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BLACK BULL RIMINGTON – PLANNING APPLICATION

Supporting Documentation

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INTRODUCTION

This document supports the Planning Application which seeks a change of use of the Black Bull Rimington from its current use as a Public House and Restaurant to residential use in the form of four self contained dwellings. At the present time the building is not in use.

Planning Permission was granted in October 2013 (copy at Appendix 1 for reference) to change some of the existing building into residential use retaining a smaller public house. At the time of the application the business was still trading and it was on this basis that proposal was viable. This application will demonstrate that with the failure of that business in 2013 the approved scheme is no longer viable.

Pre planning application guidance has been sought and is attached at Appendix 1 for ease of reference.

OVERVIEW

At the time of this application, in response to National Planning Policy changes, Local Planning Policy is in transition from being managed through the Ribble Valley Borough Council District Wide Plan to being managed through the Composite Core Strategy. There are three relevant policies to the application which the application considers in under two headings:

Local Specific Guidance on Public Houses

Composite Core Strategy & National Planning Guidelines

Local Specific Guidance on Rural Public Houses aims to retain them unless they are no longer financially viable. Demonstrating this is fundamental to the application proceeding so that is dealt with first.

Having demonstrated that there is no real prospect of the building being brought back into use as a public house and restaurant the application goes on to propose an alternative use for the building bring it back into productive use against local and national planning guidelines.

In the applicant's opinion local and national planning guidelines are written from the perspective of new development. In this case the consideration is not whether to grant permission to create developments which currently do not exist, it is to consider how best to bring a disused building, which if left empty will gradually deteriorate and detract from the attractiveness of the village, back into productive use.

LOCAL SPECIFIC GUIDANCE ON PUBS IN RURAL AREAS

This section of the Application sets out the recent history of the Black Bull and contains the evidence to support the conclusion that there is very little prospect of the Black Bull being returned to productive use as a public house and restaurant. It also demonstrates how the policy has been complied with in terms of making all reasonable efforts to secure a viable business on the site.

Recent Trading History

The last period in which a "stable" business traded at the Black Bull in Rimington was from the late 1990's to 2006. In 2006 the Black Bull changed ownership as a viable Business for c £750k

2006 – 2008 The Black Bull under went a steady decline until it closed in late 2008. It began this period trading as a public house with food, it stopped providing food during 2008 and traded as a local public house until its closure. The building was repossessed by the creditors and was put up for sale for £350k. It was bought by the current owners in August of 2009 for £320k

2009 – 2011. The current owners renovated the Black Bull investing c £80k into the enterprise and re-opened as a Country Pub and Restaurant in December 2009. Audited Accounts are available covering the period 2009 to 2011. This period covers three trading years of APTUS HR Improvement Services (09/10 six months trading, 10/11 full year trading, 11/12 two months trading). The Profit and Loss Accounts for the Business are provided at Appendix 2, a summary of the accounts appears in the table below:

BULL SUMMARY OF FINANCIAL PERFORMANCE					
	12/09 - 05/10	05/10 - 05/11	05/12 - 01/13		
Sales	110,000	235,000	110,375		
Costs	300,000	487,000	124,500		
Profit/Loss	-190,000	-252,000	-14,125		
Adj for Start Up & Close	80,000	100,000	0		
Adjusted Profit	-110,000	-152,000	-14,125		
Average Profit/Loss per Month	-18,333	-12,667	-1,569		
Notes					
1) The costs in 12/09 - 05/10 include some of the start up costs					
2) The costs in 05/10 - 05/11 include the costs of closing the Bull in 07/11 which accounted for c £170k of the loss					
3) The rental costs in 05/12 - 01/13 are c £10k less than contractually committed					

During this period much was done in terms and marketing and promotion, over £20k was invested in advertising and promotional materials in addition to many hundreds of man hours. There were many articles carried in local newspapers and magazines and an ongoing series of promotional events (opening events, tasting events, village events, dining events, entertainment events, village parties, joint luncheon events held in conjunction with Cosgroves are a few examples). Examples appear at Appendix 2

In 2010, the Black Bull won Lancashire Life's Dinning Pub of the Year and began to offer accommodation. After a period of initial progress in terms of improving financial performance the trend reversed and the Business was closed in July 2011 in order to stem financial losses and avoid insolvency.

2011 – 2012. The current owners put the Business up for sale or lease as a "turnkey operation" i.e., the Business was fully equipped and functional and required only the addition of stock and staff to resume operations (see attached sales particulars Appendix 3). Prior to closure, an attempt to engage the Community in a Community Enterprise was made. During the period, there were a number of informal discussions with representatives of the community, but no progress beyond this. Between June 2011 and April 2012 there were two viewings (including the one which resulted in the building being leased), no offers were received to buy the Business despite a reduction in price of £100k from the initial valuation. In April 2012, the Bull was leased to Karen Fagan (a landlady of many years experience) for a

period of 5 years with an initial annual rent of £25k pa (rising to £30k per annum after 2 years) and an initial rent free period of 1 month.

2012 – 2013. The Bull re-opened in May 2013 trading as a Public House and Restaurant. Within three months, this new Business was in difficulty. Following a review, the current owners and the Landlady agreed to a rescue plan in which the current owners agreed to reduce the rent by 50% and, subject to planning permission being granted, reduce the size of the existing premises to enable a reduction in overhead (Rent, Business Rates and Energy Costs). In July 2013, the current Landlady stopped paying the rent and in October 2013 vacated the premises removing the fixtures and fittings required to run the Business leaving an empty building.

2013 – Present. Notwithstanding the Asset of Community Value Moratorium (see below) the Black Bull is for Sale (Appendix 2). At the time of this application, there have been no viewings and no enquiries.

Asset of Community Value

In late 2012 Rimington and Middop Parish Council applied to have the Black Bull designated as an Asset of Community Value under the provisions of legislation passed in 2011. The current owners objected to this because the Community had been offered the opportunity to buy or lease the Bull before and after its closure in 2011. The premises had been for sale or lease from June 2011 to April 2012 (almost 12 months) but the Community had not taken the opportunity to acquire it by sale or lease. In early 2013 RVBC designated the Black Bull an Asset of Community Value.

In December 2013, following the third closure in 5 years, the owners served notice under the provisions of the Asset of Community Value Scheme of their intention to dispose of the Black Bull. RVBC informed Rimington and Middop Parish Council and the Moratorium Period began.

At a public meeting of the Parish Council in January 2014 at which the owners were present the Parish Council took a decision to request the moratorium period be extended even though there was no eligible community group which wanted to put forward a bid. The Parish Council did this on the grounds that an unnamed group of unnamed individuals intended to take the matter forward. At this meeting the owners offered the community, in addition to their right to a moratorium period to prepare and present a proposal to purchase the property "as is", three other alternative options 1) Purchase the smaller public house following the completion of the approved scheme, 2) Lease the Property "as is" on the terms of the existing lease (£25,000 for years 1, £27,500 for year 2 and £30,000 for years 3-5), 3) Lease the smaller public house following the completion of the approved scheme (see copy of email at Appendix 3).

From the Rimington Recreation Association website it is reported that several meetings of groups in the village took place between the meeting on the 9th January and April 2014 which concluded that whilst there was general support for a Public House in the Village there was little support for a Community Enterprise to take forward either the Community Right to Bid or any other scheme (see April Newsletter 2014, email from the Chairman of the RRA and email from Parish Clerk at Appendix 3).

