café Henllys, Mario Fish Bar, Cwmpfil Fish Bar	Draig O Y brn Pub, The George IV Inn The New Tredegar Arms,	Nisa Local, CIC Supermarket, Well Pharmacy, Post Office, Micheal Edison Café, Cwmllynfell Welfare Hall, Cut Above hair salon, Dennis barbers	Library Doctors
Total	3	3	3	8	2

- 2.7 The matter for consideration is whether the proposed use will lead to the loss of an “important” facility and whether the building can be used for other commercial purposes.

2.8 From the evidence in **Table 1** it is clear that the village remains well served by other uses falling within Class A3. As such it is considered that the site is not an important facility.

2.9 In relation to alternative uses an analysis is set out below in **Table 2**.

2.10 Table 2

	Class A1-A3	Classes B1, B2 and B8	Classes D1 and D2	C1- C2	Sui Generis
Comments	The building can be used for all uses within. This class. However, despite comprehensive advertising there has been no appetite for these uses. This is not surprising given the remote location of the building and the amount of competition in Cwmllynfell	These would be unacceptable due to the location of the site outside settlement limits and the need to protect existing allocated employment use. There are also likely to be issues related to access and parking.	The survey data shows there are adequate existing D1 facilities within Resolven and the site is too small to accommodate uses within Class D2. There are also likely to be issues related to access and parking.	The building would either be too small for such uses or they would be best located within settlement limits. There are also likely to be issues related to access and parking.	The building would either be too small for such uses or they would be best located within settlement limits close to the existing shopping centre. There are also likely to be issues related to access and parking.

2.11 In summary, it is considered that the building is not an important facility.

2.12 As such it is considered that the development accords with Policy SC2

3.0 Site History

After speaking with one of the previous owners Vernon Thomas, who kindly provided his thoughts and history regarding the site in an email noted below in 3.1, pointed out that due to poor business he sold the pub to a local business man Steve Hill, who was also unsuccessful in running the business, he then sold it on to David Jones from London in an auction.

David Jones let the business out to a local landlady Natalie Eves who had previously worked in the pub for Vernon Thomas.

Natalie Eves the last landlady for the pub before it closed down, to poor business, who has also kindly forwarded me two emails, noted below points 3.1 and 3.2, regarding the history of the pub, where in the final years she was £20,000 in debt, and had no option but to close the pub down for good.

Sadly the last owner David Jones has passed away, but I managed to get a hold of his daughter Emma Simpson who I spoke with, and informed me that her late father had tried to sell the premises but was unable to, and had been taken ill and passed.

During the period of probate, the pub was involved in a fire, and herself and family put the pub into auction with Paul Fosh Auctions of Newport. In June 2021 and was sold in late September 2021, I asked her if she could provide any further history of her fathers business with the pub, all she knew as the pub was in decline and he wanted to sell.

3.1

Vernon Griffiths <vernonthomas@sky.com>
To: humayunnasser@gmail.com

27 January 2022 at 13:37

Good afternoon Mo

Sorry for the delay but this is the information that you requested.

My wife and I were owners and landlords 1990 to 2007

When the smoking ban was introduced in April 2007 the attendance at the pub drastically reduced as customers were unable to smoke inside. Trade suffered badly. We sold the pub to a chain and Natalie was employed as a tenant. After a number of years when the property needed an upgrade the chain owning the pub went into liquidation. It was then bought by a couple from Newport who re-employed Natalie but did not upgrade the property. By now the pub trade was suffering badly and it was difficult to make a living there so the pub closed for good around 2017.

It became an empty property and twice it was raided for growing cannabis plants.

It was burnt to the ground in 2020.

In my opinion rebuilding the property as a public house would not be a viable proposition. Trade has suffered badly in the last few years and the Covid epidemic has added to the problem of public houses not being frequented. I have seen the proposed plan for the new housing and I believe it is the best option.

Kind regards

Vernon Griffiths

3.2

 natalieevs@mail.com
to me ▾

Mon, 31 Oct, 11:21 ☆ ↶ ⋮

Hi Humayun,

I closed the pub in 2019, it had been losing money for maybe 3 years before, for sentimental reasons I kept it open. I left in February 2019 at least 20,000 in dept. In my opinion it isn't viable to open this building as a public house again. There are three clubs in the village one has closed and the other two are only open on weekends, as for any accounts that I have, everything I had went to the accountant 3 years ago and he has since retired. This is a rural village with not much work around locally so money is tight. As I mentioned in the past housing is a real issue here at the moment so in my opinion the site would be more beneficial for extra housing.

Yours sincerely
Natalie Evans

Sent using the mobile mail app

3.3

 natalieevs@mail.com
to me ▾

Thu, 20 Oct, 14:25 ☆ ↶ ⋮

To whom it may concern,

My name is Natalie Evans and I live locally to the above named public house, in 2007 I took over the pub as a manager for the owner at the time, Steve Hill had bought the pub from the previous owner Mr Vernon Griffiths who I had worked for in the past as a bar person. In 2011 I took over the business and started paying Steve Hill a monthly rent, at that time he was financially unstable and decided to sell the pub by auction and the person who bought it was Mr David Jones who lived in London I continued to pay Mr Jones a minimal rent up until Feb 2019, the business wasn't viable and hadn't been for a few years hence why I had to close. It has since had a fire and looks a terrible eyesore, as a local person who was born and bred here I don't think it would do very well as a public house again and would be better used to make more housing.

Yours sincerely
Natalie Evans

Sent using the mobile mail app

Advertising for sale

I refer to advertising the premises for sale as a business or other wise, due to the limited information from the previous owner due to his passing away. the premises were sold in Paul Fosh Auction, please note in Appendix 1 in the design and Access Statement, and point 2.3 of the same showing the poor condition of the building.

5.0 Outcome

All the above encourages the site to be developed for much needed housing in the area, all the above statements and evidence show that this is the only option.

6.0 Conclusion

This report establishes that following many years of poor economic performance of the former public house it was evident from dialogue with the former owners that the business was making a loss.

Subsequently, the building was sadly irreparably damaged by a fire and was not repaired.

Following the fire and with no demand for a public house use, the owner sold the business via Auction.

In review of planning policy, pre-application discussions and an assessment of local services it is established that a residential redevelopment is the most appropriate option in this instance and the proposal is compatible with neighbouring residential uses.