



Blackhorsecommunitygroup@gmx.com

<https://blackhorsecommunitygroup/>

Dear Village Life Reader

December 2021

I am pleased to let you know that, having obtained an updated red-book valuation, we made an increased offer to purchase The Black Horse.

A meeting with the Wakefield family, organised by our Ward Councillor Ronan Browne, was held on Monday 8 November. The meeting included the Wakefield's planning consultant, Melton Borough Council officers, the Chair and Clerk of the Parish Council and representatives of the Black Horse Community Group committee. Sadly, the Wakefield family dismissed our new offer at the meeting. The MBC officers made it clear that if the Wakefield family believe the pub is worth more than indicated by the community group's valuation then they need to pay for their own RICS red-book valuation as evidence.

It was also made clear by the MBC officers and our Ward Councillor that the ACV is a material consideration in any planning proposal and there remains the fact that any change-of-use planning application to use the upstairs flat for residential use (i.e separate from an open and trading pub business) would be contrary to local planning policies SS3 and C7.

We reiterated that the community would continue to object to the breaking up of our pub, which is already modest in size, as this would be detrimental to the future sustainability of the business.

All readers in the parish of Grimston, Saxelbye and Shoby should already have received a Newsletter that we recently hand delivered. If you live outside the parish, you can access the Newsletter on our website.

It is our intention to hold an open community meeting in the New Year, where we will provide details of developments over the past year and welcome input from the community on our next steps.

Happy Christmas to you all – what a shame The Black Horse is being kept closed and we cannot raise a glass together to celebrate Christmas and the New Year.

Mike Petty – Chair