ASSESSMENT OF APPLICATION AGAINST RVBC SUPPLEMENTARY GUIDANCE ON RURAL PUBLIC HOUSES

Para Ref	Para Summary Market Forces and Trading Ability	Application Compliance	Reference Documentation
4.1		<p>Public Houses have been in decline for over 20 years now. Since 2008 annual beer sales in the UK have declined from 18k to 14k barrels per week a reduction of 22%. In the same period of time over 11k or c 20% of Public houses in the UK have closed. Few would deny that this sector of the market has been in decline and the decline started well before the last recession and is continuing despite the end of the recession. Certified Accounts are only available for FY 09/10, 10/11 and 11/12, a trading statement provided by the current tenants for several months trading in 12/13 are attached and support the summary. Against this backdrop and given the recent trading history it is impossible to raise finance on terms which would lead to a viable business.</p> <p>The sad truth of the situation is that Rimington is not a large enough community to support a Public House. Under the provisions of the current Composite Core Strategy the village is unlikely to grow significant in the near future. Rimington itself, when compared to other villages in the Ribble Valley, does not have the attractions or transport infrastructure and is too remote from major settlements to become a "destination" venue. For a property of its type it is constrained by the size of the plot of land on which it is located which makes the sort of amenities which would make it attractive as a destination venue eg gardens, adequate parking impossible to provide.</p> <p>Since its closure in July 2011 the Bull as been for sale for 17 months of the 34 months to May 2014. For 6 months of this time the Property has been subject to a Monitorium as an asset of Community Value</p>	<p>Certified Accounts, Uncertified Trading Statement, British Beer & Pub Association</p>
4.2	Marketing of the Existing Business		RVBC CCS
4.3	Viability of Rimington based Public House	<p>In the last five years three different Public House and Restaurant Businesses with three different offerings have operated and failed on this site. The offerings have included Village Pub (wet sales only) 07 - 08, Dining Pub with Rooms 09-11, Pub with Food 12 -13. The current owners ran the Dining Pub with Rooms between 2009 and 2011, during this period despite significant investment in marketing, product development, the development of an excellent reputation, joint initiatives with Cosgroves the Business failed to grow to the point where it was viable.</p> <p>Whilst the loss of the Public house in Rimington is regrettable and will detract from the overall attractiveness of the village the sad fact is that there is no prospect of there being a public house in Rimington. The Community of Rimington have adapted to the loss of the Pub, they have found alternative venues for the events which would have taken place in the Bull, in addition they are in the process of adapting the village hall to provide a bar facility. Against this backdrop the proposed development removes a non original wooden structure from Property which is at the end of its useful life and is not in keeping with the style of the original building or the village. The Proposal retains and restores the features of the original building. The building is not currently in use and without the approval of this application will inevitably deteriorate and detract from the attractiveness of the Village given its prominent position.</p>	<p>Particulars of Sale 11/12, Current Website Advertisement</p> <p>Le Club, Dining Pub of the Year, Lancashire Life, Rooms at the Bull, Lunches, Tasting Events, Summer Ball, Village Events</p> <p>Planning Application</p>
4.4	Options for Retaining Public House have been considered	<p>In early 2013 with, the last Business to occupy the Property paying c 50% of the agreed rent, a planning application was submitted and approved to reduce the size and therefore overhead of the public house. Even at the reduced rental of £11k (including 4 bedroom accommodation) per annum the Business failed and it became clear that it was no longer possible to sustain a Business of this type in this location even with reduced overheads. It is very likely that the Business would have failed even if the cost of the rental had been zero!</p>	
4.5	Community Venture Option	<p>Before the current owners closed their Business on this site in July 2011 they invited the community to explore continuing to operate the Black Bull as a going concern as an alternative to closure and invited them to a public meeting to discuss the options, including additional investment by the current owners to a joint venture with the village. No one attended this meeting. In late Rimington Parish Council applied to have the Property designated an Asset of Community Value. The current owners protested the application on the grounds that the Community had had ample opportunity to acquire the Property in 2011/12 but had not done so. The Property was designated an Asset of Community Value in late 2012. In December 2013 the owners notified RVBC of their intention to dispose of the property and the start of the Monitorium. The outcome of the Village consideration is contained elsewhere in this submission</p>	See detail regarding Asset of Community Value and Last Bite at the Bull
4.6	Diversification	<p>During the monitorium period the Community has considered a number of options for diversification. Unlike some other villages in the Ribble Valley Rimington has lost its village shop and post office over the past 20 years or so and there is little reason to suspect that the creation of other commercial ventures which the building is suitable for would be successful.</p>	
4.7, 4.8, 4.9			

COMPOSITE CORE STRATEGY AND NATIONAL PLANNING GUIDLINES

Plans for the proposed development are included in the application itself. In summary this proposal is similar to that already granted in terms of the impact on the building itself, i.e., demolition of the wooden section of the existing building, addition of a second story extension within the footprint of the existing original stone building, addition of ground floor extension to the rear of the existing building, but well within the existing footprint and noting the comments in the pre application advice regarding the scale of this.

In contrast to the current approved scheme, this application creates four separate dwellings with two or three bedrooms each. Each dwelling has a small garden and two designated parking spaces. It is anticipated that the dwellings will provide housing of a type which is rare in Rimington (relatively small and inexpensive) which is likely to be attractive to first time buyers or older people. This sort of housing will add to the vitality of the village making it more likely that more younger and older people will live in the Village

As explained earlier in this submission the question is not whether to allow a development or not it is how to return this disused building into productive use.

The table below assesses the proposal against the relevant planning policies set out in the Composite Core Strategy and National Planning Framework.

ASSESSMENT OF APPLICATION AGAINST RIBBLE VALLEY COMPOSITE CORE STRATEGY AND NATIONAL PLANNING FRAMEWORK

Core Strategy Key Statement	Relevant Content	Application Assessment
Key Statement DS2: Presumption in favour of sustainable development	The authority should determine applications on the basis of a presumption in favour of sustainable development. Unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, or specific policies in this Framework indicate development should be restricted.	The building is currently un-used and is gradually deteriorating detracting from the attractiveness of the Village. The development re-uses an existing building will provide housing in Rimington which is currently quite scarce ie small and relatively inexpensive. Planning Policies seek to retain community facilities restricting applications to do so unless it has been demonstrated that this is not commercially viable. This has been demonstrated in this application therefore the Planning Application should be approved without delay
Key Statement H2: Housing Balance	Planning permission will only be granted for residential development providing it can be demonstrated that it delivers a suitable mix of housing that accords with the projected future household requirements and local need across the Ribble Valley as a whole as evidenced by the Strategic Housing Market Assessment. Determination of planning applications for residential development will be informed by the most recent Housing Needs Surveys, Addressing Housing Needs statement and the most recently adopted SHMA, to identify the type, tenure and size of residential dwellings, required at different locations throughout the borough as well as reference to relevant housing market information as appropriate	Gisburn and Rimington have the highest average earnings to average house price multiples in the Ribble Valley at 9 (source SHCM 2009). This proposal will deliver housing into this area at significantly lower cost than the current average cost making available housing stock in Rimington which is currently in short supply. The proposed development will also result in a net increase in housing stock in Ribble Valley
Key Statement EC1: Business and Employment Development	Proposals that result in the loss of existing employment sites to other forms of development will need to demonstrate that there will be no adverse impact upon the local economy.	There is currently no Business trading from the property and hence no employment is generated from it. As demonstrated elsewhere in this application there is no prospect of producing a viable business on the site. The proposed development will deliver economic activity and employment from the work that will follow from an approval
Key Statement EC2: Development of Retail, Shops and Community Facilities and Services	Proposals that have an adverse impact on existing community facilities would only be permitted as an exception where the proposed development would bring defined and demonstrable benefits. The Council will also continue to require robust evidence that much needed smaller retail and other facilities in the more rural parts of the area are no longer viable before considering other forms of use	This has been dealt with elsewhere in this application. In summary there is no prospect of re-establishing a commercially viable business or community enterprise in the Property. The change of use delivers significant benefits over the alternative (leave the property empty and deteriorating) in the form of an occupied and well maintained building retained in original form
Key Statement DMG1: General Considerations	In determining Planning Application all development must: be of a high standard of building design, be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale massing style feature and building materials, consider traffic and car parking implications and ensure safe access can be provided which is suitable to accommodate the scale and type to traffic to be generated, consider adequate day lighting and privacy distances, achieve efficient land use and the remediation of previously developed sites where possible, use sustainable construction techniques where possible and provide evidence that energy efficiency has been incorporated where possible	This will be dealt with in more detail at the Building Regulation stage. The proposal removes the wooden structure which is not in keeping with the original building. The proposed development retains the original building and features. Additions to the building will be in keeping with the original. Two parking spaces per dwelling will be provided
Key Statement DMG3: Transport and Mobility	In making decisions on development proposals the local planning authority will, in addition to assessing proposals within the context of the development strategy, attach considerable weight to the availability and adequacy of public transport to serve those moving to and from the development	Whilst Rimington as very limited public transport and road network this development (small residential) is much more suited to the existing transport links than the current use as a public house and restaurant
Key Statement DME3: Site and Species Protection and		The recent application called for a Bat Survey which was completed at formed part of that application

SUMMARY AND CONCLUSIONS

Over the past eight years or so a variety of different business models have been tried to make the Black Bull in Rimington into a viable business, all have failed. The national trends for this sector of the economy confirms that it continues to shrink a trend that is unlikely to reverse in the foreseeable future. Given the recent track record of Businesses operating from this location there is little or no chance of raising commercially viable finance. There is little doubt that whilst the local community would wish to retain a public house it is equally clear they have concluded that it is not possible to create a viable venture of some description on site. It is beyond reasonable doubt that a Public House or any similar business is no longer a viable option on this site.

Given this the challenge is how to return the building into productive use and prevent a situation where the building deteriorates detracting from the attractiveness of the village. Whilst a number of options have been considered the conclusion is that it should be converted into residential units at the lower end of the price range thus adding positively to the mix of properties available in Rimington.

APPENDIX 1 PLANNING APPLICATION RELATED

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 425111

Fax: 01200 414488

Planning Fax: 01200 414487

Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2013/0597

DECISION DATE: 15 November 2013

DATE RECEIVED: 26/06/2013

APPLICANT:

Mr S Hodgson

APTUS HR Improvement Services Ltd

c/o Highcroft

Billinge End Road

Blackburn

Lancs

BB2 6QB

AGENT:

ADS Architectural

2 Silverton Court

Northumberland Business Park

Cramlington

Northumberland

NE23 7RY

DEVELOPMENT PROPOSED: Proposed demolition of existing timber frame rear extension. New single storey rear extension in materials to match existing building. Internal reduction in Public House size and change of use (part) to residential. New first floor side extension and single storey rear extension to newly formed residential portion of the building.

AT: Black Bull Hotel Rimington Lane Rimington Lancashire BB7 4DS

Ribble Valley Borough Council hereby give notice that **permission has been granted** for the carrying out of the above development in accordance with the application plans and documents submitted subject to the following condition(s):

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990

2. The permission shall relate to the development as shown on Drawing Numbers 11-054 AL(00)102 REV.B and 11-054 AL(00)103 REV.C (amended plan received 24 Sept. 2013)

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the submitted plans.

3. Precise specifications or samples of walling and roofing materials and details of any surface materials to be used including their colour and texture shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.

Reason: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy Regulation 22 Submission Draft - Post Submission Version (including Proposed Main Changes).

P.T.O.

4. Notwithstanding the provisions of Classes A to H of Part 1 of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008, or any Order revoking and re-enacting that Order, the dwelling hereby permitted shall not be altered or extended, no new windows shall be inserted, and no buildings or structures shall be erected within the curtilage of the dwelling unless planning permission has first been granted by the Local Planning Authority.

