

Mr Martin Booth

The George & Dragon Pub Hudswell

Dear, Sir/Madam,

Objection to change of used application for the Vane Arms, Long Newton application numbers 20/0717/FUL and 20/07/18FUL.

I am the secretary of Hudswell Community Pub Ltd and an advisor for the Plunkett Foundation which supports community pubs across the country. I want to object to the application for change of use to accommodation at the Vane Arms and address, in particular, the contention of the applicant that this pub is not economically viable. I am aware that there is a local organisation that is preparing to launch a share issue and raise the funds from members to buy the pub and re-open it as a community pub. I know from personal experience that this group are well organised and determined. They plan to register as a community benefit society and as such they are treading what has become a well-worn path to success.

As you may know the George and Dragon in Hudswell was closed 12 years ago because it was thought to be uneconomic. Two years later the community in Hudswell bought it through a community share issue and re-opened it as a traditional pub selling local beers and locally sourced food. The pub has been extremely successful and has been judged by CAMRA to be the best pub in Yorkshire for the last four years running and won national pub of the year in 2016.

Our experience in Hudswell has been echoed elsewhere nearby, notably at the Foresters Arms in Coverdale, purchased eight years ago by the local community there, the Green Dragon in Exelby purchased two years ago and Ye Olde Cross in Ryton purchased 18 months ago. In all these are places their pubs were either closed, or threatened with closure and conversion into accommodation and are all now thriving and in a very strong position to survive the current enforced closure because they are community owned.

There are now about 100 community pubs across the UK that have been purchased by their communities over the past ten years using the community benefit society model. Many of these were closed by owners who claimed that they were not viable businesses and yet, since they were purchased by the local communities, none of them has subsequently closed.

There is ample evidence to show that, once a pub is purchased by the local community through a community share issue they invariably become successful and profitable pubs fulfilling vital community need. This is because:

- o Pubs purchased in this way have no debt to service
- o Once owned by the community, that community are more committed to using the pub and to bringing their friends and relations to it

- o Community pubs usually offer a far wider range of services than those offered by private owners or pub companies and many of these services are supported by volunteers.

- o Community pubs are more responsive to local needs and more in touch with the communities they serve

- o Community pubs are more adaptable, flexible and better able to cope with change.

A good example of the latter is our own pub, now of course closed due to the Covid 19 crisis and lockdown, where the board of HCP Ltd have taken the following actions

- o Given our tenant a rent holiday to last as long as the pub is closed

- o Worked with our tenant to develop the service offered from the village shop located in the pub to provide the village with a comprehensive range of household goods, groceries, vegetables, fruit, meat, fish, bread and home baked cakes and take away beer, including a home delivery service and prescription collection service. All this is provided by volunteers and the pub tenant and his staff working together.

These actions not only provide an excellent service to the village which will help us all to get through this crisis, but also ensures that the pubs financial future is secure by reducing the tenant's outgoings and enabling them to continue to generate some income.

The lesson to be learnt from our experience and the experience of all the other community pubs in the UK is that they provide a viable and enduring financial model which can secure the future of much needed village pubs. There is no reason to believe that this experience could not be repeated in Long Newton. Indeed the evidence that they will succeed is very strong. I attended and spoke at a well-attended public meeting in the village in early March at which it was clear that there was overwhelming support from the 80 + people present to support a community share issue to buy the pub and this was followed up immediately by a significant level of promised investment from prospective members. The steering group that has been formed are working on a prospectus that I have seen and advised them on. It is comprehensive, well thought through and demonstrates a high level of commitment and skill. Given the opportunity to buy the pub and re-open it as a community pub I am sure that they will succeed and therefore I urge the Planning Committee to reject this application for change of use to accommodation and give the local community in the village the chance to show that they can join the growing band of successful community pubs.

Yours Sincerely

Margaret And Ian Downing

Aros Cottage Darlington Road

I would like to lodge our objections to the above two planning applications.

Stockton Borough Council has listed this property as an Asset of Community Value.

Long Newton has very few amenities and this has become less so over the years.

The community has lost the post office, village shop community centre and has no bus service to speak of.

The Vane arms should return to being a social hub for the community it would be invaluable especially in these difficult times.

We do not need more new houses we need facilities that all the community could enjoy Young and old.

It maybe argued that we already have a pub in the village The Derry which is now a very successful restaurant, not a social hub.

The vane arms would as a community pub fill the void. The post office, Village Shop the land at the back could be an allotment getting the whole community involved.

Older residents who no longer are as mobile I'm sure would love the Vane Arms to support all these things and more in time, not least a meeting place to see friends old and new.

During the lockdown a mobile village shop visits this has been a life to all and is well supported as the long queues show.

The whole village is behind the project. I hope you will be able to Support it too.

Thank you for taking the time to read this objection Les and Sybil Coates.

Mrs Pauline Robson

22 Fulthorpe Avenue Darlington

This objection relates to 20/0717/FUL and 20/0718/FUL.

I would like to object to the above planning applications.

Although currently living in Darlington, my husband was born and raised in Long Newton village. Consequently he has been a patron of the Vane Arms public house since he was of an age to drink alcohol. As a result since meeting my husband thirty three years ago I have been a regular visitor to the Vane Arms too. Our social life has revolved around meeting our many friends in the Vane Arms on a regular basis - generally twice a week being the norm. This social life was very important to us to keep in touch with our friends in Long Newton even though one of had to be designated driver and avoid drinking alcohol. The closure of the Vane Arms has decimated our social life as it has proven difficult to find another location to suit the needs of a fairly large group. There is another pub in Long Newton but this is predominately aimed at restaurant trade and I understand that the opening/closing times can be somewhat flexible! Also it is not suitable for a group of friends meeting for a drink and chat.

The Vane Arms provided many outlets for the residents of Long Newton under previous ownership. Many teenage residents had their first experience of employment at the Vane Arms without the need to be transported there by family members. There was a gardening club in the past and a ladies' lunch club which was popular with the older ladies who could meet up for social interaction in the local vicinity. The Vane Arms has hosted many social functions over the years both for private events and also those organised by the owners with easy access for villagers. The previous owners also opened up Bed & Breakfast accommodation which was popular for those using nearby Teesside Airport.

To build a new dwelling to the rear of the current pub would rob villagers of the use of a wonderful beer garden with allotment and deprive them of the fantastic views of the Cleveland Hills.

The Vane Arms is currently listed as an Asset of Community Value by Stockton Borough Council and there is currently a steering group who have organised a Save the Vane campaign with a view to purchasing the Vane Arms to become a community pub and so ensure the future of The Vane Arms.

There are currently already homes for sale in the village and I feel that there is not a requirement for further development.

Mr David Hay

19 The Yew Walk Long Newton

The Vane Arms has existed in Long Newton for as long as people can remember, not only to serve local residents but others from the whole of Stockton and beyond. For generations it has been a familiar landmark. Unfortunately, over the past twenty years or so, in line with the national challenges which face the general hospitality industry, it has found it difficult to achieve consistent commercial success. A succession of different landlords have failed to deliver a facility which serves the needs and demands of a modern community, and have relied on old, outdated ideas to promote its use. As a result, the Vane Arms has struggled to attract many local families, for instance, and has relied on a hard core group of locals (of a certain age) who frequent the small bar area, to keep it going. Happily, there is now in existence an enthusiastic and substantial group of residents who have fresh ideas and ambitions for turning the place into a thriving community pub which can serve young and old. I believe, having listened to some of their plans, that they deserve the opportunity to have a go. I also believe that, having observed and experienced the growth and nurture of an admirable community spirit during the recent "lock down" as a result of COVID 19, our communities need such facilities more than ever. That is why I am objecting to a conversion of use to residential housing.

Mr Daniel Carter

19 Grass Croft Long Newton

Objection to planning applications 20/0717/FUL and 20/0718/FUL.

May I start with the Vane Arms and its beer garden with stunning views was one of the main attractions to me and my partner moving into the village some four years ago. Being able to relax with uninterrupted views of the countryside is something very few establishments can brag about.

I can also say from a personal point of view that I have 'lost contact' with a good number of friends that I made in the village since the vane arms closed its doors back in August 2019. The other establishment in the village (The Derry) although a nice restaurant is a far cry from being a local gathering point for the village community, as it has limited seating areas (for non dining) and also attracts people from outside of our village. Whilst this isn't a bad thing, it is a different setting to having a 'local' pub, which offers the community space to gather, enjoy each others company and thrive as a small community. For me personally, this was another main draw to moving in to a village, as rural pubs aren't just pubs, but they play an important role in enhancing and stimulating local communities. In turn, this contributes to enhancing quality of life and well-being at a local level. Despite this being proven, unfortunately the number of small village pubs has been declining at an alarming rate and I sincerely hope that our local haven doesn't become another casualty.

In closing, I implore you to please think about the impact that losing the heart of our village will have on all of the residents. It offers us a place to bridge our differences and help stave of loneliness.

I strongly object to any development of the vane arms (planning applications 20/0717/FUL and 20/0718/FUL)

I thank you in advance for taking the time to read my objection.

Kind Regards

Daniel Carter and Mischelle Williams

R Thomasik

19 Carradale Close Eaglescliffe

See Document

Dave And Kath Williams

The Old Garage Darlington Road

We have tried to register to make comment through your web site but link emails have not been sent to us, so please accept this email as formal objection to planning applications 20/0718/FUL and 20/0717/FUL relating to change of use/development of the site of the Vane Arms, Long Newton.

We firstly wish to express our disappointment that despite being adjoining landowners (south western corner of our garden) we received no notification that any planning application had been submitted. As such we want to comment on one aspect of the application as put forward by the developers. The application gives views on the perceived benefits to nearby residents if the use changed to residential, these being a reduction in a degree of noise that come with its operation and the comings and goings of customers and deliveries; the potential for possible antisocial behaviour; and food odours. We moved to this house knowing we were moving next to a pub garden with the potential for noise, but over the years we have by no means been inconvenienced by the comings and goings, hustle and bustle and the usual social hubbub that goes with a pub/pub garden. In fact these are the very things that we would miss about village life and living close to a pub. Village events in the pub garden generating noise have ended at appropriate times. Certainly no unpleasant food odours.

Secondly, having had the opportunity to read the comments from our fellow objectors we would strongly echo their views and would add our own following comments regarding community aspects of the application.

Policy T12 refers to demand in the locality; economic viability; and equivalent alternative facilities.

With regard to demand, there has been very considerable support already shown within the village and surrounding area for the Vane to remain as a public house, hence the application approved by SBC for AVC status, which we believe is a significant factor. The resurgence of village pubs as community assets is supported by the work of the Plunkett Foundation. There is also the support of our local MP.

The argument of equivalent facilities within reasonably short distances may well be a significant factor in areas of larger or more urban locations but is of no real weight in Long Newton when access to all such facilities require transport links which do not exist, or the use of motor vehicles which people may not have, together with governmental advice recommending that car use be minimised wherever possible.

It is also dangerous and misleading to compare facilities at the Derry with the ones offered most recently at the Vane Arms, as the Derry operates very successfully as a restaurant attracting both locals and customers from further afield but offers less opportunity for dropping in casually to meet friends and neighbours over a drink. We have always made use of both the Vane Arms and the Derry and would continue to do so if the Vane became a Community Pub, and that would be largely because of the differences they would offer us.

Similarly, whilst the Wilson Centre is also a great asset to the village it is used primarily as a community centre venue for pre-planned classes, groups and events and is in no way a substitute for a pub.

Turning to the question of economic viability, there is no doubt that profitability is determined by the amount of effort put in to a venture, and indeed the Derry could rightly be held as a shining example of what can be achieved if the owner/landlord shows commitment, flexibility and initiative. A community enterprise such as that proposed for the Vane Arms by the Save the Vane Group can call on significant and widespread assistance from residents of the village and beyond, without the often weighty financial overheads associated with the hospitality business. There are pledges in place which suggest that the purchase of the pub is by no means impossible, and community togetherness, good ideas and hard work can overcome perceived shortcomings from previous owners. With effective marketing and management, the Vane could appeal to local and visiting trade, and the location and setting would offer a base for business expansion in a different manner from that under which it previously operated.

In conclusion, the most disturbing factor for us is that a long established accessible traditional village venue is being threatened for the sake of two unnecessary additional houses. Over the years the pub has played a vital and much loved and needed focal point for the very essence of village life, encouraging community spirit and cohesion, serving as a melting pot for all ages, interests and backgrounds, for birthdays, weddings, funerals, Christmas and New Year celebrations, Bonfire night, family reunions and other one off special events, as well as day to day informal get-togethers of people who know each other and those we are yet to know. It has also served as a port of call in times of emergency and anyone needing assistance would always know where to go to find help when needed from friends and neighbours. Something is now missing in the village and the social well being of the community has been adversely and seriously affected.

Once it's gone it's gone.

We therefore oppose both 20/0717/FUL and 20/0718/FUL Planning applications.

Mrs Caroline Young

14 The Willow Chase Long Newton

I would like to object to the redevelopment of The Vane arms.

Since moving into the village in January 2019 the Vane was the best way at meeting other locals of the village and get to know our neighbours. There has been a real community feel around The Vane whenever we have been and I feel this has been missing since it closed. During the current pandemic there has been such a community spirit regenerated and everyone helping and supporting each other.

Due to there being no where for us locals to locally buy groceries a walking distance away. The ability to potentially source these from the Vane would be a fantastic idea and help grow the

community spirit, help us 'newbies' meet more people and also save us jumping into a car to drive and get our provisions elsewhere.

The garden which is attached to The Vane Arms is also another great asset with spectacular views to see Roseberry Topping and Cleveland Hills.

Due to the locality of the soon to be international Airport there would be great scope to rent out the bedrooms as Bed and Breakfast which would help income and funding for The Vane Arms.

Kind regards

Caroline and Paul Young

Mrs Christine Fixter

17 White House Croft Long Newton

I wish to object to the conversion of the Vane Arms pub into a residential property.

I am OAP and have lived in Long Newton for over 50 years. In recent years we have seen the loss of the only village shop, our community centre, essential bus service and the other public house in the village turn into a dining facility with no public bar. The loss of the Vane Arms permanently as a local public house would have a devastating effect on community life in the village and this will never be replaced.

The "Save the Vane" campaign has given hope to OAP's such as myself that a new community led facility could offer new opportunities for socialising and meeting people in the village who otherwise I would never see. I am particularly enthused by the thought of daytime activities for my age group and the opportunity for a small shopping / goods provision which this facility could offer.

Loss of these facilities always seems to have a greater impact on the elderly in the community, especially those with no means of transport such as myself, and only serves to increase the sense of isolation that we feel.

Please prevent the loss of this much loved facility and give the people of Long Newton the opportunity to create a community owned pub to serve the current and future generations and restore the soul of the community.

R A V Staples

Brackenside Darlington Road

These two applications relate to an overall development to which I wish to object for the following reasons.

There is great weight placed upon the financial and economic viability of the premises when operating as a Public House. However, the analysis provided by the applicant only reflects his experience in the last four years and does not address the efforts (or lack of them) to promote the business.

The Premises has had a variable history as a business. When owned by a PubCo, the tenancy was profitable until ca 2004 when the landlord started to impose additional costs on the tenant. The premises were then sold as a freehold with no brewery ties and the new owners built a very successful and viable business over five years by providing a village hub and diversifying into B&B. They operated to a business model which ensured community 'buy-in' and support as well as marketing themselves in a way that attracted significant trade from a much wider area based on a favorable reputation.

The present owners have operated a different business model which failed to recognize the intrinsic value that the community places on a much loved village asset and failed to engage with the community.

The community has voiced considerable objection to these proposals and has given a huge vote of confidence to a steering group to purchase and run the business as a Community Hub which can offer more than an ale house. This business model has been shown to work nationally. No community owned pub has failed as a business in the last decade.

The village has lost a number of amenities over the last two decades: Post Office, Shop, regular bus service, etc. Unless, a resident has independent transport, they are marooned. Operating the premises as a village hub would provide that essential facility as well as providing a focus for regular social intercourse - a traditional function of a village pub. The vote of confidence in the steering group which has significant knowledge and experience of the pub trade suggests that there is a real demand for this to happen. The premises have been declared an Asset of Community Value. It truly is.

Arguments have been put forward that similar facilities exist within a 4 mile radius. None of these offer an equivalent facility nor the ambience that the Vane Arms has traditionally offered.

Please consider my objection

Ian Scott

Midway Mill Lane

Ref. No:20/0718/FUL and Ref.No:20/0717/FUL

I oppose both applications as a village resident for the following reasons:-

I moved to Long Newton in 1992 and have therefore lived in the village for 26 years. I have seen Landlords with varying degrees of commitment come and go, and have always witnessed a community spirit within the Pub. It is not just a Pub, it is for some, an opportunity to meet up with friends, to alleviate the loneliness of an empty house. The Vane Arms has been my 'Local' of choice. During my time in the village, I have had and attended many family events within the Vane Arms.

Indeed, my after Wedding Breakfast following the Blessing in St Mary's Church was held here. Additionally, my children who were born, and still live in the village, had their Christening celebrations in the Vane Arms attended by family, and friends from the village. I have attended many successful Charity fund raising events in the Pub, with these events always encompassing the rear garden, which has a safe, enclosed environment for all ages with views second to none, which should be kept as an asset for the community.

As a community, the residents of Long Newton believe so strongly about keeping this village amenity as a Public House, that an ACV was applied for and granted. This came about as we all believe that run correctly, and with passion, this could once again be a thriving community Pub. This was demonstrated by the previous owners, one of which was a long time village resident, who did an excellent job of turning a closed Pub into a popular Pub meeting place and B&B business, with regularly returning guests. The expanded use of the airport also provides an excellent opportunity to develop the B&B demand.

I believe that we have a rare opportunity within Stockton. We have the chance to salvage from developers and preserve for Long Newton, an unfortunate dying asset throughout many village communities in the UK, 'The Village Pub', and urge you to consider protecting this much loved local facility as a Pub and hub for this community for generations to come.

In conclusion I wish to oppose both 20/0717/FUL and 20/0718/FUL Planning applications and support the community purchase and further social development of the existing amenities.

Thank you for your time in considering my objection.

Regards

Ian Scott

Pam Gerretsen

40 Croft Road Eaglescliffe

In regard to the planning application for the Vane Arms, Long Newton; I do not believe that the village needs houses on the land currently occupied by the Vane Arms. The village would be much better served by keeping the pub open as a place for the community, which many of the residents are campaigning for. There are plans to make it into a community hub, providing a parcel drop, and village shop, as well as a pub, and through that, much needed space for locals to interact. Losing the pub to housing could greatly increase social isolation, particularly among older, less mobile residents, and have a detrimental impact on the village community as a whole

Karen Brentley

6 Farnborough Court Middleton St George

13 May 2020

Objection to the Planning applications 20/0718/FUL and 20/0717/FUL

I would like to lodge my objections for both of the planning applications as referenced above.

I grew up in the village and due to marriage, work commitments and no affordable first time buyer housing available I moved away 34 years ago. The plan was always to move back at some point as I have always thought of it being a desirable place to live as I love the community spirit, facilities, friendliness and support within the village. My parents are still residents of Longnewton therefore my-self and my family are frequently in the village and would often go to the Vane Arms Public House for socialising, food and drink. We have celebrated many family gatherings there; special birthdays, christenings and meals with extended family and friends as large groups.

Over the years I have always thought of the Vane Arms and it's beer garden as the hub of the village catering for all age groups hosting events including, garden parties, live bands and quizzes, these events also attracting and welcoming people from the surrounding area and villages, which can only be good for business and community spirit.

From my observations the current owners, unlike the previous owners, have not catered for and supported the people of the village in the running of the Vane Arms as if there was no desire to maintain it as a community hub and unfortunately this appears that business was affected therefore was closed in August 2019.

I have seen the detriment affect that this has had on my parents, who have lived in the village for 44 years, and their friends. There is a large group along with my parents many being retired looked forward to their frequent nights out meeting with their friends over a drink sharing their stories, offering advice and supporting each other. Many of this group being restricted in their daily activities due to age and health therefore I think you will agree that there is a need for this facility/hub and also remembering people are living longer and deserve to have as good a quality of life as possible.

Due to the recent events with COVID 19 this has shown and demonstrated the even greater need for more village facilities to support the community and we should be mindful of the affect this has had to the vulnerable population and peoples' wellbeing encouraging even more response to local social events and activities.

It has been brought to my attention that the applications do not meet the criteria set out in policy T12 or the SBC Local plan so should be rejected on this technicality anyway ... but it is an absolute detriment to the community spirit and village life of the residents who deserve the opportunity to resurrect the Vane Arms as a public house to serve the village and surrounding areas.

Thank you in appreciation of your consideration to this objection lodged for the planning applications 20/0718/FUL and 20/0717/FUL.

Kind regards

Dave And Wendy Sleightholme

Ryedale House Parkside

We wish to make you aware of our strong objections to the above planning applications relating to the Vane Arms.

As residents of the village of Long Newton we are of the view that the loss of this public house and beer garden will have a serious impact on the provision of local facilities in the village and local community. Our specific objections are as follows:

We consider the Vane Arms to be a valued local amenity in the village of Long Newton, which since its closure in August 2019 has been a deeply missed by the community and ourselves. The pub when it was open was an important community resource, hub and meeting place, providing somewhere for locals, friends and family groups to meet and socialize on a regular basis.

We have been resident in the village for over 30 years. During this time, we have been regular supporters of the pub, and have spent many an hour enjoying the pub and its large beer garden, which has beautiful views over the fields to the Cleveland Hills with our family and friends.

We believe that the community of Long Newton would be a much poorer place if this pub and beer garden were lost. For this reason, we consider that the pub should be used by, and made available to the local community. We support the 'Save the Vane Group' with the proposal to purchase the premises and run it as a community pub. We consider this position to be supported by the fact that the SBC has recently listed the Vane Arms as an ACV, an indication of the value that the local community places on the public house.