Reason: To enable the Local Planning Authority to exercise control over development which could materially harm the character and visual amenities of the development and locality and the amenities of nearby residents in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy Regulation 22 Submission Draft - Post Submission Version (including Proposed Main Changes).

5. Notwithstanding the provisions of Class A Schedule 2 Part 2 of the Town and Country Planning (General Permitted Development) Order 1995, or any Order revoking and re-enacting that Order, no gates, walls, fences or other means of enclosure shall be erected within the curtilage of the dwelling unless planning permission has first been granted by the Local Planning Authority.

Reason: To enable the Local Planning Authority to exercise control over development which could materially harm the character and visual amenities of the development and locality and the amenities of nearby residents in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy Regulation 22 Submission Draft - Post Submission Version (including Proposed Main Changes).

6. Notwithstanding the provisions Schedule 2 Part 40 Classes A-I of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2008, or any Order revoking and re-enacting that Order, no microgeneration equipment shall be attached to the new dwelling unless planning permission has first been granted by the Local Planning Authority.

Reason: To enable the Local Planning Authority to exercise control over development which could materially harm the character and visual amenities of the development and locality and the amenities of nearby residents in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy Regulation 22 Submission Draft - Post Submission Version (including

Proposed Main Changes).

7. No external chimneys or flues associated with any commercial extraction system for the kitchen of the public house/restaurant shall be fitted or erected unless a further planning permission has first been granted in respect thereof.

Reason: In the interests of visual amenity and the amenities of nearby residents and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy Regulation 22 Submission Draft - Post Submission Version (including Proposed Main Changes).

P.T.O.

8. Prior to the first occupation of the dwelling hereby permitted, sound insulation measures to the walls separating the dwelling from the public house/restaurant shall have been fitted in accordance with details/specifications that have first been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory level of amenity for the future occupiers of the dwelling and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy Regulation 22 Submission Draft - Post Submission Version (including Proposed Main Changes).

9. Prior to the first occupation of the dwelling hereby permitted, 2 parking spaces at the front of the building and 1 parking space at the rear shall have been provided for the sole use of the occupiers and visitors to the dwelling in accordance with the detail shown on submitted Drawing No. 11-054 AL(00) 103 REV.C. Appropriate signage (details of which shall have been submitted to and approved in writing by the Local Planning Authority) shall be displayed to indicate that these spaces are reserved for use in association with the dwelling. Thereafter, these spaces shall be retained permanently clear of any obstruction to their designated purpose.

REASON: In order to ensure a satisfactory level of parking provision for the dwelling the interests of the amenities of its future occupiers and highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy Regulation 22 Submission Draft - Post Submission Version (including Proposed Main Changes).

10. Unless otherwise agreed in writing with the Local Planning Authority, the demolition and development works shall be carried out in strict accordance with the mitigation measures of the Protected Species Survey Report dated 30 May 2013 (Job reference 1319) that was submitted with the application.

Reason: To ensure that no species/habitat protected by the Wildlife and Countryside Act 1981 are destroyed, or harmed, and in order to comply with the requirements of Policy ENV7 of the Ribble Valley Districtwide Local Plan and Policy DME3 of the Core Strategy Regulation 22 Submission Draft - Post Submission Version (including Proposed Main Changes).

Relevant planning policy

The Local Planning Authority operates a pre-planning application advice service which applicants are encouraged to use. Whether or not this was used, the Local Planning Authority has endeavoured to work proactively and positively to resolve issues and considered the imposition of appropriate

conditions and amendments to the application to deliver a sustainable form of development .

Note(s)

1. For rights of appeal in respect of any condition(s)/or reason(s) attached to the permission see the attached notes.
2. The applicant is advised that should there be any deviation from the approved plan the Local Planning Authority must be informed. It is therefore vital that any future Building Regulation application must comply with the approved planning application.

JOHN HEAP

DIRECTOR OF COMMUNITY SERVICES

RIBBLE VALLEY BOROUGH COUNCIL

please ask for: RACHEL HORTON

01200 414501

direct line: rachel.horton@ribblevalley.gov.uk

e-mail: RV/2014/ENQ/00011

17th March 2014

my ref:

date:

Council Offices
Church Walk

CLITHEROE

Lancashire BB7 2RA

Switchboard: 01200 425111

Dear Mr Hodgson

REQUEST FOR PRE-APPLICATION ADVICE RELATING TO THE PROPOSED CONVERSION OF THE BLACK BULL INN, RIMINGTON.

I am writing in response to your request for pre-application advice in respect of the above-named proposal. Your letter dated the 14th of January requested advice in relation to the use of the building as one unit, or the option of creating two four bedroom semi-detached houses or four two bedroom flats. At our meeting held on the 11th of February you expressed that your intentions were now to be focused on two possibilities:

- Use of the building as one dwelling
- Use as three smaller independent dwellings, with the commercial side (pub use) being retained as one commercial unit or possibly split into two at ground floor.

I contacted you again on the 17th of March to clarify a few points in which you advised that it is now your intention to convert the building for use as four flats and the total loss of the public house at ground floor level.

Plans have only been submitted of the proposed site plan, elevations and floor plan of the new single dwelling for consideration. I have received no plans of the proposed elevations, floor plans or parking for use as four residential units. You have advised over the phone that it is intended to build the two-storey extension to the side of the main dwelling as per the previously approved scheme (Appn. 3/2013/0597) but there may no longer be a requirement for the approved extension to the rear and of course some external and internal alterations to the building will be necessary. On this basis I am only able to advise at this stage on the general principle of losing the commercial use of the building and conversion to residential use as one or possibly four units. No detail has been submitted of the proposed parking arrangements for use as four flats and therefore I am unable to comment on this aspect of the proposal.

Principle of Development

As advised at our meeting the Council is progressing from the Districtwide Local Plan (DWLP) to the Core Strategy, which is currently out for consultation. Therefore, in the absence of an up to date plan, and in accordance with para.14 of the National Planning Policy Framework (NPPF), the authority should determine applications on the basis of a presumption in favour of sustainable development. Unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, or specific policies in this Framework indicate development should be restricted.

Strategic policy DMG2 of the Core Strategy states that development within defined settlements should be closely related to the main built up areas, ensuring this is appropriate to the scale of, and in keeping with, the existing settlement and in compliance with the core planning principles of sustainable development contained within the NPPF (para. 30 & 49) which requires development to be located where it is accessible to a range of sustainable transport modes. In this case both proposals would make use of an existing building within the main settlement of Rimington. However Rimington has no existing convenience stores, and scores poorly (refer to Settlement Hierarchy 2008) in relation to public transport with no provision at all. Therefore whilst the proposal would contribute to housing numbers within the Borough it is questionable whether the development would constitute as sustainable development considering that occupants of the dwelling(s) would be heavily reliant upon the use of a car and have to travel to Clitheroe (about 7km away) to meet their day to day needs, as even the nearest villages of Gisburn and Chatburn only have limited services and facilities.

In addition, both proposals would result in the loss of a rural pub. The Councils Supplementary Planning Guidance (SPG) *Retention of Public Houses in Rural Areas* amplifies Local Plan policies (refer to policy RT1 of the RVDWLP and DMB1 of the Core Strategy) and sets out the social and economic importance of pubs in rural areas. It emphasises the Councils intention to safeguard this role and requires that any submission of a planning application for the change of use of a pub to a non-community use should provide evidence to show that adequate attempts have been made to market the business as a going concern. It also highlights that consideration will be given to the effect of the proposal on the visual impact, attractiveness and vitality of the village, even where few physical alterations to the building are proposed. These principles are also supported nationally in the National Planning Policy Framework which seeks to promote the retention and development of local services and community facilities in villages and guard against their loss (para. 28 and 70. of the NPPF).

I note in the submitted supported statement that the business has been struggling for a number of years and that a recent application (Appn. 3/2013/0597) was approved to reduce the size of the public house and creation of a separate residential unit, with the justification being in order to secure a viable business on the site. As stressed at our meeting either application (creation of one or more dwellings) should be supported by persuasive and adequate justification for the proposal. The need for clear financial justification together with reasons why other commercial/community uses have not been explored is clearly evidenced in a recent appeal decision at The Dog & Partridge, Tosside (Appeal Ref: APP/T2350/A/13/2193965). The Inspector in this case could see no reason why the business could not be re-focused and stressed that 'in the absence of persuasive justification for the proposal to demonstrate that the listed building could not be operated on a financially viable basis, this consideration is sufficient in itself to justify dismissing the appeal'.

Development Considerations

With regards to the submitted drawings of the proposed six-bedroomed dwelling I am mindful of other material considerations, which in this case includes visual and neighbouring impact (see policy G1, ENV3, of the DWLP, DMG1 of the Core Strategy and paras. 58., 60., 64. 74., and 123. of the NPPF).

As no significant alterations are to be made to the front elevation of the building I have no objection in principle to these changes. I do however consider that the footprint of the proposed glazed conservatory is excessive in comparison to the main footprint of the building and have some concern with regards to the privacy of neighbouring residents. I would suggest that the size of the conservatory is reduced significantly in size and that the privacy of neighbouring residents is taken into consideration in the final design.

Conclusion

As expressed at our meeting, and in accordance with both local and national policy, there is a general presumption against the loss of community facilities. Therefore please ensure that if you intend to submit an application sufficient justification is put forward to demonstrate that use as a public house is no longer commercially viable and why other community uses would also not be viable and/or have not been explored. Even if it is considered that the loss of the public house is acceptable I have concern that the creation of four new residential units (albeit within an existing building) would not be considered to be sustainable development considering their distance from key services and amenities. Therefore in addition to the above any supporting statement should include why you consider the development to be sustainable. Lastly the building is registered

as an Asset of Community Value, which may be considered to be a material consideration in any subsequent decision.