The Wilson Centre, although a key part of the village community, is a village hall, it is not a place where residents can pop in on an evening to have a drink and chat with their neighbours as in the Vane Arms.

Whilst the applicant points to fourteen public houses within the 'immediate vicinity', which provide a range of services. Only the Derry is within the village and it operates mainly as a restaurant not as a traditional public house. The others are not readily accessible by foot considering the lack of footpaths and street lighting.

We consider that the proposal of a 3-bedroom property to be built in the pub's beer garden to be unthinkable. The village does not require more properties as there are plenty for sale in the Stockton Borough Council area.

On review of the proposed plans, we believe that not only will the new developments mean the loss of the wonderful pub and beer garden. The proposed building would also impinge on the privacy of neighbouring properties.

We would be grateful if the council would take our objections into consideration when deciding these two applications.

Thank you

Mrs Deborah Young

2 The Yew Walk Long Newton

I strongly object to the planning application for the following reasons:

The Vane Arms has been part of the Village since the 18th Century, it's history is embedded within our Community. It currently holds an ACV (an Asset of Community Value) proving it is already recognised as being important to us and, as such, is currently subject to additional protection from development under the Localism Act 2011.

I note in the application (20/0718/FUL) 'there is no demand for the facility in the locality and its continued future use would be economically unviable' is used to support the change of use. At close of business in August 2019 this may have been a true assumption but what about the social and community viability? As a customer I can say that the pub was still important and was still being used by locals up until it's very quick closure. Indeed, shortly before it closed there was a Garden Party/Barbecue which was very well supported by Villagers and families from further afield. To evidence the point of importance to the Community may I draw your attention to a plan of action (seeds of which were planted when the Vane was initially put up for sale & prior to this planning application 20/0718/FUL or 20/0717/FUL for a dwelling in the garden) to create a 'Community Pub/Hub' on the Vane Arms site.

The 'Community Pub/Hub' prospect has received overwhelming support from villagers past and present with strong support too from Ben Houchen and Alex Cunningham (MP). Led by an experienced, innovative and dedicated Steering Group, should the prospect come to fruition, a successful Community Pub will, without doubt, serve to further enhance the social well-being and diverse social interests of not only our current residents but of those in the future. The same cannot be said for the addition of 2 extra Village dwellings that cannot possibly serve any community benefit; one of which (20/0717/FUL) will indeed spoil views for several existing properties (and their residents) of far-reaching unspoilt countryside.

Given the chance, a Community Pub/Hub will serve to widen the current capacity of the Vane with a view to complimenting existing Village facilities already available (and well supported) at the wonderful Wilson Centre Village Hall and St Marys Church. Not just a pub alone, but a hub for society it can provide a social gathering place for the interests and hobbies of older and isolated residents (such residents do reside in Long Newton as Covid-19 Lockdown has proved beyond any doubt), a hub would allow for gardening opportunities for residents wishing to partake in allotment activities, a library and/or bank facilities as well as post office and shop services. Cyclists and walkers passing through the Village could be catered for and the Bed & Breakfast rooms could be re-instated and may help to serve the planned upcoming expansion at Teesside International Airport. All of these opportunities and the wider benefits they may bring must surely bare more weight to declining these development applications than to allowing the loss of an historical building which, once converted, is lost forever.

Thank you for considering this objection.

Mr Robert Thompson

Novaton Lodge Darlington Road

As a village we have one traditional pub left, The Vane Arms. The other pub is now much more a dining venue than a village pub. It would be devastating for the village and its history to lose our pub. The Vane Arms, prior to its current closure was a meeting place for current and past residents as well as local people who live outside of the village. The B&B aspect of the pub was doing well and could continue to do well with the development of Teesside Airport.

Given the opportunity we have every chance of the Vane Arms continuing as a successful village pub. Where locals can meet, and future generations can bring their family as I have brought mine over the years. More and more pubs are closing and being allowed to undergo redevelopment. We absolutely do not want this for our village, we want our pub to remain a public house, a place where Birthdays, Christenings and other celebrations can be held by local residents. Help us save our pub and do not grant permission for our 18th Century public house to be redeveloped into a domestic dwelling.

Mrs Jane Fawcett

4 Langbaugh Close Great Ayton

My husband and I were both extremely sorry when the Vane Arms closed it's doors for the last time. Although we are not residents of Longnewton, we had had such enjoyable times there with my son and his family who are, and indeed both of our granddaughters were employed there.

In our experience it was much more than a pub. It was the hub of the community where you were always warmly welcomed. You didn't need to visit very often before you were treated, not as an acquaintance, but as a friend.

I think it is an immense loss to the village. There is no other meeting place to equal it. There will be a huge gap in so many people's lives. People who live alone will lose their ability to socialise, make friends, get help and comfort when they experience loss and loneliness. Surely in these difficult times we are all experiencing, one positive outcome has been the immense value of community.

As well as all the advantages of this pub, another must be the prospect of providing employment such as chefs, bar workers, cleaners in a village where there is little public transport.

To retain the Vane Arms as a public house would be of huge value to many, whereas converting it to a private dwelling and allowing another house to be built in the garden, would be of huge value to just one.

I hope, therefore, you will look favourably on the above comments and reach a decision to benefit "the many".

Yours sincerely

Jane Fawcett

Ms Ally Readman

47 Lingfield Road Yarm

Please accept my objection for both applications relating to The Vane Arms Public House
20/0717/FUL & 20/0718 FUL

I have been a visitor to the Vane Arms due to having family living in the village.

Pubs are, by their very nature, a community asset. The rural location of the village with limited bus service and an increasing population confirms that there is full support within the village and surrounding area for The Vane to remain as a public house.

Mrs Wendy Maleary

6B Crooks Barn Lane Norton

I want to raise my objection to the proposed development of The Vane Arms. As someone who grew up in this village this public house has been a huge part of the community, I worked my first job in this pub, drank my first drink in this pub. When I moved overseas for quite a few years on visits back

to the UK I always went back to The Vane to catch up with all my friends, I was very lucky to have this central meeting point to go back to.

The pub not only acted as a meeting place for drinks on an evening, many older residents in the village used it as a meeting place for coffee with friends, this has now been taken away and with the village having no real public transport and no other meeting place (the Wilson Centre is used for classes such as Yoga etc so is occupied most of the time) this is impacting the residents and leading to more loneliness and isolation.

The garden is by far one of the best pub gardens around and during the summer months this is the perfect place to meet up with friends. The community coming together to try and buy the pub as a community asset is brilliant, Long Newton doesn't need anymore housing, there are enough houses on the market for people to buy, what Long Newton does need is a hub for all members of the community to come together both day and night, it needs its gardening club that was ran from there for years, it needs the older members of the village to feel they are not alone and cut off with nowhere to meet their friends. What Long Newton needs is to keep the centre of its community.

Mark Dyson

9 Manor Gate Long Newton

I refer to the above two captioned planning applications submitted on 28 April 2020.

I should like to object to both these applications in the strongest terms possible.

My family and I moved to Longnewton nearly 50 years ago and since that time the Vane Arms public house has been an integral part of our lives and provides the key connection with the village community. My family used the pub very frequently, and most recently the wake of my late mother was held there.

Despite living and working abroad for many years I am able to maintain key connections through the Vane Arms when in the UK.

I feel the loss of the Vane Arms would be a terrible blow to the Community. It would also seriously affect my ability to connect with a village that has been my home base for almost half a century. To this end I have supported the successful quest to have the pub nominated as an Asset of Community Value (ACV). Going forward I would be keen to support the running of the pub should the Community be able to purchase it.

As a Community pub the Vane Arms would be more than viable and it has been so in the past. The huge response from the Village to the proposal to purchase the pub for the Community is testament to this. Thus, I strongly disagree with the contention that the business is not viable. This is just plainly not true.

The surrounding area offers many opportunities for an establishment with B&B accommodation as well as F&B. This is especially so with the anticipated expansion of operations at Teesside Airport just a few miles away.

The current owners seem not to have fully exploited the opportunities available. Indeed enthusiasm and expertise in the trade appeared sadly lacking. The pub was poorly marketed and the facilities were not well utilised. This is in contrast to the previous owners who appeared to run a financially successful business, having taken over the Vane Arms when it was more or less derelict.

The Vane Arms provides a vital service in a community not well served by public transportation, with a large number of elderly and relatively isolated residents. Psychological and physical well being are enhanced by being part of a community, and the Vane Arms provides the glue to allow this to happen. The loss of the pub will damage many lives. In this, the change of use and redevelopment would be in direct contravention of Government policies (both Central and Local) aimed at maintaining services in rural areas, and encouraging care and well being within the community.

I would contend that the applications are in obvious conflict with Government policy and guidance at all levels, particularly those established by Stockton Borough Council.

It should be noted that the garden of the Vane Arms is an important part of its make up, and is an indivisible element of the ACV as a whole. The loss of the garden would have a significant negative impact on the sustainability of the whole community pub project. It also offers a welcome outdoor addition to the pub environment in these days of health concerns and social distancing (which may be required for a long period going forward). Furthermore, the loss of the garden would erode yet more of the green space available to the Community.

The other pub within the village (the Londonderry, recently rebranded as the Derry) is basically a restaurant. Whilst very successful, it is not modelled as village pub and the layout is not conducive to such. Only very limited seating is provided for customers not wishing to eat. Moreover, the opening hours are aimed at diners. There are no other pubs within reasonable walking distance, thus I would contest the statement that several other options exist within the immediate area.

Longnewton is a village blessed with many desirable residences, and really needs no more. There are often houses on the market (currently six), some for extended periods. It would also appear that the planned building impinges on the privacy of neighbouring properties.

Pubs play an important role in the British national identity; I see this from living overseas. They also play a crucial part in fostering a community spirit, as well as offering support and employment. No other country can replicate the British village pub and the institution should be valued as a National Treasure. The Vane Arms has weathered World Wars and economic depressions. It must not be lost on a whim.

The village badly needs the return of a vibrant public house at the heart of the diverse Community. This is the role of the Vane Arms, and for these reasons I strongly object to the two applications.

Mr N. Brown And Mrs C Brown

16 Mickleby Close Nunthorpe

We wish to object to the above two planning applications to turn the Vane Arms into a 5 bedroom house and build a 3 bedroom dwelling in the garden to the rear of the property

Both the Vane Arms and the rear garden have an AVC in place The appeal by the current owner has been rejected and the AVC remains in place

Although we are not resident in the village we have been part of the village community of Longnewton for the last 32 years since good friends of ours moved in. We have been welcomed as 'villagers' and been involved in countless activities and groups centred on the Vane until its recent close. Over the years there is no doubt that this pub has been at the heart of the community and it would be devastating to see it disappear

On our regular visits to the Vane we have been struck by the social mix This is a place where the elderly and more vulnerable are encouraged and brought in, to enjoy company out of their homes. Single people, in whatever circumstances, feel comfortable enough to come in on their own Younger generations mix seamlessly with the older groups. To an outsider this represents a healthy community with a strong sense of community spirit and a thriving support network.

We are constantly reminded of the serious impact of social isolation on the physical and mental wellbeing of our more elderly people, vulnerable adults and children, those on their own or recently bereaved and more. The Vane has provided a real place for the villagers to counteract this

If this current crisis has taught us anything it is the value and absolute necessity of community support for each and everyone in their locality In a village devoid of all essential facilities - bus service, shop, post office, medical centre to name but a few - the community hub is needed to galvanise and provide that support A community pub, run by and for their community, can be responsive and reactive to local need as shown in the past when the pub has served and provided access to many different activities generated by the village - clubs, events, functions, sales of local produce and crafts - and has the potential to do so again

We know the economic climate is challenging for all those in the service industry and especially for pubs, even before the current crisis. However, there is a carefully developed business plan prepared to make the Vane into a thriving and economically sound asset for the village once again. Moreover, there is the combined will of the village as demonstrated by the support for the 'Save the Vane' group to ensure its future as a thriving business at the heart of the community. There are no alternative, equivalent facilities in the village as claimed by the current owners, and we feel that the planning proposal should not be supported under Planning Application Policy T12 Community Infrastructure.

In addition, we would urge you to consider the impact the loss of this Pub on the people of Longnewton and their more distant friends, and for what? Two houses to appeal to more affluent buyers with no link to the village or community.

Thank you for considering our objection to both planning applications.

Nigel And Davina Dennison

3 The Stray Long Newton

Please accept this letter as a formal objection to application reference 20/0718/FUL - Conversion and alterations to existing public house and first floor accommodation to create 1 no. residential property with associated access.

We are aware that the developer has submitted two applications (20/0717/FUL and 20/0718/FUL) of which each will be considered individually.

With this in mind, this objection relates to 20/0718/FUL.

We have been residents of Long Newton since 2003 and since moving into this community have been regular users of the Vane Arms Public House; one of the few community binding facilities that residents can enjoy. Since residing in this village, we have seen the demise and removal of our community centre, shop, regular bus service, and Post Office. These services provide key functions in maintaining the cohesion and sustainability of a rural settlement.

The permanent closure of the last traditional pub in our village will and has, during temporary closures, ripped the heart out of the community. We, as a Community combined with you as an Authority, have a duty to protect this valued asset. We are aware that the developer has gone to great lengths to provide evidence that states two areas of concern, namely demand and viability. These topics will be referred to within the body of this objection, providing overriding evidence to the contrary that hopefully will demonstrate that the residents of Long Newton deserve a chance to take ownership of their destiny and fate.

The Vane Arms has stood and served the community since the eighteenth century and although it does not have any significant historical relevance to the Borough of Stockton we can categorically inform you it does hold many meaningful dates within the community of Long Newton. Although this may appear sentimental it provides a history to this village. This being one of the significant factors behind the rationale for securing Asset of Community Value (ACV) status. It epitomises the statement from the Localism Act 2011

"Buildings and amenities which are of great local significance to the places where people live and work" RT Honourable Dan Foster MP.

The sole purpose of this Act was to prevent the destruction of prized assets. Assets that meant something to the community which would afford them protection and give hope and opportunity to take ownership.

The ACV has been scrutinised twice by the Local Authority's legal team to ensure that it meets the strict criteria in proving that the pub does, and subsequently will, provide a community worth now and in the foreseeable future. Great emphasis was placed on social importance and the ability to provide an outlet for social interaction, indeed a place that gives opportunity, cohesion and strength to all who live in the community. A resounding statement that most definitely covers demand.

You are by now no doubt aware that this building will not merely become a Great British Pub but that it will re-invent itself as a community owned pub, following in the successful footsteps of other similar ventures. It will provide diversification in terms of services to the community and these are well documented in a number of other submitted letters of objection. We fully endorse the aspirations of this exciting, challenging and worthwhile project.

This project has secured the unequivocal support from a number of key members: our Local Councillor, our Parish Councillors and our Local MP. These influences have a vested interest in ensuring the village of Long Newton prospers, not only in terms of investment but more importantly in establishing social stability for all. The future of our local pub, 'The Vane', is a piece of the jigsaw that these key stakeholders believe is necessary to maintain and resurrect vital services to this village.

Sustainability was strongly emphasised within the Viability Assessment prepared by Everard Cole. It was interesting to read that the presented case stated that the business was a viability risk. The thesis in which the report angled its judgement was against that of a 'pubco template' as opposed that of a community pub template. We could concede that had this not been known prior to the writing of the report then it would have been acceptable. This clearly appears, however, not to be the case as this crucial fact has been vehemently communicated to the current owners and Stockton Borough Council in addition to being highlighted by the local media. There was no element of doubt that the establishment of a community pub was the intention of the village residents. The ACV application, submitted in November 2019 fully outlined this very intention. We therefore find it difficult to accept that the author of the Viability Assessment was not made aware of this and as such due diligence was not afforded.

With the vast experience that Everard Cole must have gained in this field we feel sure that they have knowledge of the 100% success rate relating to, in excess of, one hundred community pubs in the UK. One must question whether lack of reference and consideration to this vital piece of information is acceptable. The assessment is subjective and contains some historical cut and paste issues relating to the pub industry. There is a lack of desire to furnish the recipient of the report with alternative, realistic means of sustainability. Furthermore, reference to this would have provided the current owner with evidence of this being an attractive option to prospective investors i.e. Community Ownership.

With regard to Appendix Four - Hypothetical Profit and Loss, please deduct the last two figures relating to Annual Loan & Interest Repayment and Owners Remuneration, due to these not being relevant to a community pub model. Based upon all other calculations documented by Everard Cole, the deduction of this £52,800 does in fact result in profitability as opposed to loss.

In conclusion to this part of our objection and for those that are unaware, the October 2019 edition of The Morning Advertiser (the pub industry's journal) published a front page article entitled 'Lifeline' community pubs have 100% survival rate' which leaves the reader with no element of doubt as to the worth of such ventures and their social importance. As an aside, but of particular interest, is the acquired knowledge the author of this Viability Assessment, has been known to contribute to the Morning Advertiser and in doing so has passed comments in relation to the sad demise of pubs being converted into residential use.

Local Plan Policy T12 Community Infrastructure plays a significant factor in the potential loss of this vital resource. Whilst attention has been drawn towards various like for like alternatives, quite frankly there is nothing comparable that will justify the loss of the Vane Arms and most importantly the capability of this facility in providing social cohesion especially amongst vulnerable groups. It has been heavily commented upon, within the numerous letters of objection, that the facilities of both The Derry and the Wilson Centre do not provide such like for like venues. Suffice to state we echo these comments and as such feel no requirement at this stage to elaborate further. Whilst there has been no doubt as to the interest and support that this project has gained, the affects of the current Covid-19 crisis have impacted positively on community spirit and the realisation of the benefits that such a unique opportunity will bring. This been heart warming and has spurred residents to assist in bringing this project into fruition.

Local Plan Policy E7- Local Housing Need.

We can categorically state that there is no demand for such a five bedroomed dwelling in Long Newton; especially at the expense of devastating community cohesion and well-being. This conversion has without doubt the ability to create a lasting negative legacy so we request serious consideration be given to the overwhelming evidence to support refusal of this application.

Appropriately utilising the same open source research criteria in terms of the parameters set by Everard Cole, we sought to determine the availability and shortage of demand for such five

bedroomed houses. Interestingly, results returned showed that, within a five-mile radius, there are 49 properties currently available on the open market, some of which have been marketed for a considerable length of time. Surely this speaks volumes; there is no such demand.

Local Plan Policy EG7-6.53 - Rural Job Creation

In the passing of plans, consideration has to be taken as to the impact on social and economic growth. Quite simply if this application is passed both of these factors will be lost forever with no prospects of retrieval. This pub has been a vital social building platform for our younger generation. Employment for young casual workers has historically been borne from within this community; this has been invaluable in terms of personal social development. How can future opportunities be denied? Forward thinking authorities will surely support the retention of such jobs, not condone the losses.

The following paragraph covers a wide spectrum.

Sustainability Appraisal Adoption Statement 2019 - this talks about key issues that need to be considered and ensuring these are not lost:

- o Support communities in shaping their neighbourhoods;
- o Support volunteers and community sector to support community functions;
- o A need to facilitate and encourage cohesive, healthy and integrated communities.

The subject of mental health and well-being is both topical and current. This is now positively well documented and quite rightly so. We sometimes take for granted our mental stability. Whilst we are not experts in this field we are however well aware of the importance of ensuring people are provided with focus and opportunity to ensure a mental state of equilibrium is maintained. Loneliness and social isolation is very debilitating so ensuring local facilities in rural areas are not lost is vital. The future proposed facilities that encompass the Community Pub project are both exciting and enriching.

T12 7.27 - in relation to the delivery of social leisure/recreation and health needs.

To demonstrate a flavour of the project's vision, and as a primary objective, we will be seeking to provide structured horticulture classes utilising the valuable allotment encompassed within the impressive rear garden. Volunteers are prepared to take ownership and manage this area of development.

T7.30, T7.31

Due consideration must be given to the National Planning Policy Framework (NPPF) and localism Act 2011: 'Adequate provision of community services to guard against unnecessary loss'.

As for the Pub, having satisfied the vigorous means testing of the ACV, this does in itself meet the above criteria in addition to that of T12 paragraph 3 which stipulates demand. There is a structure in place to manage the community bid that has been backed by the Plunkett Foundation, a national group willing to provide assistance and invest in our campaign. This group has government backing in terms of funding. Membership to this foundation is not a given and the community group have had to demonstrate that they were in a position to meet strict criteria providing clear evidence that this was the desire of village residents. Having been presented to the Adjudicating Board, and resolutely passed, this membership has enabled us to continue our journey with a view to hopefully realising our vision.

NPPF paragraph 92 'Protection of Pubs'

Serious consideration needs to be afforded to take in the above which clearly promotes that councils should support the retention of pubs should there be a demand from the rural community. The council have identified this as a key area and adopted it within the local plan. As previously stated we have formed a community non-profit company willing to purchase the Vane Arms. It is imperative that the community of Long Newton is afforded the opportunity to create the first community pub in the Tees Valley District. We honestly believe that this could become a beacon of hope and inspiration for other surrounding villages that find themselves in a similar situation.

Strategic Priority 6 Local Plan

As active campaigners and steering group members we were witness to the public meeting held in relation to establishing this Community Pub. It was evident that people were directly affected by the closure of this much-loved facility, with feelings of social isolation being made evident. Detailed letters of objection have echoed this sentiment and strength of feeling.

Therefore it's important to provide strong, prosperous, and cohesive communities and judge planning applications on the long-term impact. This development would clearly fail to provide these three elements as outlined in SP6. The negative impact it would have on the community of Long Newton is unquantifiable. Surely such communities should be provided with hope and opportunities of ownership to map their needs. Planning is not just about building structures it has far wider implications; the impact of which must be at the forefront of the minds of key decision makers.

Local Plan SD6 - to support community infrastructure and facilities where they may be required.

As previously highlighted, we as a community have very limited facilities here in Long Newton. A successful planning application would result in a lost opportunity to enhance and provide much needed services, for example the provision a shop selling local produce, a click and collect service and social enrichment etc. The decision should most definitely not be taken lightly. The conversion of this building will wipe out such opportunities in contradiction of the policy set out by SD6

paragraph 4. We as a community have a myriad of initiatives that would fully comply with the overall ethos and ideology of planning in creating sustainability beyond physical structures.

NPPF policy DM22 protection of local communities paragraph c - please consider the below statement with reference to change of use:

A key point to note is that in order to conform to a change of use that directly affects Public Houses, current marketing evidence of twelve to twenty four months has to be demonstrated from the start of the period that the property was actively for sale on the open market. The Viability Assessment attempts to appease this strict criteria by suggesting the property which was advertised on the market in 2018 is sufficient. Weak evidence at best as the property was marketed for less than twelve months. Furthermore we have discovered that there was in fact a prospective purchaser in October 2018, however the property was then removed from the market with the owner stipulating Brexit as the reason behind this decision. In addition, this cannot be accepted as having been current when the property was never advertised for sale during 2019. We understand that the owner, Mr Abbott, only declared its official availability for sale when the Chief Solicitor of Stockton Borough Council explained the implications of the ACV status. Therefore we dispute that evidence of marketing in accordance with NPPF has not been produced.

To conclude, we trust that appropriate consideration will be given to the points raised within this objection and we urge you to reject this planning application. If you find this objection favourable you will have directly contributed to keeping a valued community asset that can be used by future generations.

Kind regards

Michael Fawcett

3 Vane Court Long Newton

I wish to object to the plans submitted with proposals for a change of use of The Vane Arms Public House and construction of a new dwelling in the garden.

The Vane Arms is a wonderful local amenity and a hub for the community of Long Newton. The pub, car park and garden are established as an Asset of Community Value (ACV) and rightly so. A change of use and new construction, as proposed, will be of great detriment to the local community.

The applications are supported by a Viability Assessment, which attempts to argue that alternate facilities are in existence. Such venues however are not equivalent and cannot serve the community in the way that the Vane Arms has and can do in the future. The Viability Assessment also tries to argue that the pub is not a financially viable business. This is despite the pub having operated within what is generally considered to be a workable business model and there being quite clear evidence that this is the case.

The community. The Vane Arms is an important village amenity, one which my family has made use of for many years. Its loss would see numerous opportunities disappear; for social interaction

amongst village residents, for relaxation, socialising, debate and discussions around matters of the day, along with chances to participate in clubs and groups. Down the years, The Vane Arms has offered employment opportunities to numerous local residents, particularly amongst the younger members of our community. With a change of use, an economic opportunity will disappear. Arguably more important is the loss of opportunity for youngsters to gain typically a first experience in dealing with members of the public, within a safe local environment along with a chance to engage with often older residents and gain insight into those who often possess more life experience.

As a pub, the Vane is a vital asset for Long Newton residents, particularly given the lack of a regular bus service. Transport issues aside, the loss of a place to walk to at convenient times, combining exercise with social interaction for an all-round healthy experience highlights negative impact that will be effected onto the local community should these proposals proceed.

A number of local residents, particularly amongst the older group, live alone. Long Newton is a small village and the Vane Arms offers one of few opportunities to avoid social isolation. Whilst not in this group myself, my work is to a significant degree home-based. With the rest of my household away from home during weekday business hours, the days (however busy) can revolve around the same computer and within the same four walls. After work, a walk followed by short visit to the village pub (Vane Arms) has often proven to be a great way to manage such days in a positive way. Whilst this is specific to my experience, I know from talking to other people that such a point of view is shared.

Some of these points may strike a chord in the current situation where we are all impacted by the COVID19 crisis. However, I am aware that many, myself included, have experienced the above negative points since the closure of The Vane in August 2019.

The proposed change of use and new build will result in more houses. Such expansion will place more pressure on our limited resources and be obtrusive for local residents. It will replicate the type of properties that already exist and are regularly available for sale, whilst doing so in a way that doesn't seem to be particularly efficient, compared with other developments in the area. This is not what Long Newton needs.

These are some of the negative aspects that would result should the proposed plans be allowed to proceed.

In consideration of the positive outcomes that might be delivered, possibilities seem far more restricted

and limited to a one-time financial win for the current owner and applicant. There is no foreseeable financial benefit to the community.

It does not seem reasonable or acceptable to agree to plans that offer no positive outcomes and are only costly to the local community in both social and economic terms.

Fortunately, there is an alternative plan that can deliver benefit to the many. Developed by a group within the Long Newton community (of which I am a member), plans to operate the Vane Arms as a Community Pub are in place, with objectives to deliver long-term healthy social and economic opportunities to the local community, facilitate charitable actions and exist for the good of society. The proven business model can generate ongoing tax revenues that contribute to the wider economy.

The Garden. A key feature of Long Newton and one which has proven to be of great social benefit to the local community is the Vane Arms garden. This, it has to be said, is a beauty in itself. It serves as a wonderful showroom for the Tees Valley and the Cleveland Hills, with views that include Roseberry Topping. It's a great compliment to the pub and the pub compliments it. With arguably the best pub garden aspects in the area, it is a fantastic feature of the Vane and well utilised throughout periods of fine weather. Even so, it offers great scope for further improvement. Ambitions for the community pub, include a development of the existing patio area with construction of an extension that will provide an increase in dining capacity. A modest development of the garden itself can ensure increased seating and dining capacity.

The garden has been home to many events down the years including summer fete's, bar-b-que's and music events. It would be a great loss to the local community if the garden became subject a change of use and used for un-required construction.

The garden has proven its independent worth in the past and plans are in place to once again see the allotment, which forms a part of the garden, developed and made use of by a group of local volunteer residents. Own-grown produce will be able to be sold via the pub kitchen or in the proposed shop.

Retention of the garden is necessary in order that a shop, which forms part of the community plan and that the village currently does not possess, can be sited and become established.

With both independent and inter-twined value, it is essential that the garden remains in place as it is in order that it can be enjoyed by and benefit locals as well as being a future asset for this great pub.

Viability Assessment. The planning applications attempt to justify that continued operation of the Vane Arms as a pub is not viable. References are made to national trends and general changes in behaviour. These however do not offer proof of non-viability. As a regular of the Vane it seems likely, obvious in fact, that other factors are to blame for failure of the business. I believe a fair assessment should consider all such possibilities and in respect of this, I would like to question a number of the points raised (please see direct references below), as well as figures proposed, in the Viability Assessment drafted by Everard Cole and submitted in support of the Application. Where it seems appropriate, I wish to suggest alternate estimates, which might not provide expert accuracy, but at least follow some logic and fill in some gaps.

Point 3.1 suggests that aftereffects of the credit crunch and smoking ban as economic factors that may have impacted on viability of the Vane. However, as stated in Appendix 3, healthy sales were delivered in 2013 and 2014, after both of these events with the decline in business coming into effect in later years, following a change in ownership. Whilst I would not dispute that the credit crunch and smoking ban had an effect on pubs, it is not the case that either are a cause of the recent demise of the Vane Arms.

Point 3.2 goes on to suggest the "advent of social media and online communications", as a possible reason for the decline. Yet, walk into any pub these days and you will find someone looking at or talking into a mobile device and likely as not accessing social media! Actually, the development of social media offers an opportunity for smart operators to market their pubs more effectively and efficiently than ever before. Done well, this brings more people into the pub, and is positive for the business, for society as well as the local community. Such efforts have been sadly lacking from the recent operation of the Vane, to the extent it became apparent that far more information would be published on social media about events at the pub after they had taken place, rather than before or

as part of any planning strategy. And this was largely due to "posts" published by pub regulars, rather than efforts by the owners to show the pub in a good light.

Point 3.2 is repeated 3 times in the Viability Assessment. The 3rd entry references data from the Campaign for Real Ale (CAMRA) suggesting that 14 pubs closed per week, during a period in 2018. Firstly, I do not believe that CAMRA highlighted this in order to make argument that pubs should close, rather they were seeking to increase awareness that might bring about steps to help ensure pubs stay open, for the good of UK society. Secondly, this reference does nothing to establish the actual reasons for the stated closures?

Were they well run and appropriately financed businesses? How many were owned by and rented from

Pub Companies and operating under business models that are difficult to sustain due to high rents and "tied" beer supplies? There are numerous examples of such businesses failing. An alternate proposal being offered by the local community, will see the Vane Arms retained as a pub and join the Community Pub sector, of which to my understanding there have been zero failures in the UK, since their establishment.

Point 3.8 references the trade that is secured from; "walk-to", customers; "drawn from the immediate community. Assuming the business is run in a good, competent and welcoming manner, trade will essentially be attracted by the convenience of the location and the opportunity to socialise within the local community". Walk to custom should represent excellent opportunities; regular trade with a level of predictability being ensured, but also satisfied locals are likely to encourage friends, family and (in my case) colleagues to use the facility for drinks and socialising, meals and accommodation. The propensity of the business to be closed at times of demand did little to support this.

Equally, destination custom (point 3.9) were not always served well. Customers, regardless of whether being local or from further afield are not going to provide trade to a pub that is closed, or if the kitchen and restaurant is shut because the management team has decided to go on holiday. This happened on a number of occasions and left customers disappointed and those coming from a distance unlikely to return.

Equivalent alternate facilities. In reference to planning policy and under T12, the Viability Assessment includes review of the existence of "equivalent alternative facilities nearby able to meet the community's day to day needs". Point 4.2.1 and 4.2.2 identify the existence of other public houses located in the surrounding area, but are however slightly misleading in that, when referring to said alternative facilities, the word "equivalent" is somehow excluded. This is presumably because suggested alternatives are in fact not equivalent. The only other establishment located in the village is The Derry, which operates successfully with a focus on its food offer. The bar area, where customers might sit to relax or socialise was removed a few years ago in favour of dining capacity. The remaining bar area is a part of the restaurant and with limited space or seating capacity is often occupied by waiting diners, leaving no physical room for locals to meet.

The suggested community-based activities held at The Derry are news to me.

The Wilson Centre is an excellent facility and asset that compliments the village well. This works very well for pre-organised, invitation or ticketed events, clubs and classes such as Pilates and Yoga.

Other alternative venues cannot realistically be accessed without use of a vehicle and unfortunately availability of public transport is quite limited. The distances to such venues hardly represent short

walks, likely to be too far for a person with limited mobility. Even the closest other locations are not completely connected to Long Newton by footpaths. Surely for other facilities to be equivalent they should offer the same service and be accessible in the same environmentally sensible way, same time frame and level of safety.

Economic viability. The Viability Assessment proposes a lack of viability, due to external factors such as declining beer volumes and competition. However other evidence would suggest that factors relating to management of the business since 2015 have resulted in closure last August. No doubt, challenges exist for the Vane Arms, as they do with any business, but if consistent provision of the best of what the Vane has to offer can be combined with consistent efforts to attract and serve the vast potential customer base, it will succeed.

Assessment of viability, as 4.7.2 points out, should consider factors other than recent trading history. It is therefore important that profit and loss information provided for the years 2013 and 2014, when the business was under different ownership, is taken into consideration.

Bed and Breakfast. Part of the upper floor was converted into letting rooms in 2013. Point 4.7.3, describes this as an attempt to boost trade. I suggest it was a bit more than merely an attempt.

With experience gained from my direct involvement in a family run holiday lettings business and as a seasoned, regular business traveller, I have to question the value, as stated in the Viability Assessment that the letting rooms potentially bring to the business.

Internet research (E&OE) into occupancy levels of hotels, B&B's and guesthouses of available, published data puts hotel occupancy levels at an average level of 72.5% and 72.3% in the years 2018 and 2019 respectively. Older data from 2016 indicates a 73% average. So consistent, although occupancy levels vary throughout the year from the high 50%'s to just over 80%. Guesthouses and B&B's achieve on average lower occupancy level's at an average of 54%. Accommodation developed for the Vane Arms arguably sits somewhere in between a guesthouse and a hotel, whilst possibly not having all the space and facilities to offer that an established hotel might, it does offer more scope than a typical guesthouse with a restaurant and licenced bar. But, assuming the lower average occupancy rate of 54% to be a safe number, there exists a potential B&B turnover of in excess of £46,000 per annum, based on the modest room rates established in 2013.

The Viability Assessment would have us believe that potential turnover for a future operator of the B&B is just £10,500.

Of course regional differences will of course mean occupancy rates differing in different parts of the country (although my own experience of holiday lettings would not suggest so) and so a sensible business plan might adopt a lower figure (than £46K), or at least a stepped approach to achieve a decent level of lettings business. But even with a margin of safety factored in, I think it fair to assess that the level of B&B trading achieved by the previous owners of £16,758 in 2014 was not some kind of flash in the pan that the hypothetical profit and loss figure stated in Appendix 4 might suggest.

The hypothetical turnover value of £10,500, as stated in Appendix 4, represents an occupancy rate of just 12%. In my opinion such an assessment is anomalous.

The true value of B&B opportunity is not limited to the figures above. Weekday business travellers such as business executives for example, will typically travel long distances and complete other work activities prior to arriving at their place of accommodation for the evening. After a long day, from my experience and many observations, such resident's likely behaviour is to complete a few necessary

e-mails or other work tasks, prior to settling in for a nice meal and relaxing couple of drinks in the pub where they are staying. This will contribute significant value to business revenue.

Weekend visitors can be attracted by stay and dine offers. No doubt other opportunities exist, but sadly, the potential value in the letting rooms seems to have been lost on the current owners. Rather than try to exploit this, the Vane Arms management elected to completely close on Mondays, bringing to a zero level, opportunities for drinks, food and accommodation. In a chance discussion with one of the long-standing B&B regulars, who I hadn't seen for some time, it was confirmed he had not been staying at the Vane Arms for the simple reason that it was not open on a Monday. Given that Monday is the first day of the working week for many potential guests, this is understandable.

This area of business requires availability (to be open) and a good consistent marketing effort. Fortunately, there are numerous support channels available to support this on a ready and economical basis.

Other Strategic Opportunities. The Viability Assessment makes no account of the potential opportunity brought by the re-establishment of the nearby local Airport, or the associated development of the site. Increased air traffic will create higher demand for nearby accommodation. Increased commercial activity resulting from presence of businesses at the Airport site along with interaction of those businesses and travellers with other Tees Valley businesses should also provide more opportunities for provision of meeting venues, hospitality and accommodation within the vicinity of the Airport.

Just one example of the impending development opportunities comes with the announcement that Willis Asset Management has chosen Teesside International Airport to become home to their major European base. Their activities in provision of maintenance services by this huge company, to some of the largest airlines in the world is great news for local jobs and the local economy. As with most global businesses, the story will not be entirely local though. Representatives from other parts of the Willis business, customers and supply chain are likely to find need to visit the area. Boosts in local and visiting economic factors should offer a win-win situation for an ideally placed business like the Vane Arms.

Investment. Effective capital investment should be in place to help a business succeed. As stated in 4.7.5, the current owners invested capital expenditure into refurbishment of the bar and restaurant, new roof and installation of a pergola. A lot of the work was completed as a DIY project, was perhaps a little specific in design and not fully aligned a fine dining food offer as the business was aiming for.

The investment in a new roof included solar panels, which do not seem to have translated into energy savings (quite the opposite in fact), as the profit and loss summaries indicate.

Electronic table booking devices, were also invested in at I understand, considerable cost. The restaurant is not large. I can appreciate desire to have the latest tools and for large, high volume, fast turn-over outlets these are perhaps effective. But for the reality of a small restaurant an old-fashioned pen and paper would be it seems be sufficient.

Sadly, nothing was invested in re-designing wasted space that might have provided additional capacity in a more contemporary setting.

Management. If a business wants to do business, it needs to be open for business. Practices such as hours of opening to suit the pub management rather than customer preference, full closure on Mondays, restaurant closure on Tuesdays, ending of busy and valuable Christmas lunches at 2pm

prompt to the disappointment of rafts of customers, are hardly a recipe for success. The Vane even elected to close on one of the hottest, sunniest bank holiday Mondays in memory. As a result, regulars and would be Vane Arms customers were forced to travel to other establishments, that were rewarded with bumper sales.

A similar decision saw the pub close occurred on a lovely hot summer's day in the middle of the Teesside Air Show. Entertainment, free of charge and courtesy of an array of aircraft directly overhead and cooperation from the weather, ensured a beer garden busy with willing customers. But sadly an obvious revenue generating opportunity was not taken up.

The management team of two, as referenced in 4.7.4, were boosted by 2 parents to assist with management and help out on a practical level with the odd shift, tending the garden and running a monthly quiz. Over time, the parents were present less, eventually moving out of the area. In addition, one of the young management couple moved abroad. The change in structure clearly left some challenges for the manager of one and resident chef. A solution to help bolster pub operations might have been to develop the more or less full-time and fully experienced barman, but instead a decision was taken to employ an additional full-time manager. A decision that took the least cost-effective option looks to be ill-thought out.

Events. The Vane has historically operated a quiz evening on one set Sunday each month. Teams were regular, some local and a number from surrounding villages and towns. A decision to change the set night to a different week was poorly marketed and appeared to work on the assumption that all of the regular quiz goers would simply accommodate the change. They did not. Suddenly a reliably busy evening with all tables full of quizzers was transformed into a quiet, poorly attended event.

Themed food nights were operated for a brief period. I would contend that the success of these should be attributed to the work of locals rather than the pub management (with for example, Long Newton Curry Club being one particularly active promoter of the first event)

Marketing. Along with other factors it seems that poor sales reflect the lack in marketing. In 2013, advertising spend was just short of £2,000. During the same year the business delivered sales just in excess of £235,000. Comparable figures for 2019 are a lowly £49 advertising spend and sales of less than £165,000.

The website was rarely updated. Some attempts at marketing were made. Posters such as those designed for last year's Summerfest were difficult to read and poorly distributed. As the accounts show, other presentation features such as flowers disappear altogether.

Turnover. Turnover for the Vane Arms, according to point 3.14 should be in excess of £5,000 per week for the business to be viable. As is stated in the Profit and Loss accounts, as long ago as 2013 and 2014, the business was trading (under the previous owners) at circa. £4,500 per week. According to the Bank of England website, the value of 2014 average weekly turnover of £4,479 is worth £5,052 at 2019 prices.

Simple allowance for inflation, places the Vane Arms turnover at above £5,000 per week, in current terms.

To my understanding, the previous owners operated the at a level of trading that suited their lifestyle. When offering the business for sale it was with demonstrable scope for growth.

According to the figures provided, turnover has been consistently lower under the current owners than it was under the previous incumbents.

Management of costs. In 2019, monthly wage costs increased. Yet sales fall over the same period.

Whilst savings have undoubtedly been achieved on the marketing front, other areas seem to be less well controlled. Light and heat is significantly higher under the current owner's stewardship, compared with the previous owners.

Profitability. Figures from the previous owner's operation of the business show profit to be achievable and at levels between 5.9-8.9% (net). The current owners delivered a reasonable return in the first two years of operation, prior to a sharp fall in the year when the owners first offered the pub for sale.

The hypothetical Profit and Loss (Appendix 4) attempts to suggest the business is not viable and that any prospective operator would make a loss. The only actual evidence of loss is in the profit and loss figures from the last couple of years. Yet the same report talks about competition, the credit crunch, location and style of the pub as being cause of a lack of viability; all of which are long term established factors that the current owners had full knowledge of prior taking over the business as did the previous owners who were able to succeed unhindered by such challenges.

The amount of £5,000 per week turnover stated in the Viability Assessment as being necessary for a pub such as the Vane to be viable presumably includes an allowance for costs stated in the hypothetical Profit and Loss statement (Appendix 4). This being the case, the stated Annual Loan and Interest Repayment, should be excluded in view of an alternative plan, put together by the local community, which seeks to purchase the operate the property and operate it as a pub. Plans to achieve this are through investment and support that does not extend to high risk, high cost debt.

Other stated costs in the hypothetical statement also do not appear to be not realistic or comparable with the historic, actual data provided. These include; £1,500 for stocktaking, £1,000 for hire of equipment yet no equipment has been hired since 2014 and then it was only for a value of £300. Marketing spend is increased from recent paltry levels (£49 invested in advertising in 2019) up to £1,000, yet sales are predicted to drastically fall. This makes no sense whatsoever.

Conclusions. Loss of the Vane Arms would be hugely damaging to the local community. An amenity and social outlet would be lost. This is already evident from the lack of contact with friends and neighbours experienced since the closure last August.

The housing that would be developed in place of the Vane Arms is not required.

Exceptions that might allow a change of use are simply not fulfilled. Alternate facilities are not equivalent. The arguments stated in the Viability Assessment as reasons for the recent failure of the business simply do not hold water. Analysis offered in support of the Planning Applications miss key reasons that lie behind the failure of the business.

Then there is the contradictory information on turnover. A simple analysis of turnover figures from 2013 and 2014 shows turnover to be above the level required for a pub like the Vane Arms to be viable, as contested by the Viability Assessment. But then the Viability Assessment goes on to argue that the pub is not viable. This is nonsense. True, 2013 and 2014 are a few years ago, but obviously seen as being sufficiently relevant to include in the Assessment. And indeed they are. The reality is that the current owners were not able to achieve the same numbers that the previous owners delivered, with reliability.

Along with questionable content, there is repeated Point numbering in multiple areas of the Viability document. One might be forgiven for wondering if the Viability Assessment is a copy and paste exercise, hastily assembled to show the Vane in a certain light. This is not good enough for such an important community asset.

The go-forward hypothetical business model presented in Appendix 4 proposes a future operation will deliver a low level of sales - lower than historic business or trends would suggest. B&B operations seem to be almost ignored, as they appear to have been by the present owners. Costs on the other hand are stated to be higher than in the past and include additional costs that would not appear to be relevant to the Vane. The same items do not appear on the past financial summaries provided for the pub in any year. As a result, the hypothetical business model gives an impression of the Vane Arms that is frankly false.