I would also highlight at this stage that the current policy situation is subject to rapid change as RVBC progresses from the DWLP to the Core Strategy and as a result, the policy situation highlighted within this letter will need to be re-assessed at application stage, should an application be forthcoming. Whilst not yet adopted, relevant emerging key statements and Development Management policies within the emerging, submitted Core Strategy should therefore be considered at this pre-application stage.

Please be mindful of the fact that the above advice has been given on the basis of the level of information submitted as part of the pre-planning enquiry, which sought guidance on the general principle of erecting a new dwelling; the position may be otherwise if there are additional or different material facts.

I trust that you find the above observations of use and stress that they represent officer opinion only, at the time of writing, given without prejudice to the final determination of any application submitted.

Yours sincerely

Rachel Horton

Pre- Planning Advice Officer

Mr S Hodgson

Highcroft

Billinge End Road

Blackburn

BB2 6QB

Bat Survey from Previous Application

earthworks environmental design

9 Poorsland Barn, Slaidburn, Clitheroe. Lancashire. BB7 3AE

01200 446859 M: 07709 225783 earthworksuk@yahoo.co.uk

Mr and Mrs Hodgson

Aptus HR Improvement Services

High Croft

Billinge End Road

Blackburn

BB2 6QB

30 May 2013

Job ref: B 1319

Dear Mr and Mrs Hodgson

**Re: Protected Species Survey: Black Bull Restaurant, Rimington, Clitheroe,
Lancashire**

Introduction

You have requested a protected species survey as a condition of a planning application to Ribble Valley Borough Council for proposed building demolition of a timber-framed building at the rear of the Black Bull Hotel / Restaurant; the existing property is shown in figures 1 to 7 of this report.

The Local Planning Authority must take account of the impact of a development on protected species in accordance with PPS9. The planning authority requires an appraisal of the likely impact of the proposed development on all bat species that are present or likely to be present at the property, in addition to any mitigation, compensation or enhancement proposals that may be required.

A daylight scoping survey was undertaken on Tuesday 28 May 2013 between 10.00 and 10.40. The weather at the time of the survey was cool, dry and overcast (maximum temperature: 10°C, cloud cover: 100% wind: light south-westerly, rain: nil) providing satisfactory conditions for a scoping survey.

Survey methodology

The survey methodology follows the recommended guidelines published by the Bat Conservation Trust - *Bat Surveys: Good Practice Guidelines, 2nd Edition*, Hundt, L (2012)), Natural England (*Survey Objectives, Methods and Standards as outlined in the Bat Mitigation Guidelines, 2004*) and Chapter 3 - Survey and Monitoring Methods, (*Bat Worker's Manual, JNCC, Mitchell-Jones AJ and McLeish, AP, 3rd Edition 2004*).

The aim of the scoping exercise is to consider the potential value of the site for European Protected Species (EPS) and to establish whether bats and other protected species have been active within any part of the property that will be affected by the proposed development.

Non-invasive survey methods were used to assess the use of the property by protected species (bats).

The search was made using a high-powered lamp (Clu-lite CB2 - 1,000,000 candle power), close-focussing binoculars (Leica Trinovid) and digital camera (Kodak MD41) were used to view all likely areas of the building for the presence of bats, ie. droppings and urine spots, bat corpses, roost staining or evidence of feeding remains such as discarded moth and butterfly wings and other insects fragments typically found in a perching and feeding area.

The survey methodology is designed to determine the likely presence of bats within the property and does not necessarily prove absence. All internal and external features likely to be affected by the proposed building alterations were included in the survey, these include a visual inspections of the main roof void, external timber claddings, roof verges, ridge tiles, windows, sills, doors and frames.

Survey limitations / constraints

Crevice-roosting bat species such as pipistrelles may occasionally be overlooked during daylight inspections.

The daylight scoping survey does not include dusk emergence / dawn swarming / acoustic bat surveys.

Evidence of bat activity such as bat droppings or staining on external walls and surfaces is frequently removed by the action of wind and rain; absence of evidence is therefore evaluated with caution.

Personnel

The survey was carried out by David Fisher (EED) - an experienced ecological consultant with more than 25 years experience of bat ecology and field survey work and a Natural England licence holder since 1989.

Natural England licence No: 20122876 (August 2012), Conservation, Science and Education.

Desktop study (10km-grid squares: SD 74 and SD 84)

Pre-survey data searches include: (1) data trawl on protected species (ie. any locally significant bat roosts) (2) information on local, regional and national wildlife / conservation designations (3) information relating to previous EPS surveys previously carried at the property or at neighbouring properties.

A local data search was carried to identify records of bat activity within 500 metres of the site. The following bat species are known to be present within the wider district (ie. 10km grid square):

Myotis sp.

Natterer's bat	(<i>Myotis nattereri</i>) ¹
Whiskered bat	(<i>M. mystacinus</i>)* ¹
Brandt's bat	(<i>M. brandtii</i>)*
Whiskered bat / Brandt's bat	(<i>M. mystacinus</i> / <i>M. brandtii</i>)*
Daubenton's bat	(<i>M. daubentonii</i>)* ¹

Plecotus sp.

Brown long-eared bat	(<i>Plecotus auritus</i>)* ¹
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Pipistrellus sp.

Common pipistrelle	(<i>Pipistrellus pipistrellus</i>)* ¹
Soprano pipistrelle	(<i>P. pygmaeus</i>)* ¹

Nyctalus sp.

Noctule bat	(<i>Nyctalus noctula</i>) ¹
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*NBN data ¹EED / ELBG data

Limitations of the data search

National Biodiversity Network (NBN) and ELBG database records, whilst indicative of the bat species likely to occur within a 10km-grid square, do not confirm presence or absence of a species or habitat.

Pre-existing information

The surveyor visited the property on 21.08.1998 and found bats roosting under the roof in the entrance porch (on the SW elevation). Exclusion was recommended at the time (BCT) because bat droppings were perceived as a health risk on the premises.

Although the porch is still present, the structure has been modified and there is currently no evidence of bats.

There are two recorded bat roosts within the 100 metres of the property at:

(1) SD 804 457 (Rimington / 18.07.05)

(2) SD 805 458 (Rimington / 21/08/98).

Source: EED data.

Page 2 of 6

Description of the property

The building (figure 1) is located at the rear of the Black Bull Hotel / Restaurant. The structure has a timber frame construction above a brick foundation plinth, comprising main restaurant (figure 4) entrance foyer and WC washroom / storeroom (figure 3). The building is clad with tongue and groove external boarding; insulation material is likely to be present within the cavity wall.

All windows are single-glazed with timber frames. The enclosed roof void (figures 6 and 7) has glass fibre insulation material between the ceiling joists and the gable end apex inner walls are clad with sheet asbestos panelling. The roof is under-drawn with tongue and groove boarding and a sarking membrane is present. The void is dark, dry and well-ventilated and there is no trace of bat activity although mice have been active.

A small roof void is also present above the WC and washroom / store cupboard (figure 5); this area contains a cold water storage tank and is partly insulated with thermal glass-fibre material.

All roof areas are clad with cement fibre tiles; there is some local damage to roof tiles on the north-west verge (figure 1); all external timber cladding is generally well-sealed and maintained and all timber fascia-soffits are secure.

Images: Building at rear of Black Bull Hotel / Restaurant - 28 May 2013



Figure 1:



Figure 2:



Figure 3:

Figure 4:



Figure 5:



Figure 6:

Figure 7:

Location of the property (NGR: SD 805 458: elevation: 140m;

The property is located at Rimington Lane, Rimington within a well-established residential part of the village close to open countryside. The property is close to neighbouring buildings and is not adjacent to open ground, woodland or water channel. The timber building (figure 1) is located at the rear of the property and is immediately adjacent to a tarmac-surfaced car parking area.

The village location is semi-rural and there is extensive grazing land, mature hedgerow and small woodland copses within 300 meters of the site. The nearest significant water courses are at Stankill Beck approximately 0.5km north of the property and Ings Beck 0.75km to the south of Rimington Lane.

A local data search has shown there are no designated nature conservation sites adjacent to the property – ie. Special areas of Conservation (SACs), Sites of Special Scientific Interest (SSSI), Biological Heritage Sites (BHS), National Nature Reserves (NNR's), Local Nature Reserves (LNR's) or Regionally Important Geological and Geo-morphological Sites (RIGS).

Proposed works

It is understood the building (figures 1 to 7) is to be demolished prior to re-development on the site.

(Reference: ADS Architectural Drawing No. 11-054 AL (00) 102)

Survey results

There is no evidence of access or roosting activity by bats in any part of the property.

Both roof voids were carefully inspected for the presence of bat droppings and other indicative signs of bat activity; none were found.

Although the site is relatively close to moderate-value habitat, the location of the building is sub-optimal in terms of landscape connectivity and features likely to be suitable as high-value feeding, foraging and commuting habitat for bats.

Evaluation of results

There is no evidence of roosting, perching, feeding or flight within any part of the property and there is no evidence of a day roost, maternity roost, mating roost, transitional roost or place of hibernation.

It is highly unlikely that roosting bats will be disturbed or exposed during the proposed building demolition.

Timing constraints are not required at this site.

The overall scale of impact of this development on local bat populations is likely to be negligible.

Main recommendations

It is recommended the proposed works proceed with reasonable caution and vigilance for the 'unexpected' presence of solitary roosting bats; the risk of disturbing / exposing roosting bats at this site is likely to be low.