I do not dispute that business can be tough and is certainly hard work, but other pubs, particularly ones that benefit from the type of freehold model that the Vane Arms has, are able to flourish. A number of the alternatives mentioned in the Viability Assessment are also able to operate within a very similar business environment successfully. Such businesses are backed by commitment, enthusiasm, discipline and imagination; they are driven. With the right blend of skills and support that the community ownership model offers the Vane Arms can and will be a success.

I object to the plans on the basis that the negative impact which will be served on the community by these plans are in no way mitigated by the alternative facilities suggested. They are simply not equivalent. I also object on grounds that the Vane Arms is a viable business.

Luke Allen

21 White House Croft Long Newton

See Document

see document

Dot And Ken Hatt

Connemara Darlington Road

See Document

see document

Miss Jessica Fawcett

14 Kelvin Grove Sandyford

I am registering my objection to the proposed changes to The Vane Arms per the above application 20/0717/FUL and 20/0718 for the reasons stated below.

Firstly, as a young member of the community (currently studying at University) I have been raised in the village with the Vane Arms as an asset to the village and my upbringing for nearly my entire life. The pub provided a communal place for both families, couples and individuals to meet and come together in a casual manner to relax and build as a community. One of the most important factors about the Vane is that it is a dual purposed pub, with the split bar and restaurant the Vane stands aside from other pubs in the village as the casual and comfortable feeling of the bar area leaves the visitor unpressured to eat and therefore allows for a much more social environment in which the entire village feels welcome to mingle and interact. With the Vane now being shut there is no communal, public place where the village can come together with the same ease and comfort as we once could, when I come home from university, the village is divided, there are many people who are alone in the village, especially the elderly, who used the Vane as a way to stay in touch with the outside world but now live isolated anti-social lives

Secondly, I am an ex-employee of the Vane Arms, having started working there at the age of 14, working at the Vane Arms not only let me see the community come together first-hand but simultaneously aided in building my character. The benefit of employment that the Vane Arms provided not only strengthened my character but meant that from a young age I learnt the value of money and of working, something I took to University with me that helped me get a job and ensured that I had a useable skill and experience in an industry. Since the Vane has shut my younger sister, who was working there, has lost her job and consequently won't have the same experience and advantage that I had and will not know the value of earning a wage that I learnt from the Vane.

For the reasons stated above I see The Vane as an integral part of the community and changing it into housing would ruin not only a part of my life and my upbringing but an entire community.

Sincerely,

Jessica Fawcett.

Mrs Maria Wade

The Granary Back Lane

The conversion of the Vane Arms to a residential property would strongly effect myself and my family . I live outside the village in a farm so already can feel isolated from the village community but The Vane Arms has been a place where I can socialise and feel part of the wonderful community which is Long Newton . To take away the opportunity for the Vane Arms to be run as a community Pub and Hub would be massively detrimental to the village and its residents .

Mr Lewis Knowles

5 The Green Long Newton

The Vane Arms is an important community hub in a village lacking amenities. We have no shops, no post office and no real bus service even. The pub was really the only meeting place for many locals, including for many of the older residents. The Vane name is also synonymous with Long Newton and it would be a crying shame to lose it. This should not be turned into a house, there's no need for any more large houses in the village, there are always plenty for sale. All the residents will benefit from this being rejected and remaining as it was and should always be, a public house.

Mr Thomas Ballantyne

21 The Willow Chase Long Newton

With reference to Planning Applications 20/0718/FUL and 20/0717/FUL: Notice of Objection

Please accept this letter as formal objection to the planning applications listed above.

Both applications relate to change of use/development of the site of the Vane Arms, Long Newton.

We have been residents of Long Newton and customers of the Vane Arms since 1998.

We originally moved to the village to raise our family because we wanted to live in a village community; we were attracted by the village school, the Post Office/shop (now gone) and the two village pubs, each with their own character and appeal.

We have had family meals, been regular quiz goers and spent time with friends in the Vane Arms and we value it as part of our community. Something we want to continue in the future.

We wish to register our firm objection to the proposal to change the use of the Vane Arms from Public House to residence along with construction on site of an additional dwelling.

The village community of Long Newton would not in any significant or appreciable way we feel be enriched by the addition of a further two private residences. That community would however we believe very definitely benefit from a community based pub/hub as envisaged by the 'Save the Vane' village-based campaign for the reasons we will explain below.

Both applications appear to have at their heart an argument based around the following planning consideration:

Policy T12 states that proposals which would lead to the loss of valued local shops, services and facilities, including public houses and village shops, and reduce the community's ability to meet its day-to-day needs will not be supported unless:

a) There is no demand for the facility in the locality and its continued future use would be economically unviable, or

b) Equivalent alternative facilities are available nearby and the proposal would not undermine the community's ability to meet its day to day needs.

We would like to address why in our opinion the loss of the Vane Arms would represent a material loss to the community of Long Newton.

Firstly we would like to make clear, our comments about community value are not based in nostalgia; we will not talk to what the Vane Arms has been in the past, although that history is valuable and important, but rather talk to what it could be in the future if the 'Save the Vane' campaign are given the opportunity to realise the vision of a community based pub/hub.

To be clear; we are supporters of 'Save the Vane', attended the launch meeting held in the Village (as did very many others) with the support of the Plunkett Foundation, and we believe that this vision should be given the opportunity to succeed - we believe it has the support and that includes our own.

So, to address the points in Policy T12 in turn.

There is no demand for the facility in the locality and its continued future use would be economically unviable:

Given the support we have seen for the 'Save the Vane' campaign and the track record of community based enterprises of the type supported by the Plunkett Foundation, we fail to see how that contention can be confidently made.

We note the viability report prepared by Everard Cole for the applicant and also note it's total focus on the potential viability of a traditional, profit-driven pub business. We also note it's total failure to consider the potential viability of a community supported enterprise.

Equivalent alternative facilities are available nearby and the proposal would not undermine the community's ability to meet its day to day needs:

The argument made by the applicant and their consultants seems to us flawed in this regard, since they look at equivalence mainly on the basis that the Vane Arms is 'just another pub'.

However to us, what matters here is what the Vane Arms could be as a community owned pub/hub and the value it could deliver to our community if given the opportunity.

We have always made use of the Derry Arms, the Wilson Institute and the Vane Arms in the past and we fail to see why we would not continue to do so in the future. Each has it's own things to offer, to different people at different times, so we fail to see any argument that they could not all continue to do so.

Lastly, we can walk to the Vane Arms, which cannot be said of the majority of other businesses quoted in the 'Viability Report'. Surely in these times it is better (on multiple levels) to walk to access community services than use other modes of transport?

We would encourage Stockton Borough Council to reject these applications and give the vision and opportunity for the 'Save the Vane' community pub to launch and succeed. It seems to us that the potential benefits from that must surely outweigh the addition of another two private residences.

Tom Ballantyne

Sheila Matthews

Elise Ballantyne

Ben Ballantyne

21 The Willow Chase

Long Newton

Stockton-on-Tees

TS21 1PD

Mr Graham Leggett

31 White House Croft Long Newton

We would like to object against the development planned for the Vane Arms in Long Newton, Stockton. This is our local pub and as a family we enjoy the benefits this has brought to the village. It provides a strong sense of community being an ideal venue for community meetings and locals to socialise.

In our opinion this is a valuable resource of the village and if it were lost the character of the village would be negatively impacted. Once converted to a residential property this community resource would be lost forever. Whilst arguments may be made for the viability of this pub/restaurant with a changing dynamic economy it is highly likely that a viable business could be operated from this location in the future. Under new management or via a community cooperative we believe this pub could have the opportunity to thrive again.

Mrs Lisa Howard

The Cottage Darlington Road

I would like to object to the proposed development, as per the reasons marked above.

Regards

Ms Jennifer Ellis

9 Grass Croft Long Newton

FAO : Helen Boston

Objection to Planning Application : 20/0718/FUL VANE ARMS, LONG NEWTON

Like many people who are objecting to this Planning Application, I have strong local, sentimental and familial links to the Vane Arms, not to mention the thousands of pounds I have spent in the pub over the years. It features in a lifetime of memories for me and my family, some of my happiest nights to being the only venue of choice for my mother's wake last year. It is unthinkable that an institution, that dates back to the 17th Century and is entwined into village history, be culled for a four bedroomed house.

However, to dismiss the Vane as 'economically unviable' is like bulldozing a shop because it's run by an incompetent shopkeeper.

The recent refurbishment to the Londonderry Arms is an example that proves this. Rather than hold it as a reason why the Vane could not survive with an alternative, the Derry is an example of making an unprofitable business thrive. Excellent management with a defined business model and a clear idea of their potential market, albeit, their market was not necessarily the local village population, but it succeeded.

The Vane Arms has arguably more potential with bed and breakfast options and an exceptional garden, with one of the finest views of the Cleveland Hills in Teesside. The clientele are affluent and loyal.

The pub with a competent Business Manager would be viable, but as a Community Venture, knowing the business acumen and wisdom of the Committee it would be a brilliant, innovative venture in the rural Teesside economy. Community pubs are the exciting current success story of the pub trade and the proposal seems to fit into these current times where the focus on locality and community are stronger than ever.

In my lifetime in the village, the community has lost : it's bus service, a Methodist Chapel, the Community Centre (and with it Brownies/Guides, Village Show, pantomime, Youth Club, etc) the local shop (twice) and Post Office, the Sunday League Football Team. The idea that the Vane could be lost too is abject and what for, one new house? And where will they meet their neighbours or make local connections?

For the sake of the local community, my friends and family and for Stockton Council who need to encourage new businesses to thrive, I object to this application.

Jennifer Ellis email@jenniferellis.co.uk

Mrs Jennifer Jones

Secretary Long Newton Community Hub Limited 24 White House Croft

We am writing to object to the planning application 20/0718/FUL of the conversion of The Vane Arms to a 5-bed home.

A frequent user for many years, The Vane Arms was the main reason we moved to the village in 2003. Many friendships have been formed over the years in The Vane Arms and it would be a travesty if this was unable to continue, especially after these unprecedented times. It is a vital community hub, which is why it has been recently granted an Asset of Community Value a decision that was upheld even after an appeal was submitted by the owner.

In the planning statement it recognises that TI2 is the most important local plan policy. However, there is no evidence to show that there is no demand for The Vane Arms and that it is economically nonviable. The viability assessment performed that supports this application makes many assumptions which, we feel are not relevant.

Equivalent alternative facilities are not available locally, the list of public houses, in the vicinity require transport, except The Derry. Since the village does not have a routine bus service, this makes it difficult for those people who do not have their own transport to access other public houses. The Derry is not really a community pub and as far as we are aware has not offered any community related activities. It is more of a restaurant than a 'local' which makes it difficult to socialise when there are limited seats available for those who just want to have a drink and a chat. It is also owned by the brewery and the future is therefore not guaranteed to remain as a pub. If The Vane Arms was to be changed to residential this could potentially mean there would be no pub at all in Long Newton. The Derry is a successful business and I see no issue with the two pubs trading in the village, alongside each other, as has previously been the case for a number of years.

The Wilson Centre is not a public house; however, it is a fantastic asset to the village, and we have attended many functions there and continue to contribute to its upkeep. It does have a few rooms that can be rented out, one of which was a recent community meeting to 'Save the Vane', with excellent attendance. The Wilson centre runs many events such as craft workshops, yoga and pilates, many of which are well attended. I see no reason why The Vane Arms ran as a community pub should not be able to run alongside and complement the services they offer.

In 2018, The Vane Arms was put up for sale as specified in the viability assessment. However, this was at an inflated price, which did not reflect the accounts and any potential buyer would be put off making an offer. It states in the for-sale details that up to 31st October 2016 there is a continuing upward trend for sales from previous years, based on the figures in the viability assessment this is clearly not the case.

In our opinion the B&B has never been used to its full potential or marketed appropriately for a number of years, this is a key asset to the future of the pub, helping to sustain the economic viability, especially with the regeneration of Teesside airport. In fact, marketing of the pub has mainly relied on Facebook advertising, which many people do not subscribe too, especially the older generation. The lack of advertising is clear in the expenses claimed for years 2018 & 2019.

We believe that The Vane Arms has the potential to be economically viable in the future, if bought by the community. As stipulated in the viability assessment, potential earnings from all sources could be in the region of £4,000 per week. If ran in a competent and welcoming manner, trade would be attracted by the convenience of location, ease of access, good parking and the opportunity to socialise with the local community.

If bought by the community there would be no need to seek finance to purchase the pub, which would be classed as high risk and narrow the market for potential lenders. The other associated costs of finance included in the profit and loss would be irrelevant, therefore increasing its economic viability.

We are both founding members of the Save the Vane group to buy The Vane Arms and run it as a community pub. This is something we are both passionate about and see the huge benefit it would provide to the local community.

If these applications (20/0718/FUL & 20/0717/FUL) are granted then we feel that this would be against policy EG7 as The Vane Arms meets the day to day needs of our rural community and any decline in public houses represents a potential threat to the cohesion and attractiveness of a community.

Jennifer & Guy Jones

Long Newton Community Hub Ltd Objection to 20/0718/FUL | Conversion and alterations to existing public house and first floor accommodation to create 1 no. residential property with associated access. | Vane Arms Darlington Road Long Newton TS21 1DB.

This planning application is a direct contravention of policy T12 which states that proposals which would lead to the loss of services and facilities, including public houses, and reduce the community's ability to meet its day-to-day needs will not be supported. There needs to be evidence that there is no demand for the facility and its continued use would be economically nonviable. In our opinion no such evidence has been provided to support this application, indeed, the opposite is true.

The village of Long Newton has very few facilities and services since the shop and post office closed several years ago. There is no bus service to speak of, although there is a new service (Tees flex) that has recently been introduced. However, this service is relatively new and therefore its longevity cannot be guaranteed. Therefore, it is vital we protect what little services we have left in the village, namely The Vane Arms.

2.7.3. The Long Newton Community Hub Ltd was founded to register The Vane Arms as an Asset of Community Value (ACV) and enable the community the chance to purchase and run it as a community pub following the more than a pub model and Pub is The Hub with the support of The Plunkett Foundation. The ACV was listed onto the local authority's register on the 12.2.20 and the owner asked Stockton Borough Council to review their decision. The internal review was completed and the decision to uphold the ACV was made on 29.4.20.

"The Great British pub is something unique and deserving of protection and it is inspiring to see so many communities across the UK fighting to save their local by raising the money to purchase it themselves. With 28 pubs closing every week there is still much more that needs to be done to protect pubs, but it is heartening to see that the desire and drive to save pubs is something which is clearly there amongst the pub-going public." CAMRA Chairman Colin Valentine.

There is a huge amount of support from within the village of Long Newton and from surrounding areas for the Save the Vane campaign and this demonstrates the demand for The Vane Arms to remain as a pub.

3.1 Whilst we agree that there are several factors that have led to extremely difficult trading conditions for the leisure market over the years, there have also been a number of initiatives introduced to specifically help the pub trade. In 2016 & 2018 there was a freeze on duty for beer, spirits and most ciders. The budget in 2020 saw beer duty frozen again and the duty increase on wine and spirits cancelled. The budget has also abolished business rates for pubs with a rateable value under £51,000.

Brandon Lewis (Community Pubs Minister, 2014): "Pubs are at the heart of thousands of villages and towns across the country providing an essential place for millions of people to get together, this is why campaigns such as CAMRA's community pubs month are vital in getting people to go to their local. The government is also playing its part to support the local pub, by abolishing the last government's cider tax, cutting red tape on live music in pubs and as the Chancellor announced in the budget by taking another penny in tax off a pint. We have also given people the power to list local buildings as assets of community value to protect them from sell off, and so far this has included 300 pubs and I know that working with CAMRA and its members we will get that number higher still."

3.2 Whilst social media may be a consideration as a reason for reduction in the number of people who would visit a pub for social interaction, this is only applicable to the younger generation. It makes no concession for the older generation who by nature, would encourage social interaction in a community pub. As Long Newton has a high proportion of older people, the pub is a meeting place where they can socially interact on a regular basis.

3.2 & 3.2 Pubs have been in decline in the UK for some time, but there are signs of recovery. The statistics published in December 2019, by the Office for National Statistics showed that the number of pubs had increased for the first time in a decade. Up to the end of March 2019 there were 39,135 pubs which is an increase of 320 from the previous year.

3.6 Although competition is strong from large public houses on local high streets, these do not offer the same services as a village or community pub. There are many unique selling points that a village pub has to offer, large beer gardens with stunning views of the countryside, accessible parking, locally sourced good quality food, friendly atmosphere and a varied range of beers, wines and spirits. This is particularly true of freehold premises where they are not tied to a brewery.

3.8 The attraction of a 'local' is the ability to walk to and from the pub and trade will be attracted by the convenience of location, and opportunity to socialise with the local community. Local custom would be concentrated towards weekday evenings and weekends. However, as Long Newton has a large proportion of older people, there is huge potential to increase trade during the week by offering pensioners specials, providing lunch clubs and other activities that would appeal.

3.11 For many years the Vane Arms has been able to rely on local resident custom under previous ownership with the addition of destination led custom attracted by food on offer, large beer garden with stunning views of the countryside, beer festivals, CAMRA awards, summer fete's & BBQ's, live music & other community activities.

3.12 The economic and social issues addressed in the points above demonstrate that although there is an impact to public house trading, especially in the number of smaller community public houses there are ways in which these can be overcome. According to CAMRA there are 120 community owned pubs in England and this number has doubled since 2016. The growth has been partly due to the More Than A Pub scheme funded by the Ministry for Housing, Communities and Local Government.

Nik Antona (CAMRA Chairman) said 'Pubs play a vital role at the heart of many communities, providing vital services, combating social isolation and holding community and charity events. This Communities Week, CAMRA wants to highlight the growing numbers of community-owned pubs across the country, where local people have come together to buy and craft the perfect pub for their community. The fast rise in community ownership is amazing news for locals, as we are not aware of a single community-owned pub closing - despite knowing that pub numbers have been reducing for many years, we think that community owned pubs are here to stay.'

3.13 With the community pub model, which has been tried and tested since 2010, there is no need to obtain finance to purchase, re-open or run the Vane Arms. The money raised comes from shareholders who have a stake in the pub, which in turn gets buy in from those shareholders who will use the pub which all adds to increased revenue.

3.14 Although it may be accepted in the sector that a property needs to achieve a turnover of £5,000 per week to provide sufficient margins for a long-term investment. However, this is not based on the community pub model.

4.1 & 4.2 & 4.2.1 There are several public houses within the vicinity of Long Newton, The Derry being the closest. We feel that this is not an equivalent alternative facility, which can meet the community's day to day needs. The Derry is run as a successful pub which is heavily food-led and there is limited space for customers to sit and have a drink only. The layout of the pub does not lend itself for people to meet and have a drink and a chat, as all available space is taken up by tables for diners. The Derry does not provide equivalent facilities regarding community involvement and activities as the Vane Arms has. The Wilson Centre provides fantastic services to the community all of which have been mentioned in other objections, but this is not a public house and does not hold a license.

4.2.2 All of the other public houses mentioned in the viability report require transport to visit them, so therefore are not 'local'. As mentioned previously Long Newton has no bus service and even if there was many of these public houses are not on a bus route, so a car is essential. Out of the list supplied in the viability assessment 3 of those have been up for sale recently and the lease for the Pot and Glass is currently up for sale, so these can be discounted as equivalent alternative facilities. We feel that these public houses would not be in direct competition to The Vane Arms as the facilities that each offer are aimed at different markets and have successfully traded alongside the Vane Arms for a number of years.

4.2.5 We dispute the statement that there are numerous alternative public house facilities nearby to meet the community's day to day needs, as provided in the evidence above.

4.3.1 & 4.3.2 Long Newton Community Hub Ltd has produced a prospectus which proves that it can generate a profit on a sustainable basis. This is based on the potential the pub has, run in a competent manner by a reasonable efficient operator. With correct advertising, making use of the accommodation, allotment and garden and increasing the facilities on offer.

4.3.3 The prospectus is based on a community pub model, a tried and tested method, which currently has 100% success rate. Although the trade related property types will be different the ethos of the community pub is the same throughout.

4.7.2 Please refer to points 4.1 to 4.2.5 which contradict the points made in the viability assessment and disagree with the assessment of the Vane Arms trading potential. It is also prudent to note that CAMRA provide a free Public House Viability Assessment, an independent assessment.

4.7.3 Prior to 2008 the pub was brewery owned and as such the successive business failures, should not and cannot, be included as part of the viability assessment. The figures prior to 2013 would indicate that there was no need to 'attempt to boost trade'. The figures from 2014, show that it was, in fact a forward-thinking idea by the landlords at the time to convert part of the upper floor into letting rooms, which proved successful and increased profit by nearly £17,000 per annum. Unfortunately, this asset was not utilised by the current owners and it not included in the figures in Appendix 3 and as stated in 4.7.10 the accommodation income was only 5%.

4.7.6 & 4.7.7 The property was on the market for approximately 11 months in 2018. The owner removed the property citing Brexit in December 2018. We would like to add that no For Sale board was ever displayed during the 2018 market period. Throughout 2019 the property was not for sale. In line with NPPF, active marketing needs to be presented for a period of 12-24 months, clearly Everard Cole are pushing the boundaries in stating that the 2018 marketing qualifies. Interestingly 4.7.6 states it wasn't lack of interest it was proceed-able interest. Proceed-able interest by definition is parties are interested by unable to act at that time. Surely it would have been advantageous to leave it on the market and wait for the buyers to be able to complete the sale. We as a company acted within 7 weeks of sudden closure to inform the owner we would buy the property as its intended use. Incredibly, he had already secured a buyer within this period with no marketing.

4.8.2 If turnover for the Vane Arms as stated 'has the potential to generate sales from all sources in the region of £4,000 per week, is it not then possible that this figure could be increased with the correct marketing of the pub as well as the bed and breakfast facilities and in the hands of a REO? We believe it is possible to reach £5,000 per week.

4.8.9 Funding costs for the purchase of the property, works undertaken, new/replacement of trade furnishings and equipment would be taken out of the monies raised by the share offer and would not require additional funding.

4.8.13 As finance from lenders will not be required for the purchase of the property, all finance required will be raised from the share scheme, this then negates the points raised in 4.8.13, 4.8.14 & 4.8.15.

4.8.16 Based on our own viability appraisal, our opinion is that the Vane Arms would be economically viable for the following reasons:

- The business can generate a reasonable return of £42,000 per annum before depreciation.
- There is minimal risk associated with the community pub model

- The alternative facilities within the village of Long Newton and surrounding areas are not direct competition to the Vane Arms and would have no bearing on the opportunity for growth of both the turnover and profit.
- The property was put on the market in 2018, but we would argue this was at an inflated cost, compared to the price paid in 2015.
- The property may not be of interest to a corporate pub company, but it certainly is of interest as a community owned public house, following more than a pub model.
- There have been 2 public houses within the village of Long Newton for hundreds of years, although both have experienced periods of closure they have always co-existed well and both cater for different markets and would continue to do so if the pub was bought by the community.

Objection submitted on behalf of The Long Newton Community Hub Limited

Dear Helen,

Happy New Year to you.

I write on behalf of the Longnewton Community Hub Ltd with regard to the planning application 20/0718/FUL.

We note the submission in respect of the application made by Mr Steve Barker of Prism Planning, on the 24th November 2020.

We would disagree in the strongest possible terms with Mr Barker's contention that the Public House in question (the Vane Arms) "has no reasonable prospect of operating as a public house".

The statement by Mr Barker is pure opinion and he provides very thin evidence to support this subjective view.

As you will have seen from the many objections to the planning application submitted from members of the community surrounding the Vane Arms, it has huge and tangible support. Literally hundreds of people are awaiting the reopening of their pub and to gather once more as a community. The recent Covid 19 experience has served only to increase the anticipation and pent up demand.

It is clearly misleading of Mr Barker to state that either there is a) no demand for the facility or b) equivalent facilities are available nearby. The submissions made by members of our community refute these factors with strong and detailed evidence.

Mr Barker further states that "no credible offers have come forward". We would have to bring this statement to your attention as being factually incorrect. We met with the owner in Yarm at around 5pm on Sunday 20th October 2019 and discussed the sale. We offered to buy the pub at that meeting for a price based on market conditions. An actual price was discussed. We would be willing to provide a list of witnesses to this effect.

At the meeting with the owner our offer was rebuffed as he obviously had designs to obtain planning permission and change of use. However, we have made it clear to the owner we continued to wish to negotiate a sale and emails were sent to him to this effect. We also discussed having a survey with the seller's representative, with a view towards agreement on a purchase price, but this was also rejected. Please find attached copies of relevant correspondence.

Frankly we are shocked that a supposedly professional organisation such as Prism Planning would attempt to mislead the Council with a false statement about "credible offers".

As further evidence to counter the subjective and flimsy arguments put forward by Mr Barker we would draw your attention to the report released by the Plunkett Foundation on 2nd November 2020. The report into community pubs and community shops showed both sectors to be in robust health as the country was plunged into the uncertainty of Covid-19.

<https://www.rsnonline.org.uk/plunkett-releases-key-reports-into-community-pubs-and-shops>.

In a related development we have noted the recent High Court case in which the Asset of Community Value notice issued with regard to the Vane Arms by Stockton Borough Council was upheld. We note that the scope of the ACV encompasses the area subject to the planning application.

To conclude we strongly object to the views expressed by the Managing Director of Prism Planning. However, we understand that the owner of the Vane Arms is currently bound by a legal contract with the developer. Thus, the owner is not able to sell to the Community at this stage. Our group is unfortunately therefore in limbo until the planning process is completed, and the application is rejected. After this presumed point the owner will be free of his legal obligations to the developer and hopefully willing to participate in our ambition to purchase the Community Pub.

Many Thanks

Long Newton Community Hub Limited

Mr Barry Thompson

4 Darlington Road Long Newton

Planning Application Ref: 20 / 0717 / FUL

Planning Application Ref: 20 / 0718 / FUL

As residents of Long Newton for the last 22 years, we would like to lodge our objection to the above two planning applications. When we moved into the village with 2 children aged 8 and 10 the Vane Arms was one of the ways of us getting to know people in the village. Our children made friends with the family who had the pub at the time, and we spent many a long summer's evening in the pub with the children happily and safely playing in the beautiful garden. We have held special birthday and anniversary celebrations there, which were enjoyed by many.

In the past the Vane Arms has been host to many functions such as celebrations, weddings, funerals, garden fetes, and musical events, not to mention Christmas and New Year's Eve events where whole families from the village joined together to celebrate. It has also been a meeting place for various activities, such as lunch clubs and the gardening club. It has four lovely guest rooms which were often used to accommodate clients who were visiting local businesses, such as our own. This is an asset which many people have used to accommodate family members, and could be very profitable again once the airport increases its flight capacity for people who want to be close to the airport for early morning flights etc.

In the last 20 years, the village has lost its shop and Post Office and now has no regular bus service. There are people in the village who are elderly and don't drive and are not able to easily get to such facilities. There is a need for people to have parcels and prescriptions delivered and collected. As we have regularly found, the way in which most houses in the village have names and not numbers means that delivery drivers spend precious time driving up and down the village looking for houses. A previous owner established the Vane Arms as a focal point for such collections and deliveries, this would again be a very useful facility.

The Vane Arms, apart from being the obvious place to meet for alcoholic beverages, can also be somewhere to meet for a cup of tea and a chat, a spot of lunch etc, and as a place to meet friends and socialise. Making the pub a place where people can drop in and have a friendly chat could help to combat problems of loneliness and isolation which some people in the village do struggle with.

Long Newton has few amenities other than the other public house (The Derry) which is more of a formal restaurant. Although the Derry is a nice establishment for a meal, they actively discourage the village people who just wish to meet for a social drink on an evening, by closing as early as 9.30 pm some evenings, often without warning. We do also have the Wilson Centre, but it mostly used for structured activities and therefore does not lend itself to informal meetings of people who just want to have a chat for an hour whilst enjoying a drink.

Long Newton doesn't need any more houses. The village has plenty of detached properties with 3, 4 or 5 bedrooms of which there are usually several for sale. To destroy what is a much needed facility within the village, and destroy the beautiful garden where so many people have enjoyed relaxing, attending garden fetes, musical events and much more whilst also enjoying gorgeous views over the Cleveland Hills, would be a big blow to all in the village.

Stockton Borough Council has listed this property as an Asset of Community Value. The whole village is behind the scheme to raise money in the hope of purchasing the Vane Arms and reinstating it as a Community Pub. With the right attitude and management, and consideration given to making it into a Community Hub, it can play an important role in bringing people together.

The Vane Arms could once again be made into a useful and profitable venue which would benefit all in the village.

Barry & Sue Thompson

Norma Sheldon

1 Church Farm Church View

Dear Sir

>

> With reference to the above applications I wish to give my objection to the above.

>

> We have had enjoyable visits to the Vane in the past as we have family nearby. This is the only pub in the village with both excellent accommodation and a bar and as such is the hub of the village.

>

> It would be a sad loss if this pub was closed and developed for housing and thus no longer available as a meeting place for the benefit of the community and others like myself and I urge you to consider the impact its closure as a pub would have.

>

> Norma Sheldon

Ruth Whitehead

32 White House Croft Long Newton

20/0717/FUL and 20/0718/FUL Vane Arms Darlington Road Long Newton TS21 1DB

I wish to object to the above two planning applications to turn The Vane Arms into a 5 bed house, and build a 3 bed dwelling in the garden to the rear of the property.

The Vane Arms including the rear garden currently has an ACV in place, the owners recently appealed against this and the appeal was upheld.

Previously the Vane Arms has been run as a successful village pub, where many social and community events such as a gardening club, summer fetes and music performances have been held in both the pub, the rear garden and the allotment area. The Vane Arms has been on this site for over a hundred years and is an ingrained and invaluable part of the community. It has provided employment opportunities for many of the younger residents, and is a pub where local people can gather to socialize.

The applicant states that the pub is no longer financially viable. I cannot see how because the current owners have been unable to run their pub successfully that this should reflect on the future use of the pub and the rear gardens. The events held at the pub over the last 4 years have been inadequately advertised in the community.

The Derry is run as a successful restaurant with limited seating for those who wish to have a drink with friends and could not be classed as a 'village pub'. The Wilson Centre is a village hall where many different activities take place such as Pilates, flower arranging and history talks. It is not a village pub. The other pubs suggested in the locality can only be accessed by private cars as the alternative walking solutions are not safe due to lack of street lighting and inadequate path ways. The suggestion of using private cars to access these pubs surely goes against Government and local council policy. We are encouraged to use our private cars less to aid in the reduction of pollution and improve the local environment so it would be more beneficial for residents to be able to walk to their local Community Pub rather than drive else where. The village no longer has a regular bus service instead relying on the Tees Flex Service which is an on demand service and is not a long term solution as there is no guarantee that it will continue in the future.

Over a number of years the village has lost many of its amenities such as the village shop and the community centre, which have both been turned into residential dwellings. Many of the old farmhouses have been demolished and again built on. The village does not require yet more 3,4,5 bedroom houses as there are several houses of this type for sale in the village and within the Stockton area. The proposed houses will have no benefit or gain to the village. The house proposed to be built to the rear of The Vane Arms in the large beautiful garden, would be clearly visible from Footpath no 4 which runs along the back fence and would have an impact on the open landscape. This dwelling would not enhance the village in any way.

There is a Community Group within the village who wish to purchase the pub and run it as a Community Pub/Hub. There is a lot of support for this group both from villagers and those in the wider community. The Community Group plan to offer many facilities such as a village shop, clubs for all members of the community, events, parcel drop off points and many more. Community

Pubs/Hubs often rely on volunteers as well as paid members of staff to help run the many facilities on offer which will provide villagers who may be unemployed, socially isolated, or younger people looking for experience in the workplace the opportunity to contribute towards their community which can be of benefit to their mental wellbeing.

I have recently read that there are 'an estimated 1,900 community hubs in England with an income of £371 million'. If these can run successfully and benefit the community both economically and socially then I can not see why the Vane Arms should not be run as a thriving Community Hub offering a range of facilities for all. This is why I strongly object to both of the proposed developments.

Ruth Whitehead

Michael Mallaby

7 Woodland Way Long Newton

Re: The Vane Arms at Long Newton , Change of use

I wish to register my objections to the above planning application with change of use from Public House to residential.

I have been a regular visitor to the Vane Arms since 1986.

The pub is at the centre of the local community and is of great value to the village.

Many community events have taken place: including Music evenings Summer fairs Family birthdays Christenings Wakes Club meetings

The pub has had wider reputation for Cask Ales and good food.

The Bed and Breakfast rooms have been widely appreciated by village visitors.

With no public transport in the village, anyone without their own transport cannot reach other pubs.

A number of businesses in the village have closed since we moved here, including shop, post office and car repairs.

It would be a huge blow to the village community if a change of use is approved, especially as a village community group is willing to take it over and run the pub for the benefit of the community and wider area of Stockton.

Thanks

M Mallaby

Geraldine Mallaby

7 Woodland Way

Long Newton TS21 1DJ

I wish to register my objection to the planning applications for change of use of the village pub and to the building of a bungalow.

The Vane Arms is the focal point of the community and if it ceases to exist the heart would be ripped from the community. The community has already experienced the closure of a local garage and the village shop and a vastly reduced bus service and if planning permission is granted this would be another blow to the residents of the village.

During the 34 years that I have lived in the village the pub has hosted numerous events which include a village run, car rallies, music nights, quiz nights, and international food evenings. The Vane has been the venue for family meals and celebrations and has raised money for the air ambulance by being the venue for charity events indoors and in the pub's garden, which have been enjoyed by not only by Village residents, their families and friends but also by visitors, who have been made welcome by the community.

The Pub has also provided B and B accommodation for business personnel and for family and friends of members of the community.

The formation of a committee to oversee the purchasing of the pub by the community provides additional evidence of community support for saving the pub and its grounds so that the present and future generations can continue to enjoy its facilities and community spirit and also benefit from additional amenities which the pub has the potential to provide.

Yours faithfully,

G. Mallaby

Callum Brentley

6 Farnborough Court Middleton St George

Objection to the Planning applications 20/0717/FUL and 20/0718/FUL

I am disgusted to hear of both of the planning applications that have been submitted and would like to lodge my objections to both.

I visit and spend a lot of time in the village as my Grand Parents live there and we have had many family gatherings at the Vane Arms Public House also enjoying the use of the beer garden. I have always known this as a nice friendly community facility that I know both my Grandma and Grandad

thoroughly enjoy sharing stories with their friends over a drink a few times a week. This facility currently being closed is a great loss to everyone in the village currently as they can go days maybe even weeks without seeing many people, community spirit is being lost already.

To support my Grandma and Grandad I've been their taxi driver a number of times so that they can get out to socialise with their friends which I don't mind but I feel this is taking their independence away which at their age is very important to retain as long as possible.

Due to the ongoing developments at Durham Tees Valley Airport it would be short sighted to think that this is not a huge business opportunity for places like the Vane Arms as more people are going to be attracted to the area and will be looking for more village community spirited facilities to spend their leisure time. Also you would expect that the Bed & Breakfast facilities will be in demand due to more businesses being linked with the airport.

Myself and my fiancé are looking to buy our own house summer 2021 and our decision will be based on the facilities in the surrounding area ... we do not want to move away from family ... family time is very important to us and having a decent public house with a friendly atmosphere for food, drinks and space for us all to meet is a must.

Thank you for your consideration to this objection lodged for the planning applications 20/0717/FUL and 20/0718/FUL.

Kind regards

Callum Brentley

Mrs S M Bellerby

2 West End Cottages Mill Lane

FAO Helen Boston,

Stockton on Tees Borough Council,

Planning Development Services

Planning Applications Ref. Nos. 20/0717/FUL & 20/0718/FUL

Vane Arms, Darlington Road, Long Newton

Please accept this letter as formal objection to the above planning applications.

Having been born, and lived in Long Newton for 85 years there has always been a need for 2 public houses. As one of them is now predominantly a restaurant it would be a disaster if change of use and development was approved on the site of the The Vane Arms. The businesses are completely

different - The Vane being the type of pub where people can drop in for a drink or a meal and meet up with neighbours and friends often without formal planning. Being shown at the moment with the problems of social isolation in communities, the need for the Vane Arms is imperative.

Having supported over the years The Vane, The Derry and The Wilson Centre, I feel the lack of transport links and village shop means there is a need for these facilities to continue, and further develop the positive mental health of all ages, and reduce isolation within the community.

Personally, friends have previously used the B&B facility at The Vane, and groups of ladies have regularly met there for lunch. This is particularly useful to people who cannot, or do not wish to drive for personal or disability issues.

The Vane Arms has provided great opportunities for young people in the village, as two of my grandchildren (and other teenagers) worked there, giving them a great foundation for their working life ahead.

Independently of the change of use to the Vane Arms, planning permission should be refused for the building of a 'bungalow' in the garden. Not only would the garden no longer be available for charity/fundraising events (previously used to raise funds for the Great North Air Ambulance etc), the opportunity to view the beautiful Cleveland Hills for all visitors would be restricted to only a few. Access to the bungalow would remove car parking facilities for the Vane and impact massively on its operation.

Thank you for considering my objection.

Regards

Mrs S M Bellerby

Keith Hissitt

2 Vane Court Long Newton

Dear Sir,

I would like to submit my objection to the two above planning applications covering the proposed development of the Vane Arms public house in Long Newton and its associated site into two large residential properties.

The Vane Arms currently has Asset of Community Value status (ACV) and a group of village residents are undertaking a project to purchase the Vane Arms and save it as the only true public house in the village (the Derry establishment is basically a restaurant and does not offer the true hospitality or ambiance of a traditional public house) the plan is to establish the Vane Arms as a Community Asset offering an eclectic mix of activities to village residents.

As a village resident I am very much against the development of the Vane Arms into two large residential properties. I am very much in favour of establishing the Vane Arms as a community asset offering a range of activities and facilities to village residents. I know as a result of discussing this issue with other village residents there is overwhelming village support for making the Vane Arms an Asset of Community Value.

I would strongly urge SBC Planners to reject the above two planning applications to convert the Vane Arms into two large residential properties and throw their weight and support behind the village residents goal of making the Vane Arms an Asset of Community Value.

Please when making your decision be driven by the altruistic aspirations of village residents to enhance their community environment not what I believe are the blinkered profit driven desires of the developers and the current owners of the Vane Arms.

Yours sincerely,

Keith Hissitt

Long Newton Village Resident

Charlotte Coxon

10 Harrison Place Newcastle Upon Tyne

FAO Helen Boston, Planning Dept, Stockton Borough Council

Planning Application Ref Nos : 20/0717/FUL & 20/0718/FUL

I would like to lodge my objection to both planning applications detailed above.

Having lived in Long Newton all my life (until moving away to University), I feel I benefited not only from the community spirit and relationship building opportunities within the Vane, but also by the opportunity it gave me to start my first job.

The village has virtually non-existent transport links, and walking to other areas for work is impossible, so working at the Vane was perfect on evenings and weekends after school/sixth form. Myself and many young people living in Long Newton benefited from this opportunity, and I know this personally helped me move on to take up part-time bar work in the centre of Newcastle while at University. I feel removing this local employment facility would be extremely detrimental on the people of the village and surrounding areas.

The Vane is the kind of place where you can call in and meet people of all ages, and because of that I feel many of the friendships throughout the village were developed/strengthened there.

Since the Vane closed I can see a difference in the village, even before the current social distancing/lockdown situation. People were no longer able to drop in for a chat and a drink, and I know of some people who became increasingly isolated.

I believe the granting of the ACV, and community venture of the Vane Arms would have a massive positive impact on the village for generations to come.

Regards

Charlotte Coxon

Susan Hissitt

2 Vane Court Long Newton

Dear Sir,

I would like to submit my objection to the two above planning applications covering the proposed development of the Vane Arms public house in Long Newton and its associated site into two large residential properties.

The Vane Arms currently has Asset of Community Value status (ACV) and a group of village residents are undertaking a project to purchase the Vane Arms and save it as the only true public house in the village (the Derry establishment is basically a restaurant and does not offer the true hospitality or ambiance of a traditional public house) the plan is to establish the Vane Arms as a Community Asset offering an eclectic mix of activities to village residents.

As a village resident I am very much against the development of the Vane Arms into two large residential properties. I am very much in favour of establishing the Vane Arms as a community asset offering a range of activities and facilities to village residents. I know as a result of discussing this issue with other village residents there is overwhelming village support for making the Vane Arms an Asset of Community Value.

I would strongly urge SBC Planners to reject the above two planning applications to convert the Vane Arms into two large residential properties and throw their weight and support behind the village residents goal of making the Vane Arms an Asset of Community Value.

Please when making your decision be driven by the altruistic aspirations of village residents to enhance their community environment not what I believe are the blinkered profit driven desires of the developers and the current owners of the Vane Arms.

Yours sincerely,

Susan Hissitt

Long Newton Village Resident

Mrs Christine Knaggs,

6 Vane Court Long Newton

Objection to planning application ref numbers: 20/0718/FUL and 20/0717/FUL

I would like to lodge my objections to the planning applications for the development of the Vane Arms into a residential dwelling and the build of a 3 bedroom bungalow.

Policy T12 states that proposals which would lead to the loss of valued local shops, services and facilities, including public houses and village shops, and reduce the community's ability to meet its day-to-day needs will not be supported unless:

a) a) There is no demand for the facility in the locality and its continued future use would be economically unviable.

The application places emphasis on the pub trade being in decline and the economic viability of the Vane Arms based on historic trading figures. It does not take into account a new trading model as proposed by the Save the Vane group with support from the Plunkett Foundation and the local community. This would see the Vane developed as a community hub providing vital services and facilities for all residents and visitors regardless of age, culture or socio economic backgrounds, facilities that are sadly lacking within the village at this current time.

The Vane Arms was marketed for sale in 2018 at a cost of £345,000 plus stock yet the application viability report puts a value of £300,000 including an inventory value of £20,000 on the business. My question to this is - was this a genuine attempt to sell the business as a going concern or an exercise to add weight to this future application for change of use?

The model proposed by the Community limited company does not necessitate any borrowing of capital and therefore would not attract any loan or interest repayments removing £22,800 from the quoted hypothetical profit and loss figures shown in the report, therefore returning a profit.

Turnover and profit would also be boosted by efficient running and marketing of the facility ensuring a long term profitable trading model.

No community owned pub has failed as a business in the last decade.

The application also states 'In conclusion, the Vane Arms is not an opportunity or undertaking that is economically viable for any party who is subject to the norms of profit motivation and market led commercial costs of finance.'

I argue that the community base pub model is not subject to these restrictions and offers a real and viable alternative to retain the Vane Arms as a public house.

The second part of Policy T12 states -

b) Equivalent alternative facilities are available nearby and the proposal would not undermine the community's ability to meet its day to day needs.

The Vane Arms has recently been listed as an Asset of Community Value (ACV) a decision that was upheld on appeal, this has to be taken into account as a material consideration in any planning application.

There is one alternative public house within the village however this is now operates a successful restaurant based model with very limited seating for customers not wanting to eat. The opening hours cannot be relied upon as it tends to close once the diners have finished with drinkers asked to finish and leave. This is not a community asset or an equivalent alternative facility to the Vane Arms.

The planning report quotes a further 13 public houses within the 'immediate vicinity' a statement I find to be a gross exaggeration. There is no public transport to any of these venues nor are they within reasonable safe walking distance leaving a reliance on private transport which is a luxury not available to a number of Long Newton residents. These cannot be considered as an equivalent alternative.