SUMMARY

The proposed building demolition is unlikely to cause disturbance to bats or result in the loss of a bat roost or cause injury or death of a European Protected Species – (Bats) or result in any significant impact on a local bat population.

The scale of impact of the development at site level on local bat populations is likely to be negligible.

An EPS development licence (EPSL) is not required; further survey effort is not recommended.

Mitigation guidance - summary

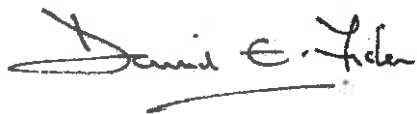
Mitigation refers to the practices adopted to reduce or remove the risk of disturbance, injury or death of a protected species or damage to a roost. The Bat Mitigation Guidelines (Natural England, 2004) define mitigation as “...measures to protect the bat population from damaging activities and reduce or remove the impact of development”.

ACTION	METHOD / NOTES
1. Further survey effort	No required
2. Timing constraints	Not required
3. EPS Licence requirement	Not required
4. Removal of roofing materials	Awareness at all times; very occasionally, solitary roosting bats are disturbed or exposed beneath some roof materials such as roofing tiles, bitumen felts, fascia boards and soffits
5. Removal of timber cladding	Awareness at all times, timber cladding is often suitable for crevice-roosting bats.
6. Accidental exposure of bats	In the event of bats being exposed or vulnerable to harm, all work in that area must stop immediately. Cover the exposed bats to reduce further risk of harm and seek further advice

7. Legal protection	Site contractors and project managers should be fully aware of the legal protection afforded all species of bat in the UK and procedures should be in place to minimise the potential impact on bats - see notes on 'Bats and the Law' in this report.
8. Emergency advice on bats	<p>If you require specific advice on injured or exposed bats during the building works please contact:</p> <p>David Fisher - 01200 446859 (office) or 07709 225783 (mobile).</p>
9. General advice on bats:	<p>If you require further information on bats refer to the Bat Conservation Trust (BCT) website.</p> <p>Bat Conservation Trust (BCT) also provides a bat helpline number: 0845 1300 228</p>

Please note: I do not provide a copy of this report to the local planning authority, therefore it is your responsibility to forward the report to Ribbles Valley District Council with the planning application.

Yours sincerely



David Fisher

Wildlife legislation – Bats and the law

All bat species in the UK receive full protection under the Wildlife and Countryside Act 1981 (amended by the Environment Protection Act 1990). The Countryside and Rights of Way Act 2000 amends the Wildlife and Countryside Act to also make it an offence to intentionally or recklessly damage, destroy or obstruct a place that bats use for shelter or protection. All species of bats are listed on Schedule 5 of the 1981 Act, which makes it an offence to:

- *intentionally kill, injure or take any wild bat.*
- *intentionally or recklessly damage, destroy or obstruct access to any place that a wild bat uses for shelter or protection. This is taken to mean all bat roosts whether bats are present or not.*
- *intentionally or recklessly disturb any wild bat while it is occupying a structure or place which it uses for shelter or protection.*

The protected status afforded to bats means planning authorities may require extra information (in the form of surveys, impact assessments and mitigation proposals) before determining planning applications for sites used by bats. Planning authorities may refuse planning permission solely on grounds of the predicted impact on protected species such as bats. Recent case law has underlined the importance of obtaining survey information prior to the determination of planning consent¹.

"It is essential that the presence or otherwise of protected species, and the extent that they may be affected by a development proposal, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision." ²

All British bat species are included in Schedule 2 of the Conservation (Natural Habitats, &c.) (Amendment) Regulations 2007, (also known as Habitats Regulations) which defines 'European Protected Species' (EPS).

¹ Bat Mitigation Guidelines, AJ Mitchell Jones, Joint Nature Conservation Committee, (2004) ISBN 1 86107 558 8

² Planning Policy Statement (PPS9) (2005) , Biodiversity and Geological Conservation. ODPM.

Protected species (Bats) and the planning process¹

For development proposals requiring planning permission, the presence of bats, and therefore the need for a bat survey, is an important 'material planning consideration'. Adequate surveys are therefore required to establish the presence or absence of bats, to enable a prediction of the likely impact of the proposed development on them and their breeding sites or resting places and, if necessary, to design mitigation and compensation. Similarly, adequate survey information must accompany an application for a Habitats Regulations licence (also known as a Mitigation Licence) required to ensure that a proposed development is able to proceed lawfully.

The term 'development' [used in these guidelines] includes all activities requiring consent under relevant planning legislation and / or demolition operations requiring building control approval under the Building Act 1984.

Natural England (Formerly English Nature) states that development in relation to bats "*covers a wide range of operations that have the potential to impact negatively on bats and bat populations. Typical examples would be the construction, modification, restoration or conversion of buildings and structures, as well as infrastructure, landfill or mineral extraction projects and demolition operations*".*

*(Tony Mitchell-Jones, 2004)
BCT (2007).

¹ 2.2.3 - Planning for development, p10, Bat Surveys, Good Practice Guidelines,

Other references:

Bats, development and planning in England, (Specialist support series) - Bat Conservation Trust, 5th Floor, Quadrant house, 250 Kennington Lane, London, SE11 5RD, 0845 1300 228

Defra Circular 01/2005 (to accompany PPS 9) - Department for Environment, Food and Rural Affairs. www.defra.gov.uk

Natural England - Cheshire, Cumbria, Greater Manchester, Lancashire and Merseyside offices are located at:

Crewe: Natural England, Electra Way, Crewe business park, Crewe, Cheshire, CW1 6GJ
0300 060 2922

Kendal: Natural England, Juniper House, Murley Moss, Oxenholme Rd, Kendal, Cumbria,
LA9 7RL 0300 060 2122

Manchester: Natural England, 3rd Floor, Bridgewater House, Whitworth Street, Manchester,
M1 6LT 0300 060 1062

2. BUSINESS VIABILITY RELATED

2.1 State of the Public House Industry

(See table in main body of report)

2.2 Black Bull Accounts 2009 - 2011

Aptus HR Improvement Services Limited

*Profit and Loss Account
for the Year Ended 31 May 2010*

	Notes	31.5.10 £	31.5.09 £
TURNOVER		109,771	245,900
Cost of sales		<u>177,321</u>	<u>804</u>
GROSS (LOSS)/PROFIT		(67,550)	245,096
Administrative expenses		<u>141,200</u>	<u>48,789</u>
		(208,750)	196,307
Other operating income		<u>180</u>	<u>100</u>
OPERATING (LOSS)/PROFIT	2	(208,570)	196,407
Interest receivable and similar income		<u>12,606</u>	<u>1,353</u>
		(195,964)	197,760
Interest payable and similar charges		<u>3,008</u>	<u>20</u>
(LOSS)/PROFIT ON ORDINARY ACTIVITIES BEFORE TAXATION		(198,972)	197,740
Tax on (loss)/profit on ordinary activities	3	<u>-</u>	<u>41,648</u>
(LOSS)/PROFIT FOR THE FINANCIAL YEAR AFTER TAXATION		(198,972)	156,092

The notes form part of these financial statements

Aptus HR Improvement Services Limited

Profit and Loss Account
for the Year Ended 31 May 2011

	Notes	31.5.11 £	31.5.10 £
TURNOVER		243,298	109,771
Cost of sales		390,017	177,321
CROSS LOSS		(146,719)	(67,550)
Administrative expenses		97,851	141,200
		(244,570)	(208,750)
Other operating income		840	180
OPERATING LOSS	2	(243,730)	(208,570)
Interest receivable and similar income		-	12,606
		(243,730)	(195,964)
Interest payable and similar charges		8,340	3,008
LOSS ON ORDINARY ACTIVITIES BEFORE TAXATION		(252,070)	(198,972)
Tax on loss on ordinary activities	3	-	-
LOSS FOR THE FINANCIAL YEAR		(252,070)	(198,972)

The notes form part of these financial statements

Apbis HR Improvement Services Limited

**Profit and Loss Account
for the Year Ended 31 May 2012**

	Notes	31.5.12 £	31.5.11 £
TURNOVER		19,524	243,298
Cost of sales		38,076	390,017
GROSS LOSS		(18,552)	(146,719)
Administrative expenses		34,935	97,851
		(53,487)	(244,570)
Other operating income		-	840
OPERATING LOSS	2	(53,487)	(243,730)
Interest payable and similar charges		8,252	8,340
LOSS ON ORDINARY ACTIVITIES BEFORE TAXATION		(61,739)	(252,070)
Tax on loss on ordinary activities	3	-	-
LOSS FOR THE FINANCIAL YEAR		(61,739)	(252,070)

The notes form part of these financial statements

2.3 Example Local Press & Magazine Articles 2009 – 2011

186 ■ food&drink



Connoisseurs of fine food and wine, who also appreciate a fantastic atmosphere can indulge and enjoy the unique Christmas celebrations at a lovely country hotel.

Since the Black Bull opened in the heart of the pretty village of Hinton, word of its delicious French food and welcoming atmosphere has spread throughout the Middle



West and beyond!

This rural inn, with its roaring log fires and country style decor, has been thoughtfully refurbished to provide the ultimate in fine dining.

With a small private dining area at the main restaurant, the exclusive Black Bull private dining room and Le Shed which can seat 120 diners or cater for 100 guests enjoying a celebratory buffet, intimate dinners or large corporate Christmas parties can all be catered for – and everything else in between!