The Wilson Centre is a valuable asset to the community but is a village hall, able to be rented by the hour and providing numerous classes and events which are very well attended. However this is not a pub and cannot be described as an equivalent alternative facility.

The proposal to buy the Vane Arms and run it as a community pub is a unique opportunity to further encourage the spirit and bonds developed during the recent Covid-19 lockdown when it has been demonstrated that a place to socialise in an informal relaxed atmosphere is needed within the village. The plans to operate as a community hub include facilitating various interest groups which would further develop community cohesion, a sense of belonging and mental wellbeing.

The beer garden is also covered by the ACV, its retention as a garden is essential to the community development of the Vane Arms as a whole with plans for a regular gardening club and outdoor events to be held throughout the year. A beer garden with stunning views and peaceful surroundings offers a particular benefit to the social wellbeing of the village residents.

The SBC Local Plan sets out the strategic development plan for the borough.

Policy SD1 - Presumption in favour of Sustainable Development

To secure development that improves the economic, social and environmental conditions in the area.

I fail to understand how two residential dwellings in place of a public house can improve the economic and social conditions of the village.

The social impacts are many but have already been addressed in the above paragraphs.

Historically the Vane Arms has provided employment to many local teenagers instilling in them the work ethic required for their future lives, ensuring they feel a belonging to the community and form enduring friendships across all age and social ranges.

A village containing a pub has a positive impact on house prices in the area.

Sustainable development includes access to services. There are no regular bus services operating through the village, further isolating the elderly and non-driver residents. The Tees flex service does operate however this is on a trial basis and not guaranteed to continue.

There are no shopping facilities within the village. A 'travelling' shop has started to operate during the current Covid-19 pandemic but again there is no guarantee that this will continue when the lockdown ends.

Policy SD3 - Housing Strategy

New dwellings within the countryside will not be supported unless they:

- a. Are essential for farming, forestry or the operation of a rural based enterprise; or
- b. Represent the optimal viable use of a heritage asset; or
- c. Would re-use redundant or disused buildings and lead to an enhancement of the immediate setting; or
- d. Are of an exceptional quality or innovative nature of design

This is particularly relevant to the application for the new build bungalow which is currently greenfield however neither application fulfil these criteria.

The Revised Framework states that the purpose of the planning system is to contribute to the achievement of sustainable development. The objective of sustainable development is summarised to mean "meeting the needs of the present without compromising the ability of future generations to meet their own needs"

Again I do not believe the submitted planning applications meet the needs of the community in a sustainable way to benefit future generations.

In conclusion these applications do not meet the criteria set out in policy T12 or the SBC Local plan and should therefore be rejected.

Kind Regards

Christine Knaggs

N.F.Hobson

Far End Cottage Long Newton

Objection to Planning Applications Ref Nos: 20/0717/FUL & 20/0718/FUL,

Vane Arms, Long Newton

Attn: Helen Boston

Please accept this letter as an objection to the applications above for the reasons below:

Having lived in Long Newton for 46 years and been a regular user of the Vane Arms for some 29 of those I always felt I was in the privileged position of being able to experience a fantastic local pub as a customer with family and friends. That was until its sudden and unexpected closure in August 2019. For a considerable amount of those years I have been working either abroad or in London but have always considered myself lucky to call Long Newton my home and for the last 18 years I have been able to return on most weekends to see my family and friends. The best place for me to catch up with people was in my local pub.

I am fully aware of the impact the closure of the pub has had on the village, its residents, and their family and friends. My parents, now both 80, were regular users of the pub and my partner's mother, who at the age of 85 has lived in the village all her life, have been massively affected by the closure of the Vane Arms as it was a regular meeting place for them to catch up with friends. This has now, been taken away by its closure. I would also like to highlight the employment opportunities it granted both my partner's (then) teenage daughters which would have been otherwise impossible due to the village's woeful lack of a village bus service. The pub has given employment opportunities to many young people in the village and I know that many of them have benefitted and are still benefitting from their time spent working there.

Having reviewed the planning statement and related documents I would like to highlight the accessibility/distance to the 'Equivalent Alternative Facilities/ Local Public House Competition' mentioned in the Viability Assessment prepared by Everard Cole. The document mentions:

'There are a number of public houses located in the area surrounding the Vane Arms. These alternative public houses not only offer alternative facilities to the local community, but would also be direct competition to any party seeking to relaunch trading the Vane Arms.'

Long Newton has a virtually non-existent bus service and not all residents drive, therefore a local, walkable pub is of key importance to the local community of Long Newton particularly if you would like a drink with a meal, or while socialising with friends. The list in the Everard Cole Viability Assessment lists a variety of pubs all within a few miles but hardly local to Long Newton save for the Derry and the Wilson Centre. The pubs are listed and I've added walking times for reference.

o Wilson Centre (Village Hall), Darlington Road, Long Newton TS21 1DD - 0.2 mile away

This is a much used and valued village facility which is very well utilised for classes such as Yoga, Flower Arranging, and Pilates, as well as public meetings and concerts. This is for hire on an hourly basis, and as such cannot be compared to a public house.

- o The Derry, Darlington Road, Long Newton TS21 1BX - 0.3 mile away

Following refurbishment, the bar at the Derry was removed and replaced with additional restaurant space. The premises is more of a restaurant with an area for seating while waiting to eat. Operating hours are not as extensive as those of a standard bar/pub, and as such it should not be considered as an alternative to the Vane Arms.

- o The Sutton Arms, Darlington Road, Elton TS21 1AH - 1.5 miles away

This can be accessed by an unlit path. The walking journey would take 25 mins each way (50 minutes in total)

- o The Oak Tree Inn, Yarm Rd, Middleton St George, DL21HN - 2.25 miles away

This can be accessed along Mill Lane from Long Newton. This is a main road with no pathways for a long section of the route, and the walking journey would take 43 minutes each way (1 hour 26 minutes in total)

- o Buck Inn, Middleton Road, Sadberge, Darlington DL2 1RR - 2.75 miles away

This can be accessed on a pathway next to the A66 dual carriageway, and the walking journey would take 50 minutes each way (1 hour 40 minutes in total)

- o Tuns at Sadberge, Hillhouse Ln, Sadberge, Darlington DL2 1RU - 2.75 miles away

This can be accessed on a pathway next to the A66 dual carriageway, and the walking journey would take 50 minutes each way (1 hour 40 minutes in total)

- o Eagle Inn, Durham Lane, Eaglescliffe, Yarm, Stockton-on-Tees TS16 0NA - 3 miles away

This can be accessed by walking down Long Newton Lane to Eaglescliffe. The road is narrow winding, unlit, with high grass verges and no paths for the majority of the route. The walking journey would take 1 hour each way (2 hours in total)

- o Platform 1, Darlington Road, Middleton St George, Darlington DL2 1JT - 3.3 miles away

This can be accessed along Mill Lane from Long Newton. This is a main road with no pathways for a long section of the route, and the walking journey would take 1 hour each way (2 hours in total). I understand the pub has recently been granted an ACV by Darlington Borough Council, and the community are planning to purchase the facility.

- o Cleveland Bay, 718 Yarm Rd, Stockton-on-Tees TS16 0JE - 3.4 miles away

This can be accessed by walking along Long Newton Lane to Eaglescliffe, then down towards Yarm. The road is narrow winding, unlit, with high grass verges and no paths for a large part of the route. The walking journey would take 1 hour 5 minutes each way (2 hours 10 minutes in total)

- o Blue Bell, 663 Yarm Rd, Stockton-on-Tees TS16 0JF - 3.5 miles away

This can be accessed by walking down Long Newton Lane to Eaglescliffe, then down towards Yarm. The road is narrow winding, unlit, with high grass verges and no paths for a large part of the route. The walking journey would take 1 hour 5 minutes each way (2 hours 10 minutes in total)

- o Ketton Ox, 98-100 High St, Yarm TS15 9AU - 3.6 miles away

This can be accessed by walking down Long Newton Lane to Eaglescliffe, then down into Yarm high street. The road is narrow winding, unlit, with high grass verges and no paths for a large part of the route. The walking journey would take 1 hour 10 minutes each way (2 hours 20 minutes in total)

- o George & Dragon, 70 High St, Yarm TS15 9AH & Union Arms, 68 High St, Yarm TS15 9AH - 3.7 miles away

This can be accessed by walking down Long Newton Lane to Eaglescliffe, then down into Yarm high street. The road is narrow winding, unlit, with high grass verges and no paths for a large part of the route. The walking journey would take 1 hour 10 minutes each way (2 hours 20 minutes in total)

- o Pot & Glass, 6 Church Rd, Stockton-on-Tees TS16 9DQ - 3.8 miles away

This can be accessed by walking down Long Newton Lane to Eaglescliffe, then up a hill to Egglescliffe village. The road is narrow winding, unlit, with high grass verges and no paths for a large part of the route. The walking journey would take 1 hour 15 minutes each way (2 hours 30 minutes in total)

- o Sir Thomas Brown, Sunningdale Dr, Stockton-on-Tees TS16 9JP - 4 miles away

This can be accessed by walking down Long Newton Lane to Eaglescliffe, then through various housing estates, and over a railway bridge to Sunningdale Estate. The road is narrow winding, unlit, with high grass verges and no paths for a large part of the route. The walking journey would take 1 hour 15 minutes each way (2 hours 30 minutes in total)

- o Penny Black, 36 Ellerton Rd, Stockton-on-Tees TS18 5PU - 4 miles away

This can be accessed by walking through Elton village, over the A66 dual carriageway, and on into Hartburn. Some areas of the journey has no nearby housing, however it is lit with pathways for the whole distance. The walking journey would take 1 hour 10 minutes each way (2 hours 20 minutes in total)

I do wonder how the assessors from Everard Cole determine the above establishments as being 'local'. Perhaps some peoples definition of a 'local pub' differ massively from most. Approving planning permission on the site of the Vane Arms would mean people would be socially isolated and I believe their mental health and well-being would suffer significantly.

Another matter I would like to point out - the Planning Statement mentions the Vane Arms not being viable. I struggle to understand why all of the establishments (bar one) above are still operating (I assume in a profitable manner as they have all been going for several years) yet the Vane Arms, in the same locality, with the same available customer base is not viable. This only reinforces the opportunity for the operation of a thriving community pub with local interest and participation. With diversification of the facilities, to include a village shop, promotion of B&B facilities, removal of mortgage payments and managers staffing charges, I believe the Vane Arms would once again become a thriving business at the heart of the local community.

I consider there is demand for the Vane Arms to operate as a financially viable business. This is shown by the work done by the Save the Vane group, the acquiring of ACV status (the appeal by the current owner has been rejected and the ACV still stands) and that there are no EQUIVALENT alternative facilities nearby. I feel, therefore, that the planning proposal should not be supported under Planning Application Policy T12 Community Infrastructure.

Thank you for considering my objection to both planning applications.

Regards

Tom Hobson.

see document

I have been a resident of Long Newton since 1974 and the Vane Arms has been my pub of choice since then until it sadly and unexpectedly closed in August last year. I understand that the above Planning Applications have been submitted recently and I wish to record as follows.

Given the vagaries of modern life it is no surprise that the Applications have been drawn up by "professionals", presumably at the behest of the current owner and/or his developer. The primary purpose of such applications is, I assume, to demonstrate to the Authorities considering the applications that the proposals submitted fully comply with and satisfy all the requirements of the complex current planning legislation. The groundwork for such applications no doubt required considerable research and hard work but once produced would be a format for any application made on behalf of any client. Each application made thereafter would simply require a "cut and paste" process to tailor the submission to the particular case.

I have no particular objection to what must have become a small industry, namely the producing of such reports and making the appropriate charge. However, what I do object to is the fact that both Applications stray into areas of expressing opinions as to the alleged basic reasons for proceeding with such applications. Examples of this

are:- In Application 20/01717/FUL Planning Statement, Para. 2.9

In Application 20/01718/FUL Planning Statement, Paras. 5.2.2, 5.3, 5.4, 5.6 and the Viability Assessment by Everard Cole.

The stated basic reasons for proceeding with the applications that you are being asked to consider are open to debate, not least because they are prepared by people/organisations that are not resident in the village and have presumably been given their basic information by the current owner and/or developer, who have vested interests. Since the Applications have strayed into expressing opinions in the way they have I can see no reason why I should not express mine to you.

The backing of the ACV application by residents demonstrates the value of the existing Public House to them and you should therefore not assume in your deliberations that the opinions expressed in the Applications are those of residents. I wonder, for instance, what the author of the Everard Cole Viability Assessment has to say about the subsequent high success rate for Public Houses that have been the subject of being saved by an ACV. I also wonder why, if the previous owner was able to reopen the Vane (from almost derelict) as a free house and run it successfully for five years, the current owner has apparently failed. I am tempted to think that redevelopment might have been the plan from the start.

The group of residents backing the ACV proposal, including myself, are of a totally contrary and valid opinion to that expressed in the Applications, namely that the Vane Arms can indeed be run successfully and full use be made of it, including its bed and breakfast facilities, which appear to have been ignored since the previous owner was involved. I also consider that the Vane's activities, spelt out in the ACV application, can be (and have been) complementary to the operation of the Wilson Centre in continuing to provide much needed community services to the village. As has been pointed out, the village has no shops, no post office, and an intermittent bus service at best. To suggest that The Derry offers a suitable replacement to the conviviality of a proper pub is naïve. The Derry is an eating house with accordingly curtailed and limited bar facilities and to use any of the other pubs suggested requires transport.

Because I believe the Vane Arms has a continuing future as a local community pub/hub I see no need for such applications to be made and therefore wish to record my objections to both.

Yours faithfully,

N.F.Hobson.

Mr & Mrs John Boyd

6 The Stray Long Newton

We oppose both applications as village residents for the following reasons:

We moved to Long Newton in 1970 and so have lived there for 50 years. The Vane Arms has been a very useful social amenity for all that time, except for a few periods when it was unavailable due to changes in Landlords' circumstances. We are therefore well aware of the benefits of having the Vane Arms and also of the effects when it is not in full operation.

Our comments on alternative village venues are:

- o The Derry has evolved into a successful Restaurant, but is not now a place for informal friendships to be maintained.
- o The Wilson Centre is an asset to the Village as a more structured meeting venue for pre-planned formal meetings and events.

Both operate well but neither fills the gap left by closure of the Vane Arms.

From our perspective the Vane makes it possible to meet friends, discuss the week and catch up on village activities while enjoying a drink or a meal in comfortable and informal surroundings.

Against the UK background of an ageing population, poor public transport links and "frowned upon" use of private transport to minimise pollution while accessing alternative local venues in the area, there is an increasing need for easy, informal social interaction within villages generally. Which the Vane Arms has always been capable of satisfying. This option will disappear if the Vane Arms closes, to be replaced with two more dwellings which will not satisfy any of these needs.

In our experience the Vane Arms advantages listed are of great benefit generally and particularly assist new residents and existing residents with decreasing mobility to integrate with village life.

Others have provided comments against the proposed change which we support but will not repeat here. However one aspect which is becoming a feature of rural village life is the need to identify security needs. Many times we have been made aware of vehicle thefts, farm attacks, poaching, flytipping etc through conversations in the Vane Arms. These are clearly increasing, but few reach the local media. Villages need a hub to help deal with these (officially) low level threats.

The loss of the pub site to developers will inevitably lead to development of the open space at the rear of the building, as evidenced by the two existing planning applications. In the past this open space has provided a secure, safe and supervised venue for local events, which reduces the pressure on other open spaces. It also removes the cost of making alternative spaces compliant with the relevant Regulations.

In conclusion we wish to oppose both 20/0717/FUL and 20/0718/FUL Planning applications and support community purchase and further social development of the existing amenities.

John Boyd

Mrs Sarah Martin

4 The Stray Long Newton

with reference to planning applications 20/0718/FUL and 20/0717/FUL, notice of objection.

Please accept this letter as formal objection to the planning applications listed above, both these applications relate to change of use /development of the site of the Vane Arms in Long Newton.

As a resident of Long Newton for nearly 40 years, moving here first with my parents as a child, and then raising my own family in this fantastic village.

Over the years sadly we have seen a number of our community services removed i.e. the village shop and post office, the community centre, regular bus service and 'currently' the village hub, aka the Vane Arms.

Policy number T12 refers to demand in the locality, economic, viability, equivalent alternative facilities.

Firstly demand - the huge success of the Save The Vane campaign is the perfect indicator in proving the support and demand that we have in Long Newton, alongside the large volume of objections already submitted.

Economic viability :- the Vane Arms has historically been a successful business and although it may have seen a recent blip, this is not a reason to assume that it cannot be successful again. With good community support, passion and alternative ideas I fully believe it can be a successful viable business once again.

Equivalent alternative facilities :- Although we do have another pub in Long Newton, The Derry, it cannot be compared to what the Vane Arms once offered. Yes, The Derry is a well run and successful business, essentially it has found its niche as a good restaurant focusing primarily on food but with very limited facilities for the "classic pub" goer. Therefore like ourselves most locals have enjoyed using both pubs offering two different experiences.

Although there are other pubs in neighbouring villages, these are not within safe walking distance and can only be accessed by car and with a limited infrequent bus route for many residents this is simply not a viable option.

The Wilson community centre, became a success in its own right after an extensive renovation following the closure of the original community centre. It's a wonderful facility and is busy with

regular organised classes and groups but lacks outdoor space , has restricted opening hours and simply bares no comparison to a pub.

This village needs a community hub, one that is sitting there right now, being currently unused, to utilise its fundamental strengths

which are its core support, location, bed and breakfast facilities and probably some of the best views in Teesside from the fabulous beer garden.....of course ,which would be gone forever and substituted with a 3 bedroomed house to which would have absolutely no benefit to the community.

I have recently spoke with many residents about the closure of the Vane and it has left a huge void in many lives. the retired, who have lost their local, the workers who have lost there de-stress at the end of a busy day and the young who worked at the pub who have now lost their employment, therefore i have genuine concerns of the impact on their health and well being, the value of this community pub should not and cannot be ignored. On a personal note i have two teenage boys who i would have hoped would have benefited by working at the Vane to gain all the experiences of work , albeit in a safe ,happy community environment.

Recent events have proved what a tight knit and supportive community we are and i believe it has harnessed and further strengthened our community spirit and will surely ensure our success in our Save the Vane campaign!!

I now hope the planning committee will reject both planning applications and realise that retaining the pub has far more benefit than the addition of two private residences and therefore allowing the good people of Long Newton to restore their community village pub!

Mr James Espin

5 Aislaby Road Eaglescliffe

I wish to object to applications 20/0718/FUL and 20/07/17FUL relating to the change of use and development of the site of The Vane Arms (The Vane) in Longnewton.

I've been a regular visitor to the pub since the early 1980s and have directly experienced the very positive impact it has always had on the social well-being of the local community. Often the venue of choice for celebratory family occasions, host to community events, parties and even music and beer festivals in its stunning, open aspect rear garden, as well as of course being an always available daily social destination for people of all ages and backgrounds, The Vane has forged countless valuable and long standing friendships and has encouraged community integration throughout its existence. It would be a travesty if current and future Longnewton residents, and those from the surrounding area, were to be deprived of the same vital community benefits in the future.

Much is made in the Applicants' Planning Assessment and Viability Statement of the supposed non-viability of The Vane's future commercial operation as a Public House. There are, in my opinion, a number of misleading attempts to emphasise this, all made by presumably well paid professionals representing the interests of their client and solely in support of their client's objective. They perhaps reflect The Vane's relatively poor financial performance under its most recent management and I have no doubt that a better managed commercial operation would experience financial success. Regardless, following the successful establishment of the Save The Vane Group which seeks to establish The Vane as Cleveland's first Community Pub, this now appears to carry little relevance.

Save The Vane's campaign to stop the pub falling victim to developers and to retain it as a community hub, providing local services and playing a vital role in tackling social isolation, has enjoyed huge support since its recent establishment, packing out the village's Wilson Centre for its launch meeting. It has already secured financial pledges from a significant number of community members and there appears to be little doubt that a fair valuation of the pub will be comfortably met by community buyers, without the need for supporting finance.

There's clearly strong demand for the Community Pub initiative and a great desire among residents to fully utilise the services it can provide. Given this reality, surely the Application fails to meet the requirement of Policy T12 in the Local Plan for a proposal to show no future demand in the locality.

I have set out below out my further comments, categorised according to numerical sections in the Applicants' statements:

Stockton Local Plan 2019 - Planning Statement 4.7, 4.8:

Policies EG7 and T12 clearly stress the importance of supporting and providing community facilities, including public houses, and state applications to remove them will not be supported unless there is no demand in the locality and continued use would be unviable, or equivalent alternative facilities are available.

Local demand for The Vane is unquestionable. The level of interest and pledged financial support for the Save The Vane Group's Community Pub initiative proves this beyond doubt.

Future economic viability expectation is extremely favourable (see 'Future Viability' below).

There are no 'equivalent alternative facilities' which do not undermine the community's ability to meet its day to day needs (see 'Availability of Alternatives' below).

Future Viability - Planning Statement 5.3. Viability Assessment 4.7, 4.8:

The historical P&L summary in the Viability Assessment shows a significant decline in revenue performance under the current owners' management compared to the most recent achievements of previous owners. It also shows a rise in staffing costs to as high as 37.5% of turnover in 2019, compared to an average of just 30% in the years of previous ownership depicted in the table.

These realities reflect my own and I believe the views of many villagers, that The Vane has been very poorly (if at all) marketed and has often appeared to be over staffed. In my view, the current owners must be commended for the high quality food offering they had provided but sadly, awareness of this outside of the community was virtually non-existent and the facility was therefore very much under utilised.