Only the best will do for owner Katherine Lachaux, so guests know they will get the best quality china and glassware, white linen on the immaculate tables and of course – the best

JOYEUX NOEL

Enjoy your festivities French style and celebrate with the cuisine and warm Gallic welcome that has put the Black Bull firmly on the 'medic' map. Photographs: Louise

French cuisine in the region.

In the run up to Christmas there are a number of upcoming events including a Magical Re-Treat Halloween, 30 October featuring a gala buffet and lots of surprises!

On 21 November the fun is ending with a Two lighting Dinner – a celebration of Mother's Day.

"We celebrated 1 July here and we had a great time. The Thanksgiving dinner will feature the traditional turkey and seasonal vegetables."

And Christmas is going to be filled with the Black Bull's Christmas and New Year's Eve. Just that! Having been put together in a series of small-scale events to give you the best of French cuisine, now the Christmas party is on. It includes a delicious menu of seasonal dishes, the warmest Black Bull



and welcome. Friends and family will be treated to a delicious menu of seasonal dishes, the warmest Black Bull and a genuine welcome.

The Christmas party buffet includes traditional French fare – hot turkey – sausage, chicken à la Paris, mince, beef Bourguignon and pork Normandy.

Guests wanting a more traditional Christmas dining experience won't be disappointed either – throughout the festive period the Black Bull will also be serving a turkey and all the trimmings!

And, when Christmas finally arrives what better way to spend it than settling down



enjoy a table with friends and family. Celebrate – a warm welcome to the country. The Christmas Dinner and Christmas party is on. It includes a delicious menu of seasonal dishes, the warmest Black Bull and a genuine welcome.



the Black Bull. The Christmas party is on. It includes a delicious menu of seasonal dishes, the warmest Black Bull and a genuine welcome.

The Christmas party buffet includes traditional French fare – hot turkey – sausage, chicken à la Paris, mince, beef Bourguignon and pork Normandy.

Guests wanting a more traditional Christmas dining experience won't be disappointed either – throughout the festive period the Black Bull will also be serving a turkey and all the trimmings!

And, when Christmas finally arrives what better way to spend it than settling down

LIFE LIFE

a District Life

RANK AWARDS

[illegible]

The winners of the Lancashire Life Food & Drink Awards were announced at a glittering ceremony at Manchester's Muddled Head Tavern.

Check Point, a new book by author David Shields, is a collection of essays that explore the history of the book and the role of the author. Shields, who is also a co-founder of the book publishing company, discusses the challenges of writing in the digital age and the importance of the book as a medium for storytelling. The book is a must-read for anyone interested in the history of the book and the role of the author.

I have later thought the past few
months, and the anger of the moment
the anger of the moment. I have
often been with the husband, when the
wife was not present, with
him, and, I have thought, The man and
the wife
When I found out my wife
I thought I found out, that she
was not the same, and

Rooms Opened in 2010

...winning Little Valley restaurant has added a new wing to its now - five French-themed bedrooms for guests
 ...Photography: LottieDesigns.com

ROOM AT THE INN



...the new dining hall is designed to provide for guests with a focus on the food. It is designed to be a space where guests can enjoy the food and the view of the lake. The new dining hall is designed to be a space where guests can enjoy the food and the view of the lake.



“THE COMFORT OF THESE ARE THE MOST IMPORTANT FACTORS.”

...the new dining hall is designed to provide for guests with a focus on the food. It is designed to be a space where guests can enjoy the food and the view of the lake. The new dining hall is designed to be a space where guests can enjoy the food and the view of the lake.

...the new dining hall is designed to provide for guests with a focus on the food. It is designed to be a space where guests can enjoy the food and the view of the lake. The new dining hall is designed to be a space where guests can enjoy the food and the view of the lake.

up and down. It is not a luxury resort, but a comfortable where guests can enjoy the view of the lake. The new dining hall is designed to be a space where guests can enjoy the food and the view of the lake.

...the new dining hall is designed to provide for guests with a focus on the food. It is designed to be a space where guests can enjoy the food and the view of the lake. The new dining hall is designed to be a space where guests can enjoy the food and the view of the lake.

Watch out for the 2011 Black Bull Testing Menu!
 A special selection of appetizers, dips, and entrees designed to test the kitchen's new menu. The menu is designed to be a space where guests can enjoy the food and the view of the lake. The new dining hall is designed to be a space where guests can enjoy the food and the view of the lake.

...the new dining hall is designed to provide for guests with a focus on the food. It is designed to be a space where guests can enjoy the food and the view of the lake. The new dining hall is designed to be a space where guests can enjoy the food and the view of the lake.



Sunday Lunch at the Black Bull
 One of the best value Sunday lunches in the area. Enjoy a delicious meal for two or three people. The menu is designed to be a space where guests can enjoy the food and the view of the lake. The new dining hall is designed to be a space where guests can enjoy the food and the view of the lake.

...the new dining hall is designed to provide for guests with a focus on the food. It is designed to be a space where guests can enjoy the food and the view of the lake. The new dining hall is designed to be a space where guests can enjoy the food and the view of the lake.

One of Many Events Targeted at Drumming Up Business

food&drink ■ 155

Watch the Royal Wedding celebrations in style and celebrate at one of the Ribble Valley's finest country inns. Photography: LottielDesigns.com

BY ROYAL APPOINTMENT

Historically, French cuisine has featured at Royal Weddings. Located in the Ribble Valley, the wedding of Prince William and Kate Middleton is the perfect opportunity to experience this special day.

For a business, this special day is a fantastic opportunity to build a tradition and a loyal following. It's a chance to offer a British experience for the day and to celebrate the Royal Wedding with friends.

The Black Bull hopes to replicate William and Kate's wedding menu on the big day and show guests how to celebrate the event in style.

From 11am guests can watch the ceremony and the bride on the big screen while enjoying a

variety of bubbly and sandwiches. And to get into the celebratory spirit, guests are encouraged to bring in their own.

The wedding menu will be based on an evening reception menu. The Royal menu has inspired new ideas for the Black Bull. A full afternoon catering service is available for the wedding breakfast and will be provided for the bride.

Historically, a wedding menu has been a mix of French and British, but with all of the great British food available, the Black Bull hopes to offer a British menu. With a focus on fresh produce and a variety of dishes, the menu will be a mix of French and British influences.



And while there are many traditional elements, the menu is very good and the staff will be doing everything to ensure that the ceremony has become a wonderful event for all.

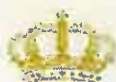
The wedding reception at the Royal Wedding, the Black Bull is a special event. It's a great and beautiful day for the Black Bull and a great day for the Ribble Valley and the Ribble Valley.

The Black Bull is a great place to celebrate the wedding of Prince William and Kate Middleton. It's a great and beautiful day for the Black Bull and a great day for the Ribble Valley and the Ribble Valley.

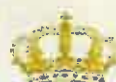
You are cordially invited to celebrate the marriage of
Prince William of Wales
to
Catherine Middleton

Enjoy sandwiches and a glass of bubbly while you watch the wedding on the big screen (£10.95) and an evening reception featuring a Royal Wedding menu at the Black Bull, Rimington (5 courses £34.95)

A share of the proceeds will go to the Rimington Women's Institute



RSVP
For more information 01200 415 980



BUSINESS AT THE BULL THE PA CLUB

A networking event held on the 2nd Tuesday of the month for Personal Assistants everywhere. Find out about resources for PAs and how you can develop your personal skills.

2.4 Sample Marketing Material & Offers

One of Many Lancashire Life Advertisements over £6k spend in two years on Advertisements

Haweswater
HOLIDAY COTTAGES

For more information
call 01200 416 960

For more information
call 01200 416 960

For more information
call 01200 416 960

The Black Bull
COUNTRY INN & RESTAURANT

Where the best Lancashire ingredients are artfully combined with the 'Je ne sais quoi' that is at the heart of country cooking, to bring you a dining experience to treasure, and one you'll wish to relive again and again.

Join us for our Supper Club every Wednesday evening and sample our very best French food at it's very best for £8.95 each.

Book your table by calling 01200 416 960 or on our website www.theblackbull.co.uk

DINNER JAZZ EVENING
Friday 9th July

Angels
VEGETARIAN

See www.angelsnbcheshire.co.uk for details
RESERVATIONS 01254 820212

With Guest Vocalist Sarah & Pianist Colin Gibson

Hillthorpe House

For more information
call 01200 416 960

For more information
call 01200 416 960

For more information
call 01200 416 960

Examples of Promotions 2009 -11



Le Club Database of Customers with over 1000 entries – Example Newsletter

Supper Club is a Hit!

In March, we launched the Wednesday night Supper Club – our introduction to the foods of France. During March we introduced Moules and Frites, Toulouse Sausage and Mash, Coq au Vin, the exceedingly popular Bouillabaisse (warning: customer compliments such as "beautiful" and "better than we had in France") and finishing up with the Beef Bourguignon.

Supper club gives folks a chance to try a different French dish every week, accompanied by a glass of French wine. It's an opportunity to explore the rustic country foods of France in a special way. This is your chance to try a different French dish each week, accompanied by a matching glass of wine. Folks are really enjoying the introduction to French food especially when offered at the introductory price of £8.95 plus £1 for a glass of wine – and some folks come every single week!

Join us on Wednesday nights and don't forget to reserve your table!

April Schedule of Events

Supper Club

April 7 – Cassoulet (ham, pork sausage simmered with beans)

April 14 – Pork hockside Lyonnaise (medallions of pork, potatoes, apple brandy sauce)

April 21 – Duck L'Orange

April 28 – Lamb in Moutarde (lamb with a tangy mustard sauce)

Supper Club

Weekdays 12 to 3 – A Lovely Evening Out – At Lunch!

Weekdays 3 to 5 – Moules and Frites Day

Mine & Cheese Nights

Thursdays 7 to 9

Long Bench Holiday Weekend

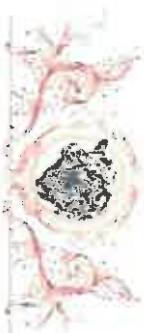
A special holiday menu (since you enjoyed it so much on Valentine's, Mother's Day & Easter!)

A Pub Lunch and a Bit of Shopping!

One of the great things about our location is we're right next door to Cosgroves, that famous ladies dress shop! (Many folks from all over the country) are having a nice afternoon out combining a delicious meal with some shopping either before or after. Cosgroves has been recognised for years for offering beautiful, high quality ladies clothing, both formal and informal, along with the high quality, personalised service you used to expect (but seldom find today) from a high quality dress shop.

Lunch at the Black Bull and a bit of shopping at Cosgroves – a double treat!

Le Club Newsletter



The Black Bull

Rimington Lane

Rimington

BB7 4DS

Reservations: 01200 415 960

Website:

www.theblackbullrimington.com

A Note from Steve & Katherine

Le Club members were out in full force in March and we were thrilled to see you all again! Lots of folks turned out for Supper Club to try a different dish each week.

Folks are also using the function room (our second restaurant aka Le Shed) for parties, meetings and luncheons. One misconception we want to clear up is that even though we serve French food, when you book a function with us - you choose the food and it doesn't have to be French (unless you want it to be!). Choices have ranged from pie and peas, to buffets, to a set menu - and each family that has held their event with us has been very complimentary about their entire experience - food, room and service!

As a new restaurant in a valley renowned for its food, we're very conscious of the need to provide a delicious dining experience and that's our target. Our focus is on the food, and you. How do we tell if it's working? We look at the number of repeat and new customers. If we get repeat customers, that means folks have had a good enough experience to come back again (and again!). If we get new customers, that means that the word is spreading - and for 'destination restaurants' like ours having the word spread is vitally important. Right now the ratio is running about 50/50 - 50% repeat and 50% new which is very, very high! We value both our regular and our new customers and send our thanks out to both those enjoying the food and those spreading the word!

This month is filled with new events and new food.

Chef has been busy in the kitchen concocting his new menu items for spring and we're introducing new things that we hope you'll enjoy - 'Lunch Club', 'Wine, Cheese & Thou' and 'Sunday Lunch in France'.

Looking forward to seeing you soon!

Katherine & Steve

Function Function

The function room at the Black Bull is back in action! During the month of March we held a ladies luncheon, a very special 21st birthday party with disco, a 70th birthday party along with a variety of club meetings and business get-togethers.

'Le Shed' is our garden room, a beautifully redecorated bistro / function room. We understand all of the necessary preparations required when planning a large event and we offer both room hire and venue hire - have a part of the place or have it all!

We will work to ensure that you have your perfect event in every possible way. Each of your guests will be treated to a first-class service with a delicious meal specially chosen by you. To enhance the occasion you can select from a tempting array of canapes, fine wines and Champagne. We will dress the tables and surroundings to suit your taste and budget. Flowers, candles, table sprinkles, personalised menus and much more will create the mood that you want.

Host your next special event at the Black Bull, now offering facilities for functions, events, birthdays, parties, meetings, luncheons, fundraisers, weddings, anniversaries.

Katherine will be happy to guide you through your party planning to create a wonderful event! Call today to book your event!

01200 415 960



4 of 11

2.4 Black Bull Sales Particulars 2011

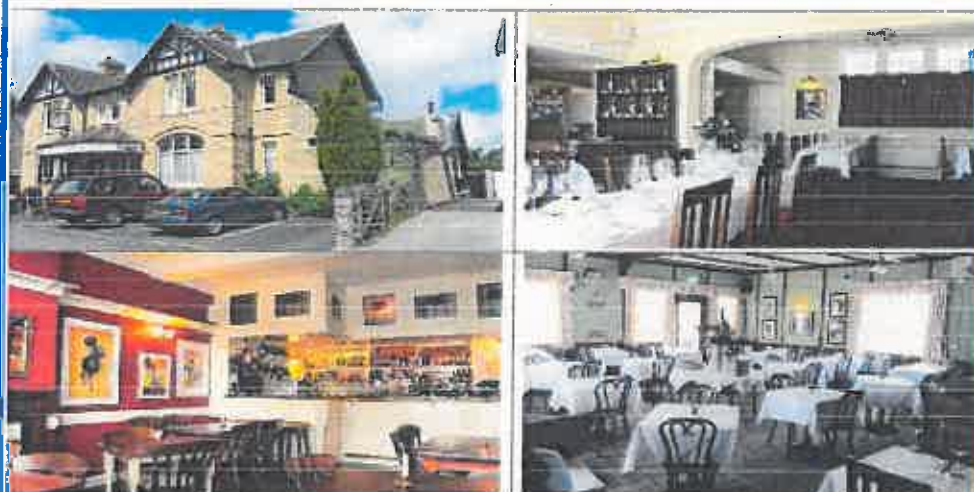


EM&F Group Business Sales

www.emfgroup.com

Local Office: 12 Beresford Drive Southport Merseyside PR9 7JY Tel: 01704 211900

Ref No. R26846NW
TRADE: AWARD WINNING COUNTRY INN/RESTAURANT
LOCATION: RIBBLE VALLEY



VIEWING STRICTLY BY PRIOR APPOINTMENT VIA THE SOLE SELLING AGENTS EM&F

LANCASHIRE LIFE 'DINING PUB OF THE YEAR 2010/2011'

QUINTESSENTIAL ENGLISH COUNTRY VILLAGE SETTING

RECENTLY REFURBISHED TO HIGHEST STANDARDS

TURNOVER IRO £5000 per week – SCOPE TO INCREASE

AWARD WINNING INN WITH DINING & FUNCTION ROOMS

FOUR BEDROOM LETTING PLUS MANAGER/OWNERS ACCOMMODATION PRIVATE OFF ROAD PARKING TO FRONT/REAR

EARLY INTERNAL VIEWING ADVISED & HIGHLY RECOMMENDED

NOW AT REDUCED PRICE WITH LEASE OPTIONS

DESCRIPTION & LOCATION

An opportunity to acquire a highly acclaimed Country Inn offering fine dining set in a beautiful Lancashire village in the delightful, picturesque Ribbles Valley. The premises are approached through meandering country lanes but proving to be a worthwhile visit for its many patrons. Occupying a commanding location in the centre of this beautiful hamlet you will find this newly refurbished Old Coaching Inn which our vendors took over and sympathetically restored and modernised to its current stylish format. Offering original light fires in the Bar Area to gastronomic delights in the Dining Room having its own select Private Dining Room and a Function Room at the rear of the premise - for Weddings or Parties. Our clients have also refurbished the bedrooms and offer both en-suite and standard overnight accommodation to further enhance turnover in this delightful part of the country.

PREMISES

A most attractive double gable-fronted premises laid out as follows:-

Ground Floor

Front Porchway - elegant front stone porchway leading from front car parking area (for five cars) and into:-

Entrance Hallway - with access to first floor rooms and ground floor Restaurant.

Bar Area (approx 35'10" x 15'10" or 10.62m x 4.22m) with tables and upholstered window seating, feature front Georgian bar window and fireplace, well stocked bar with sink, chillers, coffee machine, glass washer and flat screen TV.

Private Dining Room - (approx 9'1" x 9" or 2.77m x 2.74m) select dining room for small private parties - with chandelier and front window.

Main Dining Area - (approx 21'11" x 22'10" or 7.9m x 6.98m) offering 48 covers with dual aspects to front and rear, feature front window and fireplace - access into Kitchen.

Kitchen - (approx 29'7" x 9'7" or 9.02m x 2.92m) well appointed with various stainless steel tables/worksops, Blue Seal 6 burner oven and grill with extractor unit, Dishwasher, refrigerator, deep fat fryers, griddle, Vaillant hot water boiler - side windows.

Kitchen Store/Cold Room - (approx 11'3" x 8'11" or 3.43m x 2.72m) with racking and storage shelving.

Function Room - (approx 26' x 23' or 7.92m x 7.01m) with its own corner bar and feature corner fireplace, rear and side windows and fire exit into rear car park.

Rear Passageway with access into rear car park and access into Ladies, Gents and Disabled WC - side exit into rear courtyard area.

Rear Car Park - accessed by side entrance - room for 8 cars.

Lower Ground Floor

Accessed from the Dining Room with steps leading down to dry cellar & access into:-

Main Cellar (approx 13'3" x 12'8" or 4.04m x 3.86m) with refrigeration units and pumping equipment.

Secondary Cellar (approx 13'7" x 11'11" or 4.14m x 3.63m)

Secure Wine Store

First Floor

Landing Area - with skylight staircase to second floor, radiator and access into:-

Cotes De Rhone Room - (approx 13' x 9'8" or 3.96m x 2.95m) standard double with radiator and front aspect.

Bretagne Room - (approx 10'4" x 8'8" or 3.13m x 2.67m) standard double with radiator and side aspect.

Champagne Room (approx 12'7" x 8'9" or 3.84m x 2.66m) standard double with front aspect and feature fireplace.

Shower Room - (approx 5'3" x 4'7" or 1.6m x 1.4m) with Mira thermostatic corner shower, pedestal sink, low level wc.

Loire Valley Room (approx 13'11" x 9'2" or 4.24m x 2.79m) ensuite double room with rear aspect. Ensuite shower room with Mira Excel thermostatic corner shower, pedestal sink low level wc and rear window.