I'm sure the lack of marketing in recent years would be addressed under Community Pub ownership and this improvement alone would considerably improve revenue attainment. This is without considering additional income, in my view very realistically attainable, from the 4 en-suite bed and breakfast rooms. The Viability Assessment's P&L calculations forecast annual revenue of just £10.5k from this source, or just £50 per room, per week! Surely this projection is grossly understated. Further, I understand the Community Pub initiative intends to offer additional services including a local shop, parcel collection point, coffee shop facilities and a gardening club, all of which would provide additional income, which is not considered in the Viability Assessment. As well as of course, providing vital additional services to the community which are not currently available.

The success of Community Pub initiatives elsewhere in the country is well highlighted on the website of the Plunkett Foundation, at plunkett.co.uk. The foundation has worked for almost a century to support rural communities in tackling community business challenges to achieve successful ownership of services owned and run democratically by members of the community, on behalf of the community. It has helped develop and safeguard valuable assets and services and as a direct consequence, has addressed issues including isolation, loneliness and social well-being. The adoption of the Save The Vane Group as a member of the foundation is testament to its firm belief that The Vane is very much a viable proposition.

Availability of Alternatives - Planning Statement 5.4. Viability Assessment 4.2:

It seems to me rather ironic that the applications should choose to highlight 15 nearby, related business as evidence of practical alternatives.

Firstly, because I think we must assume in this context that these are viable businesses and therefore, clearly contradict the applications' attempts to prove non-viability of such services. Most of them are rural community pubs, all of which have presumably tailored their service models to serve

the needs of their communities and ensure the success of their businesses. Many of the examples provided operate in communities where they compliment community centre services like those of Longnewton's Wilson Centre. The Wilson Centre provides excellent facilities and will continue to do so alongside a successful Vane Arms. But it is a service for pre-booked groups and events and not an always available, community social facility. And it does not provide some of the vital community services not currently available but very much part of the Save The Vane Group's intentions.

Secondly, it is abundantly clear that none of these facilities can be considered to be equivalent alternatives which do not undermine the community's ability to meet its day to day needs. It's completely impractical for the vast majority of residents to travel to these businesses for a social gathering over a drink. And none of them can provide the highly localised community services contained in the Community Pub plan to a village that is now almost completely deprived of any reliable public transport service.

It must also be noted that The Derry is absolutely not a viable alternative to The Vane. It has never attracted the level of community support afforded to The Vane and has largely always been recognised as a service aimed at out of village diners. In its current form it is almost exclusively a restaurant venue with extremely limited drinking space. It is not and never has been frequented by more than a very tiny minority of local residents, and it cannot provide a social drinking facility to the village.

Going forward, The Vane can very much be a successful and highly valuable asset to the community of Longnewton and the wider locality. I hope you will consider my objection favourably.

James Espin.

Mr Joshua Willi

Apartment 326 Abito, 4 clippers quay

My name is Joshua Willi and I am here to register a formal objection to the proposed changes and development of The Vane Arms pub as seen in above applications 20/0717/FUL and 20/0718.

Being 24 years old, and part of the younger generation of Long Newton's community. I have spent a significant amount of my childhood and teen years visiting and living in Long Newton. In this time, it has shown me how much of an asset The Vane Arms has become to the village as a pub and business.

It has provided essential social and communal services to the local community of couples, families and older generations who may be currently living on their own. People feel massively welcome and

can come and be with others to talk, joke and laugh among friends and family in a casual and relaxed environment.

In what I've read, one argument is that there is already a second pub in the village. As much as that may be true it isn't necessarily a proper pub where anyone can go to have a few drinks with friends and have a catch up. It panders more to being a restaurant which attracts more visitors and diners from outside the village rather than locals. It doesn't have the same atmosphere as a traditional, welcoming country local.

This is what makes the Vane Arms different. With a split bar and restaurant, it holds the space for locals and visitors from outside the village alike to come and enjoy their time at The Vane Arms. You have the choice of both dining with family and friends in the restaurant and relaxing and socialising in the bar area, which also provides gatherings such as book clubs and parents of the local school meeting up. The b&b upstairs provides four lovely rooms which has been valuable and beneficial for the local community with families who live far away visiting the area as well as outside visitors staying due to work. It's also good to note the changes going on at the local airport, which could prove valuable to the business. It provides social benefits and lack of loneliness to many of the older community who live alone at home and are unable to go elsewhere due to lack of transport links. The Vane Arms was always there, walking distance for them.

The Vane Arms also has a beautiful pub garden which is massively useful to the community. With the existence of gardening clubs, social and private events, huge cycling groups pit-stopping on annual charity rides, plane enthusiasts watching flights coming in and out of the airport as well as annual summer fetes.

On a personal note, I have been an employee at The Vane Arms for 5/6 years before its closing. I've worked for two different owners and have seen the massive differences in how The Vane Arms was ran by each of them. I can empathise and understand the recent frustrating comments I've heard and seen from local and regular customers. The Vane Arms during my employment had many events which brought the community together. Annual summer festivals, monthly quizzes and buffet nights. All were amazing as we saw masses of the village come together. Social events for rugby and football seasons. Book clubs, gardening clubs. Christmas Fayres with stalls where children could see Santa. All these things were so appreciated and valued by Long Newton residents. I have first hand experience and knowledge on how much this pub means to the community, how much it is the hub and heart of Long Newton. It truly is an asset to the community.

The Vane Arms has helped younger generations get themselves into work and provided great employment opportunities to further them into college and university. I left The Vane Arms months before it's close to move to Manchester where since, I have been a duty manager & food and beverage supervisor of a city centre 4* hotel. And now an assistant manager for a new Stongate city centre bar/nightclub. I wouldn't have got these jobs without my experience at The Vane Arms. Now,

other teens won't get the same benefits I have to help towards funding future education or to further their experience and development for future careers.

In conclusion, The Vane Arms is registered and listed as an essential asset to the community for a reason. It is an amazing social hub and to lose such a great community venue for housing to benefit a couple of people would be extremely thoughtless for the rest of Long Newton. Especially with the possible plans for housing that may be happening around the surrounding areas, which will also mean more residents and custom for this amazing pub. I come back home to Long Newton regularly and it's sad to see the pub closed up, and would remain a shame to see it made into housing. This is why I heavily object to these development plans.

Yours sincerely,

Joshua Willi

Mr Ben Jones

1 Baliol Croft Long Newton

Ref. No:20/0718/FUL and Ref.No:20/0717/FUL

I would like to object to the planning proposals to obtain change of use of The Vane Arms in Long Newton from public house to residential dwellings.

The Vane Arms is a recognised community asset and amenity. Without it, there is nowhere for local residents meet to relax and socialise. This is especially important for our growing number of elderly, often single residents, who can suffer from loneliness. Retaining the Vane Arms as a community run has potential offer valuable support for example the gardens could be used as a base for horticultural therapy, to help to address mental health issues in the community. Support and provision for such capacity has already been secured.

The recent Covid pandemic has resulted in a mobile shop visiting the village, which has been heavily used. Providing a community shop at the Vane could not only help residents with their grocery shopping but could also be an outlet for local crafts-people and entrepreneurs. Day time use could also provide a 'coffee shop' facility. The Vane has always provided employment for some local people, often giving older teenagers their first taste of employment, learning valuable skills in a safe and supportive local environment.

There is very considerable support within the village and surrounding area for the Vane to remain as a public house, hence the large number of people present at the meeting to discuss the ACV

application. The ACV is not of 'limited weight', as suggested in the planning application, but indeed demonstrates the value of the pub to the village. It must be viewed as a material consideration in the application for change of use.

The planning application suggests that the prime argument for supporting the redevelopment is the consideration against policy EG7 of Stockton's local plan, which looks at supporting rural economic development. It considers the redevelopment proposal on two main points:

- No demand in the locality and that continued future use would be economically unviable.

- Equivalent alternative facilities are available, and it would not undermine the community's ability to meet day to day needs.

Neither The Derry nor The Wilson Centre meet the needs supported by a local village pub. The Derry, whilst run very successfully, is largely set up for dining and gives little opportunity to casually pop out to meet local friends. There is almost no dedicated bar space in the Derry to meet and sit together in groups of more than 2 or 3 unless waiting actually at the bar to be seated at a table to eat. Indeed, it seems that the vast majority of clientele are not actually from Long Newton, judging by the very large increase in traffic in the village itself.

The planning application states that the Derry provides a valuable service for the village. I am unaware of it hosting any local clubs and can recall 1 lunch workshop being advertised within the last 2 years. There was a fitness group using the grounds for a short time, but this has since relocated to elsewhere in the village. Rather than providing a local service, I would go so far as to state that the Derry shows little regard for its context. The Derry is owned by a Brewery, it is not freehold therefore its future is never guaranteed. Should the Vane be changed to residential use, a future downturn in the Derry's fortunes would leave the village without a pub at all. The Vane as a community pub would not be subject to such insecurity.

The Wilson Centre hires rooms by the hour which are suitable for functions, clubs and meetings. It is very popular and heavily booked for yoga, floristry etc, but is not an alternative to a village pub.

Whilst there are 10 public houses within 4 miles, transport is needed to reach them, and many of our elderly residents no longer drive, but are happy to take a stroll up the village to enjoy a bit of social time. Bus connections between local villages are almost non-existent particularly at evenings or weekends, further making the case for the need for a reliable community pub in the village.

The development needs of Stockton would be supported by the Vane remaining as a pub. The planned new housing on Yarm Back lane will bring many potential customers within reach. The expanded use of the airport provides an excellent opportunity to develop the B+B capacity.

The viability assessment considering past and likely future economic performance does not tell the whole story. Whilst the Vane has not been financially viable for some time, the previous owner did nothing to maximise profits. Marketing was almost non-existent, management scant, including the landlady emigrating to New Zealand and opening times irregular, including being shut one bank holiday Monday. The B+B provision was not developed and few events properly organised.

With effective marketing and management, the vane would appeal to local and visiting trade. With an identity, such as offering locally sourced, high welfare food and a generous provision for alternative diets, current public interests could frame a successful venture. The beer garden with its stunning open aspect could also be improved to provide a welcoming venue for many groups and activities. As highlighted in the viability report, local custom is needed with walk in trade from the local community. Enhanced provision, such as a day time 'coffee shop' facility would help this.

The concern of there being few lenders prepared to back a hospitality venture is not relevant, should the community group buy the pub. There are substantial pledges in place, even prior to the publication of the prospectus to make the purchase of the pub viable.

The business was run down, intentionally or not, prior to marketing for sale, and the initial asking price was far too high, vastly in excess of what had been paid for it only a few years before. Hence the lack of REO interested in the purchase.

Removal of the pub will have an adverse effect on the protected characteristics of community cohesion and our increasingly elderly population. This is contrary to the aims of the local plan.

Community pub plans are well advanced and augur well for the future of the Vane should it remain as a public house in community hands.

The village does not require further domestic dwellings, indeed there are regularly properties of the size proposed available to buy in the village.

The case for development is purely economic for the party selling the property and those wishing to develop the site. Those profits will not benefit the village in any way. The case for retaining the Vane as a pub are economic as well as social for those within the village and surrounding area now and for many years to come. If a significant number of people are prepared to "put their money where their mouth is" to retain the Vane as a community asset, this has to be of greater significance than simply development to make individual financial gain.

Ref. No:20/0718/FUL and Ref.No:20/0717/FUL

I would like to object to the planning proposals to obtain change of use of The Vane Arms in Long Newton from public house to residential dwellings.

The Vane Arms is a recognised community asset and amenity. Without it, there is nowhere for local residents meet to relax and socialise. This is especially important for our growing number of elderly, often single residents, who can suffer from loneliness. Retaining the Vane Arms as a community run has potential offer valuable support for example the gardens could be used as a base for horticultural therapy, to help to address mental health issues in the community. Support and provision for such capacity has already been secured.

The current Covid crisis has resulted in a mobile shop visiting the village, which has been heavily used. Providing a community shop at the Vane could not only help residents with their grocery shopping but could also be an outlet for local crafts-people and entrepreneurs. Day time use could also provide a 'coffee shop' facility. The Vane has always provided employment for some local people, often giving older teenagers their first taste of employment, learning valuable skills in a safe and supportive local environment.

There is very considerable support within the village and surrounding area for the Vane to remain as a public house, hence the large number of people present at the meeting to discuss the ACV application. The ACV is not of 'limited weight', as suggested in the planning application, but indeed demonstrates the value of the pub to the village. It must be viewed as a material consideration in the application for change of use.

The planning application suggests that the prime argument for supporting the redevelopment is the consideration against policy EG7 of Stockton's local plan, which looks at supporting rural economic development. It considers the redevelopment proposal on two main points:

- No demand in the locality and that continued future use would be economically unviable.
- Equivalent alternative facilities are available, and it would not undermine the community's ability to meet day to day needs.

Neither The Derry nor The Wilson Centre meet the needs supported by a local village pub. The Derry, whilst run very successfully, is almost entirely set up for dining and gives little opportunity to casually meet local friends for a drink. There is almost no dedicated bar space in the Derry to meet

and sit together in groups of more than 2 or 3 unless waiting actually at the bar to be seated at a table to eat. Indeed, it seems that the vast majority of clientele are not actually from Long Newton, judging by the significant increase in traffic in the village itself.

The Derry is owned by a Brewery, therefore its future is never guaranteed. Should the Vane be changed to residential use, a future downturn in the Derry's fortunes would leave the village without a pub at all. The Vane as a community pub would not be subject to such insecurity.

The proposed use and business model for the Vane should it be retained as a community pub directly addresses the issues above in terms of local relevance and long term security for the community.

The Wilson Centre hires rooms by the hour which are suitable for functions, clubs and meetings. It is very popular and heavily booked for yoga, floristry etc, but is not an alternative to a village pub.

Whilst there are 10 public houses within 4 miles, transport is needed to reach them, and many of our elderly residents no longer drive, but are happy to take a stroll up the village to enjoy a bit of social time. Bus connections between local villages are almost non-existent particularly at evenings or weekends, further making the case for the need for a reliable community pub in the village.

The development needs of Stockton would be supported by the Vane remaining as a pub. The planned new housing on Yarm Back lane will bring many potential customers within reach. The expanded use of the airport provides an excellent opportunity to develop the B+B capacity.

The viability assessment considering the past economic performance of the Vane does present a precedent for future performance. Whilst the Vane has not been financially viable for some time, the proposed business model, ownership and use of the Vane make a comparison to past financial success far less significant.

With effective marketing and management, the vane would appeal to local and visiting trade. With an identity, such as offering locally sourced, high welfare food and a generous provision for alternative diets, current public interests could frame a successful venture. The beer garden with its stunning open aspect could also be improved to provide a welcoming venue for many groups and activities. As highlighted in the viability report, local custom is needed with walk in trade from the local community. Enhanced provision, such as a day time 'coffee shop' facility would help this.

The concern of there being few lenders prepared to back a hospitality venture is not relevant, should the community group buy the pub. There are substantial pledges in place, even prior to the publication of the prospectus to make the purchase of the pub viable.

Removal of the pub will have an adverse effect on the protected characteristics of community cohesion and our increasingly elderly population. This is contrary to the aims of the local plan.

Community pub plans are well advanced and augur well for the future of the Vane should it remain as a public house in community hands. The village does not require further domestic dwellings, indeed there are regularly properties of the size proposed available to buy in the village.

The case for development is economic for the party selling the property and those wishing to develop the site. Those profits will not benefit the village in any way. The case for retaining the Vane as a pub are economic and social for those within the village and surrounding area for many years to come.

Mr Paul Chambers

Golf Club House Flat Eaglescliffe Golf Club

I would like to object to two planning applications 20/0717/FUL & 20/0718/FUL

I have been visiting my friends in Long Newton, of which there are many, all of my adult life. Whether it be for football, cricket, social events, or just to meet and catch up, the venue we have always used is The Vane Arms. We have simply all grown up with it.

My personal favourite times are the long Summer evenings when we all sit in the long garden. There would be 2 or 3 tables pulled together and a large group of old friends chatting and laughing for hours.

I can't explain what a loss I have felt for so long now, not being able to meet those friends in the same way we always have. To consider that those times may never return is unthinkable really.

There simply isn't, and has never been a viable local alternative that provides the same atmosphere and facility that The Vane Arms provides.

The Derry which is also in the Village is quite obviously only a venue and operation for dining, either inside or outside. The outside area is dominated by another kitchen area with pizza ovens. When you also consider the shorter opening hours with early evening closing, it is quite apparent it is more a restaurant than Public House.

A public house like the Vane Arms is an immeasurable asset to the village community. It is inconceivable to think that such a beloved venue and meeting place could be lost. When you compare and consider the wide spread negative effect of such a loss to a close community, to the negligible gain two unnecessary dwellings would bring, there really isn't a decision to be made.

So committed and convinced am I to the importance of maintaining this valuable asset, I have offered any help I can give to the project team. Whether that be financial assistance or a commitment in any other way to return the Vane Arms to the village and visiting friends.

I sincerely hope these applications are rightly turned down, and promptly, so the community can quickly deliver on their promise to return the Vane Arms to the Village. We will meet again.

Mr Phillip Howells

The Cottage Darlington Road

FAO Helen Boston

Objection to the above planning applications.

Firstly I am very concerned about the drawings and neighbours list. The drawings are wrong and even are not all the same.

The neighbours list is wrong as there are more properties on the boundaries than listed.

The devil is in the detail and these details are not correct.

Proposed widening of the shared driveway. The neighbouring properties use street parking which includes the roadside that is to be removed.

This would mean that the next space available to park is opposite the opening.

This will mean that the drive way will be obscured at the exit with cars parked either side and opposite.

This also means that I will be parking over the road from my property something I have not had to do for the last 16 years.

There are young children living in my property that will have to cross the very congested busy road passed numerous parked cars on a blind bend !!!!

I want to see a very robust system of speed retarding and designated resident parking bays no further than we already safely enjoy.

The proposed integral garage

This is on the opposite side of the wall to my lounge.

my concerns are Fire risk,Fumes,and noise.

If the the new occupier leaves early or returns late the garage door mechanism/ noise will resonate through the whole of my building.

I want to see detailed information for all the above and how it will be managed.

The rear direct boundary is currently made up with building structures that will be removed

This will also remove the old character from the garden. I propose all boundary walls and mature established hedge rows be maintained.

I would request the additional acoustic sound ending is placed between the proposed rear garden of the newbuild and our rear garden

The removal of the kitchen area will create clear view from the rear garden of the 5 bed dwelling straight into all windows to the rear of my property.

We have currently enjoyed free access to the rear of our property through an existing gate in the garden Boundary I don't see any provision for this in the new design I have used this entrance for over 16 years and wish to maintain that.

The existing window looking directly at my rear sun room. Whilst the window is an existing opening. I believe changing the use to a residential lounge would increase The amount of occupied time within that room we currently only experience occupation during licensing hours this is usually limited to evening and in darkness where the curtains were drawn in both properties. I suggest this window is removed from the future plans

We currently experience damp from the wall adjacent to the public house I want to know what measures are going to be taking place to avoid this going forward

The proposed dormer bungalow to the rear in the existing pub garden will create a complete blockage to the view from all of my upstairs windows first floor and loft conversion from the loft conversion I will be able to see immediately into their property and they will completely block the view I currently enjoy of the rear field and the Cleveland hills

The proposed roofline windows from the newbuild property will allow clear view into my rear garden and also into the rear of my property through the sun lounge and into my sons bedroom window. I strongly object to this lack of privacy

The proposed new build is on a higher elevation of my property this would create lack of sunlight into my garden in the early hours of the morning and through to lunchtime

The building work surrounding such a major development on a small plot will no doubt create huge earthworks and movement. what guarantees do I have that any damage to my property through the alteration of ground works will be recompensed from the developer.

Also as mentioned previously we have your children in our house the security of site. The hours of work regarding noise pollution during the early hours and into the evening when children are going to sleep and the general work noise throughout the day I currently work shift pattern that includes nightshifts I strongly object to major works going on to the adjoining building.

In conclusion I have concerns about the following

Serious road safety concerns about pedestrian access through many parked cars

The removal of my view to rear of my property and the privacy I currently enjoy in the whole of my garden

The building work and changes to the structure as we are a joint property where the existing property has a cellar underneath our floor level.

The rear of my property much character will be removed by the proposed design

I also have to the rear of my property and underground World War II air raid shelter that is not shown on any site map. I want assurances that this structure will be in no way damaged by any of the adjacent ground works and building works

I have just written out my detailed response only to be told it has timed out

Not impressed??

No one to answer my call ???

Harry Scott

Midway Mill Lane

I wish to object to both applications as a village resident for the following reasons:-

I have lived in the village since birth and have only left the village to attend University.

When coming back after Term time it was great meeting up in the Vane with my old school friends from the Long Newton Village School, St Mary's. This has now gone and it's a shame for my generation and for those that follow.

We don't need any houses in exchange for our Local Pub, we just need our established Public House and its excellent Beer Garden to remain as it is, a local asset and meeting Hub to be enjoyed by all.

I with many others, will be supporting the community purchase and further social development of the existing amenities

In conclusion I wish to oppose both 20/0717/FUL and 20/0718/FUL planning applications.

Thank you for your time in considering my objection.

SAVE THE VANE

Harry Scott

Megan Jones

1 Baliol Croft Long Newton

I wish to object to the above planning applications regarding the redevelopment of the Vane Arms in Long Newton. I've lived here for five years and part of the reason my family has felt so welcomed into this strong community was the Vane Arms. A community hub, the Vane Arms has provided a space for me to get to know people outside of my peer group and through this I have learnt valuable social skills. What's more, it is where I got my first job; an experience I feel has developed my interpersonal skills, time management and financial understanding. I believe it is a shame that the next cohort of village kids may not get the chance to have a job so fulfilling and progressing.

In my time working at the Vane I observed the effects it had on the locals: not only was it a space to keep in touch with friends old and new but greatly reduced the dangers of social isolation for many older residents due to its convenient location and welcoming atmosphere. Therefore, I believe that the Vane Arms was a paramount establishment in village life as it provided a social anchor for many whom may have struggled from loneliness otherwise.