Owner/Managers Accommodation

Lounge - (approx 14'7" x 12'9" or 4.44m x 3.88m) spacious lounge with radiator and front aspect.

Utility Room (approx 11'2" x 5'8" or 3.4m x 1.73m) with worktops, plumbed for washing machine, dryer, chest freezer and front window.

Kitchen (approx 11' x 5'7" or 3.35m x 1.7m) with fitted base units, worktops, stainless steel sink/drummer, refrigerator, cooker, radiator and Worcester 2kw 11 boiler and rear window.

Ensuite Bedroom - (approx 11'6" x 9' or 3.51m x 2.75m) double with rear window and spacious ensuite bathroom with panelled bath with Mira thermostatic shower over. Pedestal sink and low level wc - rear window.

Second Floor

Landing Area - with front facing velux type window and access into:-

Attic Room 1 - (approx 13' x 9'1" or 3.96m x 2.77m) with rear facing velux window and eaves storage facility.

Attic Room 2 - (approx 12'7" x 9' or 3.83m x 2.74m) with rear facing velux window and eaves storage facility.

TRADE & COMMENTS

Opened by our vendors to great acclaim after complete refurbishment in 2010. They are well aware that they provide a quality product which is fully endorsed by patrons from throughout the region. Turnover is currently in the £5000p.w. from the Restaurant/Bar takings only. The accommodation has only just opened and will no doubt significantly enhance turnover once the word gets around. Operated by our vendors with 4 full time and 2 part time staff on the following hours:

1200 - 1500 & 1800 - 2100 Mon - Friday (2300 drinks)

All day Saturday/Sunday

Business Rates are currently £8750p.a. An excellent business opportunity for a discerning purchaser who would enjoy the country lifestyle it brings with it. This award winning business is offered on to the market at a very competitive price now with lease options (Incoming premium of £30,000 with rental of £2,500 per month with three months up front deposit - minimum 3 years lease) We would invite and advise early viewing.

TENURE:	FREEHOLD	or	LEASEHOLD
PRICE:	£449,950+Stock at valuation		£30,000+sav
FINANCE:	Finance is available subject to status, there is no obligation and our advice is free. Telephone:- 01784 211900		

Current Sales Particulars on

The Black Bull Country Inn And Restaurant Rimington for Sale North West

6 bedroom

Leasehold : £ 27,500

Freehold : £ 399,950

Turnover : £ 4,500 p.w.

Located in the attractive Ribble Valley Village of Rimington 5 miles outside of Clitheroe

Business is currently not trading. Opportunity for a number of different lifestyle businesses including Pub, Restaurant and Bed and Breakfast with current building configuration.

Planning permission granted to reduce the size of the Public House and Restaurant providing four bedroom accommodation above with attached four bedroom house.

Building currently subject to charge as an "asset of community value" with an expiry date of early June 14 when it will be available on the open market.

For more information regarding approved plans and recent history contact vendor

Trading Hours: License
Sun - Thursday Noon to 10.30 pm
Friday & Sat Noon to 11.00 pm

Staffing: Business Not Trading could be run by a couple with some casual workers on Friday, Sat & Sun

Accommodation: 1 - 8 dependant on configuration of Business

Tenure: Freehold or Leasehold by Negotiation

2.6 Current Lease Agreement

3 ASSET OF COMMUNITY VALUE RELATED

3.1 Correspondence with the Community on closing the Bull in 2009



Lancashire Dining Pub of the Year

Last Bite at the Bull

Despite the tremendous efforts of everyone, considerable investment, a product that ranges from budget to fine dining and continuous accolades both from diners and industry recognition as one of the best in Lancashire, we have not seen the growth in the Black Bull business that we had hoped for. It may be the case that under different ownership and/or with a different product offering the Black Bull would produce profitable growth, for this reason the Black Bull is being put on the market.

The past three months have been particularly difficult and whilst there is a significant improvement in business over the next month, we will close operations on the 3rd July and "mothball" the business to facilitate a rapid resumption of operations in the event that a buyer can be found hence this. While we understand that the normal way of notifying the community of a pub closure is to simply lock the doors, that will not be the approach here. For the next four weeks at least, we will remain open giving those of you who have enjoyed the Black Bull the opportunity for a Last Bite at the Bull.

We realise that there will be many questions and so have prepared a list of frequently asked questions (FAQs) below:

Q. Why are you selling the Bull?

A. The return on investment is not what we had expected it to be.

Q. Is the Bull closing now?

A. Not yet, but we will keep the situation under review and if it is losing money then we will close it. The earliest date it would close is 3rd July.

Q. What will happen if you are unable to sell it as a going concern?

A. We will apply for planning permission for a change of use, probably to residential, on the grounds that the business is no longer viable.

Q. The business would be viable if you stayed open late, served cheaper food, etc., etc..

A. If someone really believes that they will buy the business and we would happily sell it to them.

Q. Would you be prepared to sell the business but lease the building?

A. We would consider this, however, we would need some guarantees from the people leasing the building that in the event that the business cannot sustain the lease payments, they payments would be made by the guarantor.

Q. How much would you take for the business?

A. The asking price is £500,000, we are unlikely to accept less.

Q. How much money have you lost?

A. A lot.

Q. How long are you going to try to sell it for?

A. At least 6 months, longer if we believe we can achieve a sale.

Q. If you cannot sell it as a business or lease it what will you do?

A. Our intention is to sell it as a going concern if that is possible. If not it is likely to be residential use, either flats or a house.

Q. We will object to any planning permission for a change of use.

A. That is understood and the process will need to take its course. If the village want to buy it and run it or act as guarantors for a business that leases the buildings both options would be given careful consideration.

Q. Have you spoken to RVS?

A. We have had a pre application meeting with them and they have given us some advice which is to make a serious attempt to sell the business as a going concern. If we are unable to then the change of use application would be considered.

Q. Is the Bull going bust or is it likely to go bust?

A. No. It is part of a group which overall is profitable, solvent and can meet its financial commitments.

Q. Is there any way that the Bull can be made into a viable business?

A. A number of models have been tried over the past few years and none seem to work. If there is anyone out there who thinks it can be viable then they will no doubt come forward and buy it.

Additional questions can be directed to Steve Hodgson at 0773 971 9248 or we will be available to take questions at the Bull on Friday the 10th at 4.00 p.m. Please realise that the employees of the Bull have worked very hard, will be coming to terms with the situation and do not deserve to be continuously questioned about what our plans are. Please confine your enquiries to these two options, we are happy to respond.

This is not a decision we have taken lightly and it is with great sadness that we have reached this point.

Steve & Katherine

3.3 Asset of Community Value Moratorium Period Correspondence/Press Coverage

COPY OF EMAIL SENT TO DAVID KING FOLLOWING MEETING 9th JAN

Hi David,

Following the meeting last night I would be grateful if you would include the following in your newsletter but not the actual e-mail address or telephone number any press release for obvious reasons.

OWNER CONTACT DETAILS

The owner confirmed his willingness to discuss;

the sale of the building, either as is or with the modifications contained in the recently approved planning application implemented, with an appropriate community body under the provisions of the Localism Act 2011

any other proposition from that body or any other group or individual to buy or lease the building either as is or with the modifications contained in the recently approved planning application.

The owner can be contacted on 0773 9709318 or at shodgson@aptus-hr.com and stands ready to discuss the options with any interested parties.

Thanks

Steve

COPY OF EMAIL FROM A. WOOLFALL RRA

Steve,

Thanks for your email.

RRA was asked to look into the possibility of putting a scheme together as a community project and we held a public meeting earlier in the month. The conclusion of that meeting was that whilst there was a real desire to retain the pub as a community facility, given the anticipated costs of acquisition (whether in whole or part, and by purchase or lease), refurbishment and then running it, it was not felt that at the present time a viable business plan could be put together, even taking account of grants available and concessions that would come our way given our charitable status. Following the public meeting the RRA have decided not to take the matter further.

I have heard suggestions that others in the village might be looking to do something though no one seems to put names forward. I don't know whether this is idle speculation, or a private individual or group are looking to do something, whether as a new community group or on a private basis.

Hope that helps.

Andrew

COPY OF E-MAIL FROM D KING ON BEHALF OF PARISH COUNCIL

**RIMINGTON & MIDDOP
PARISH COUNCIL**
c/o 2 Carr's Croft
Rimington
BB7 4EN

Dear Steve

Thank you for your inquiry.
I can only reply in my role as Parish Clerk.

I can tell you that the Parish Council has not been contacted by anyone in the village indicating that they have been, are or will be in the process of formulating any kind of offer in the hope of retaining the Pub. The Council are certain that a substantial number of residents would like to see the Pub retained, but that these persons do not have the means to put that aspiration into action in the context of the present terms for purchase or lease.

That the Parish Council is unaware of any action does not necessarily mean that there has been none, only that the P.C is unaware of it.

David King
Clerk to the Council

Rimington Recreation Committee Newsletter April 2014

April 2014 Newsletter **RIMINGTON RECREATION ASSOCIATION**

THE BLACK BULL

We probably should have written to you before since we know you are all dying to find out what is happening to the Black Bull. Well we held all the meetings about which we told you. . The upshot from them was that we concluded that the number of people attending was probably directly proportional to the interest in the future of the Bull. Now that is probably not the same as the level of interest in having a pub in the village but it does fairly represent the

willingness or ability of anyone to do anything constructive. Therefore, we shall meander towards the 9th of June when the moratorium on the future of the pub ends and then we imagine the pub's final end will follow quickly. It's a shame because we think that quite a number of people in the village would like the Pub to survive but lack the means to put together a meaningful bid in response to the vendor's terms.