The claim that alternative provision was to be found in the village is simply not true. Dozens of people in the village could tell you that the Derry is very much a restaurant and cannot replace the function of the Vane.

While the Vane Arms may not have made a viable income under previous management, I believe the 'Save the Vane' committee has plans to turn the Vane into an integral piece of the local economy through having a village shop, parcel drop off point and fulfilling the potential of the B&B on the property (an outlet not fully explored by the previous owners).

Throughout the period of lockdown, I have seen the village community grow and tighten due to the experience. The efforts made by the village to provide for those in need and to donate where possible is a testament to the community in which the Vane served. I believe it would be a waste for the planning to go through and there to not be a hub for this community to get together.

Thank you for taking this into consideration.

Megan Jones (17)

Nigel Pinnock

14 St Andrews Park, Sadberge,

Hi Helen,

With respect to the above reference (20/07/18/FUL) and in conjunction with planning application 20/07/17/FUL lodged by Camfero Homes I wish to register my objections as a resident of the neighbouring village of Sadberge. We often walk out with our two dogs to our sister village of Long Newton and have for many years enjoyed a pint in the bar or garden of the Vane Arms. The garden is one of the most beautiful pub gardens in the area and the pub itself is a fantastic example of a lovely old English country pub at the heart of a community. In Sadberge we are lucky enough to have 2 pubs and we know how important they are in helping to create that special community spirit that you get in a village. If ever we needed reminding of the importance of this, the current situation with Covid 19 has re-educated us all in how much looking after each other and our neighbours is of such a precious commodity - we've been humbled into realising that you can't put a price on it. And I'm sure this is true of many communities, not just villages.

I believe that the preservation of our pubs (both town and country) is essential in helping to ensure that British life and community based culture is not eroded away for ever. Same is true of shops and cafes, restaurants and Post Offices in our towns and villages. To allow old country pubs to simply be bought up by building/housing companies to create more homes at the expense of the permanent destruction of a key part of the community that they will be joining, is in my opinion morally wrong. The only gain is for the owners of such companies and is purely financial. I hope my comments will at least receive consideration in support of the residents of Long Newtown themselves. I for one, would be very sad and disappointed to see the Vane Arms to be lost forever as a public house, it is an integral part of Long Newton village.

Kind Regards,

Philip Francis

Burnholme Mill Lane

I wish to offer my support to the idea of this pub. I am 80, a widower, living alone who has been a regular of the pub for 55 years.

Mrs Hilary Staples

Brackenside Darlington Road

I would like to register my objection to the above planning applications.

Since we moved into Long Newton in 1996 The Vane Arms has always been the social hub of the village.

Summer festivals were held in the garden, firework displays in the garden in November and countless events in the pub throughout the year. It was standing room only on a Friday night, the atmosphere totally different to anywhere else. With the closure of The Vane last August, at very short notice, the 'heart' of the Village was lost.

The Vane provided an introduction to work for many young people from the village over the years and a vital community resource for all the village.

The loss of a village shop, post office and drastic reduction in a bus service makes the retention of The Vane as a community hub even more important.

Miss Elaine Thompson

16 Battersby Close Yarm

This pub has been a part of the village's history since the 18th century. During my childhood and again as a visiting adult the pub has always been at the heart of the community. The pub is a meeting place for all current and former village residents and since its closure the village has lost its community hub. The village does not need another property, certainly not to the detriment of the pub and the land on which it sits. The village has sufficient houses that come up for sale that suit a range of budgets, there is absolutely no need for the pub to become a residential property with another one plonked in the pub garden. The village needs the pub to remain a pub, a place where people can meet up, hold celebrations and continue its history as part of the village. It is the only traditional pub remaining in the village, do not allow this planning application to go through. Give the village its pub back, all we need is the chance and we can bring it back to its former glory.

Ms Lyn Bayne

19 White House Croft Long Newton

We have only recently moved to the village, and during COVID I have witnessed such a strong sense of community within the village. Due to no amenities within the village, the porch within St Mary's church has been used as a makeshift community hub, allowing the sharing of dried food goods for those that cannot get what they need, toys for children and books etc - naturally as life returns to normal and the church resumes its own activity it will be no longer feasible or appropriate to

continue using the church porch as a community hub It has shown me what a strong community I live in and I feel that losing the Vane Arms would take away the possibility of this becoming a valuable hub. There is no requirement for additional housing within the village, with a variety of sizes for houses currently for sale appealing to many sectors of the market. Further housing development could affect the saleability and price of the houses currently on the market. In terms of the village already having a successful pub, having only lived in the village for 6 months, I struggle to visit the Derry just for a drink to meet up with friends, it is geared more towards meals, therefore more of a restaurant and due to the volume of people that visit outside of the village, it feels at times inaccessible to locals - if you want to go for a drink at the Derry, you need to request a table, which they would much rather reserve for meals. The re opening and new ownership of the Vane Arms would allow somewhere for locals to visit for a sociable drink without feeling the need to purchase a meal - the vane arms could be diversified for a variety of uses to support the community - some examples include coffee mornings, book clubs, quiz nights, lunch clubs, gardening clubs, all of which The Derry would not be able to support. It may also be possible to facilitate parcel drop off/collection which again would support those in the village that cannot drive and have to rely on very limited public transport. It is perfectly possible for The Vane Arms to co-exist along side The Derry since The Derry is not geared up to support the local community in a way that The Vane Arms has the potential to do. This would add far more value to the village than a couple of new houses - the sizes of which being proposed are currently available on the open market already. At the time of raising this objection, I note that there are currently 3 x 3 bedroom properties; 2 x 4 bed properties and 1 x 5 bedroom property available to purchase and given the size of Long Newton, there is clearly no requirement for any new building of the dwellings being proposed

Mr Joseph Bamford

Old Police House Darlington Road

The redevelopment of the Vane Arms into residential properties would be a terrible loss for the Long Newton community. We have always been regular customers and enjoy being able to socialise there with our family, friends and other locals. In particular, it has an excellent beer garden, regularly considered in the top ten within the north east <https://www.livingnorth.com/northeast/blog/10-top-beer-gardens>.

During the Coronavirus lockdown, our village has really pulled together to support each other. We are hopeful to run a community pub at the Vane Arms to provide even more facilities there for the benefit of all. Clearly, if the pub was lost, then this brilliant opportunity for our village would also be lost.

Mr Alan Armstong

North View Cottage Darlington Road

See Document

see document

Mr Daniel Braun

1 Woodland Way Long Newton

FAO Helen Boston.

Please accept this notice of objection to the change of use application of the village local pub. Also for the planning application of a development in the pub garden. Planning notice 20/0718/FUL and 20/0717/FUL.

The reason for my objection is that since moving to the village in 2017 the Vane arms was the only place where I was able to meet locals and interact on a social level, It had a great sense of community. I also believe it is a vital hub for those who live alone and frequented the pub for social interaction to maintain good mental health.

It would be a great shame for the village to loose such a asset, and I trust that is evident in the volume of objections put forward.

The proposal of a new dwelling in the pub garden would be detremental for the Pub for it to loose its fantastic beer garden. The views of the cleveland hills are fantastic and the beer garden a real attraction for those who use it.

I trust your decision will be fair and moral.

Kind regards

Danny.

Mrs Pauline Ruddick

3 Farfields Close Long Newton

I would like to register my objection to the above application. As an older member of the community and a non-driver. Since the closure of the Vane Arms my social life has been devastated as well as my mental wellbeing. The village doesn't have many facilities a community bus twice a week, of which I am a regular user. If the Covid-19 has had one positive it is the coming together of the village, the presence of a shop visiting twice a week, a lifeline in these difficult times. The village wishes to purchase the building as a community pub and to incorporate the village needs. I don't want to look out of my bedroom window and see residential properties, I want to see children playing in the beautiful garden while their parents enjoy socialising with fellow villagers.

Mr Derrick Mudd

1 The Close Long Newton

REF No 20/0717/FUL & 20/0718/FUL

We would like to register our objections to the above planning applications regarding the Vane Arms. Especially as this has been granted an Asset of Community Value, with strong support from the community for the steering group who successfully applied for the ACV.

Over the years we have lost village amenities such as the Post Office, village shop & the Vane Arms should be a community hub for all ages. As well as the pub itself which has retained a lot of character, also the garden area which has excellent views of the Cleveland hills can be restored back to being family friendly. There is also a fenced area for vegetable growing for those interested in a garden club. We do not want to lose these facilities.

While the Derry has been mentioned it should be noted that it is run as a very successful restaurant & is not somewhere you can drop into for a social drink with friends.

Another popular village asset is the Wilson centre which is well booked for functions, clubs & fitness activities but can not replace a village pub.

The present owners never ran the pub to its full potential & had a negative approach to utilising the facilities available. There are B&B rooms that can be a profitable asset.

Many young people have had employment over the years at the Vane & this is all part of the village hub.

To sum up the Vane Arms has historical value for many local people & we want to see it kept open as it is beneficial to the whole community. We thank you for reading it & hope you agree.

Mr Paul Ainsworth

45 Victoria Road

I have been asked by supporters of the Vane Arms to comment from a national perspective, as the Campaign for Real Ale's national planning policy adviser, on the issues currently surrounding the pub.

Firstly, I'm delighted to hear that a community purchase is being pursued. Our research shows that in the last three years the number of community-owned pubs has risen from around 50 to 146 with many prospective purchases in the pipeline. An amazing statistic here is that, as things stand, not a single one of these ventures has failed and most have been a roaring success. This is all the more remarkable because, in many cases, the pubs concerned had been written off by their previous owners as terminally unviable and suitable only for an alternative use. Community purchase is generally, as in the case of the Vane Arms, prompted by the desire to save a valued local facility from being lost to the community for ever. Having said that, the success of community-owned pubs is perhaps not really surprising - local people are much more likely to use a pub which they or people they know have invested in and whose mode of operation is tailored to their own needs.

Secondly, I understand that the owner of the Vane Arms has applied for planning permission to change the use of the pub on the grounds that it is not viable. This, sadly, is a very common scenario. It cannot be denied that (putting the present crisis on one side) many pubs do struggle financially but close examination of the facts usually reveals that this is not because the business is inherently a hopeless cause. Very often, the malaise can be attributed to the manner in which the pub is being, or has been, run. Owners often claim that local people do not use the pub but, more often than not, this is because the pub is not attractive to them - it might be too food-oriented, it might not be as welcoming as it should, the opening times may be erratic, the beer may be poor quality - the list is potentially a long one. It also has to be said (and I know nothing about the circumstances at the x) that some owners deliberately run down their business to make it easier to claim unviability as part of a change of use strategy. This is why CAMRA has produced the Public House Viability Test (attached). The Test seeks to address the question 'what could this business achieve if it were run efficiently by management committed to maximising its success.' We recommend Councils that receive change of use applications to apply the Test before reaching conclusions on any viability claims.

Applicants often claim that the whole pub trade is in terminal decline and pub closures are a sad but inevitable consequence of societal change. It is true that until quite recently pub closures were running at an alarming rate but the tide has (or had) definitely changed. The Office for National Statistics produces annual figures on pub closures and found that, in 2019, pub numbers actually increased by around 300. Our own findings chime with this; we have identified just 216 permanent pub closures during 2019, the vast majority of which were in urban areas; these closures were significantly outweighed by the number of new openings, many of which are 'micropubs', bars and family-oriented food-led pubs. Only 23 pubs which could be described as 'village locals' were lost. Recent changes in both national planning policy and in legislation have increased the protection given to community facilities and this has no doubt been a significant factor in arresting the shrinkage but, perhaps more importantly, people still want to go to pubs, provided those pubs offer what they want. We have written to you separately asking you to stand firm on planning policies as the current crisis will inevitably lead to opportunistic applications for pub change of use. When normality returns, we will still need our pub buildings. I very much hope that the Vane Arms will be one of them.

Russell Hornby

8 Grosvenor Road Fairfield

20/0818/FUL - Conversion of Vane Arms

20/0717/FUL - New 3-Dwelling on pub land

OBJECTION TO THE ABOVE PLANNING REQUESTS

The Vane Arms was bought at public house prices to be run as a village pub, not as a building to be repurposed for individual gain as an alternative to developing the business. If the current owner

cannot or will not make the business work, the Vane Arms should be sold as a public house. The current development plans go against all that a publican should stand for.

The Arms is an integral part of Long Newton and there have been some excellent ideas put forward by those in opposition to the current plans, showing that there is a strong argument for the Vane to remain as a pub. These ideas are both non-profit and community-inclusive, and will add value to the lives of village residents.

If Stockton-on-Tees Borough Council allow the selfish plans of the current owner to go ahead in spite of obvious opposition, they will be sanctioning profiteering over community spirit and they will devalue a village. If this proves to be the case, those involved in such a decision should hang their heads in shame.

Russell Hornby

Mr Geoffrey Truefitt

Mountain Ash Cottage Darlington Road

I would like to inform you that I strongly object to application 20/1718/FUL on the grounds that the conversion would result in the loss of a valuable community resource.

I would like to refer to The Localism Act, 2011; the purpose of this Act was to pass powers held by Central Government back to the people and their locally elected representatives. The Government recognised that many settlements were losing community facilities such as shops, village halls and public houses. It was appreciated that such closures can have a lasting effect on communities' social interaction and well-being. To help residents retain community facilities, they could nominate valued resources to be listed as Assets of Community Value. (ACV)

ACVs give the local community time to organise themselves with the aim of purchasing the asset before it is sold out from under them.

The majority of the residents, as well as the staff of the Vane Arms, were shocked to hear that the pub was to close at the end of August 2019. Shortly after the closure, the Long Newton Community Hub was formed by a number of residents who were, and still are, determined to save the Vane from development. The Hub has tremendous support and backing (including financial) from the local community, shown by "standing room only" at a recent public meeting.

The steering group nominated the pub as an ACV and Stockton Council supported the listing. The owner requested a review of the decision but was unsuccessful; Stockton Council confirmed that the Vane Arms is an Asset of Community Value.

The "Save the Vane" project also has received massive support from Long Newton Parish Council, our local MP Alex Cunningham, Ward Councillor Andrew Stephenson, Tees Valley Mayor Ben Houchen and the Plunkett Foundation.

Clearly the planning department will be aware of the Localism Act which aims to benefit the well-being of communities and it will take into account that the ACV is a material consideration when considering the planning application.

I believe that it is essential that the following points should be taken into consideration by a planning committee before a decision is reached:

1. The benefits of a public house for the community over a new home for one family.
2. The social well-being of the local residents.
3. Agreeing to the application would be "flying in the face" of the enormous support received by the Long Newton Community Hub.
4. The ACV listing is a significant material consideration.

I would like to conclude my objections with some quotations from the National Planning Policy Framework:

"Planning policies and decisions should aim to achieve healthy, inclusive and safe places which.....promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other."

"Planning policies and decisions should ensure that established shops, facilities and servicesare retained for the benefit of the community."

"Planning policies and decisions should guard against the unnecessary loss of valued facilities and services."

Joe Fixter

155 Addycombe Terrace Newcastle Upon Tyne

Dear sir / Madam

I would like to submit my objection to the two above planning submissions.

Having been brought up in Long Newton, I have both family and many close friends still living in the village. I visit on a regular basis and the Vane Arms played a crucial part in maintaining those relationships.

My elderly mother who lives in the village will be 90 next year, and since the closure of the Vane has lost one of the few places she enjoyed going out to when family visited.

The Village over recent years has suffered from closure of its only shop, community centre and conversion of its other pub into a restaurant facility catering predominantly for visitors from outside the village.

My hope is that the Vane can be bought by the community and reverted back into a vital community venue which will be able to offer my mother and other people of her age critical opportunities for leisure and social activities.

Please save the Vane Arms from closure and conversion into private dwellings, as once this resource is gone its gone forever. Under new dedicated ownership this pub could be a thriving country pub once again.

Regards,

Joe Fixter

DJ And S Mitson

95 Harlsey Road Stockton-on-Tees

We wish to make you aware of our strong objections to the above planning applications relating to the Vane Arms.

As relatives of residents of the village of Long Newton we are of the view that the loss of this public house and beer garden will have a serious impact on the provision of local facilities in the village and local community. Our specific objections are as follows:

We consider the Vane Arms to be a valued local amenity in the village of Long Newton, which since its closure in August 2019 has been a deeply missed by the community and ourselves. The pub when it was open was an important community resource, hub and meeting place, providing somewhere for locals, friends and family groups to meet and socialize on a regular basis.

Our family have been resident in the village for over 30 years. During this time, we have been regular supporters of the pub, and have spent many an hour enjoying the pub and its large beer garden, which has beautiful views over the fields to the Cleveland Hills with our family and friends.

We believe that the community of Long Newton would be a much poorer place if this pub and beer garden were lost. For this reason, we consider that the pub should be used by, and made available to the local community. We support the 'Save the Vane Group' with the proposal to purchase the premises and run it as a community pub. We consider this position to be supported by the fact that the SBC has recently listed the Vane Arms as an ACV, an indication of the value that the local community places on the public house.

The Wilson Centre, although a key part of the village community, is a village hall, it is not a place where residents can pop in on an evening to have a drink and chat with their neighbors as in the Vane Arms.

Whilst the applicant points to fourteen public houses within the 'immediate vicinity', which provide a range of services. Only the Derry is within the village and it operates mainly as a restaurant not as a traditional public house. The others are not readily accessible by foot considering the lack of footpaths and street lighting.

We consider that the proposal of a 3-bedroom property to be built in the pub's beer garden to be unthinkable. The village does not require more properties as there are plenty for sale in the Stockton Borough Council area.

On review of the proposed plans, we believe that not only will the new developments mean the loss of the wonderful pub and beer garden. The proposed building would also impinge on the privacy of neighbouring properties.

We would be grateful if the council would take our objections into consideration when deciding these two applications.

Thank you

Mr Ian Blackburn

16 The Willow Chase Long Newton

This is a community hub and the last drinkers pub in long newton. It would be a travesty if it is turned into housing that is not wanted or required.

Mrs Rita McNally

10 Pipit Close Ingleby Barwick

I have been a frequent visitor to Long Newton and the Vane Arms for a considerable length of time due to having family and friends living in the village.

The Vane Arms is a valuable asset as a place to socialise with family and friends. We often mull over the days events or chat about a problem as everyone knows it's good to talk and vital for our mental health and well-being.

Having access to outside space and being able to sit in the garden on a summer afternoon with friends and loved ones is both fabulous and essential.

The vane is not only the hub of the village it's the heart of the village.

To lose such an asset for the sake of building 2 extra houses is just unacceptable considering there are others for sale.

Therefore I object to the change of use of the Vane Arms and the new build in the garden of the property.

Mrs Helen Brown

Moor House Farm Cottage Kirklevington

The village needs to keep its pub

Miss Sarah Burns

47 Washington Grove Norton

I would like to register my objection to the above planning application.

I moved into Longnewton in 1972 and still class the village as my "home" as my mother still lives in the same house. Growing up in the village The Vane Arms was always part of my life, as a youngster I remember sneaking along the corridor to get to the flat upstairs or into the back garden, stopping at the bar hatch for a bag of crisps and bottle of coke with a paper straw, and the day I turned 18 my dad took me into the bar to buy me my first legal pint. Like many others who grew up in the village one of my first jobs was working behind the bar in the Vane, as well as in the kitchen, giving me the confidence to set off travelling for a year - after the usual Vane Arms party to send me on my way. There are just too many memories of birthdays/Xmas/New Year/funerals/parties/BBQ's/garden parties that have been held at the Vane Arms, bringing the village together as a community, and the thought that there is potentially no more of these memories to happen for the sake of yet more houses that are NOT needed in our village doesn't bare thinking about. Yes there is another pub in the village, which also holds many fond memories, but The Derry is now a restaurant and not a village pub, it is not somewhere the locals can go to meet for a quiet chat over a drink, or celebrate an occasion without wanting a meal to go with it.

Without the Vane being at the heart of the village where will that leave the people of Long Newton? We have already lost our village shop, our bus service (apart from the occasional mini bus), one pub into a restaurant, we don't want to lose the Vane Arms as well!!! Where will people go - not everyone drives, or wants to drive out of the village.

During the recent Covid lockdown the village community have pulled together setting up a hub for everyone where people have donated food/books/toys etc to help each other out, checking on the elderly and those isolating, collecting prescriptions, showing that this community is crying out for the

need of somewhere that could offer this facility as shown by the locals who are raising funds in the hope of purchasing this property for good of the village.

Mr michael howe

Rose Cottage B Darlington Road

Hello,

With relation to the above planning application , I am requesting that this is removed until the details are correctly submitted , I live in Rose Cottage b which is three doors from the Vane Arms the existing plans are incorrect , there is no mention of Rose Cottage b on the plans , we have had no letter and wouldn't have known about this if someone hadn't have mentioned in passing. The garden layouts are incorrect and this has a major impact on our garden. I will be prepared to show you this if required but the proposer should contact the Land Registry and get their details correct. This is a total show of unprofessionalism on the proposers behalf and if this is their plan I fear for our future. If you need further information please dont hesitate to contact me . I wish to know why we have been missed off as we are on the council tax register

Regards

Alison Cooke & Michael Howe

Rose Cottage b

Long Newton

TS211DB

Prism Planning Statement for the proposed development at the rear of the Vane Arms states - 4.27"Are sympathetic to local character and history". The proposed development for the Vane Arms does exactly what the developer states he/she doesn't want to do, take away a piece of history from the village. The Vane Arms formally the New Inn dates back as a public house to the 18th Century where this has been the hub of the village community ever since apart from short closures

As a small rural village which has already lost the village shop , post office and bus service the removal of one of its last village hub ,its local ,would take away the last proper public house and a large piece of village history . The closure of a pub signifies loss of local service , social hub and employment opportunities .

The under used 2011 Localism Act gives local government the right to protect small businesses in threat of closure , in this case a business run at a loss by its present owners where the previous landlords had a successful pub and B&B , the then Local Government Minister Grant Shapps said:

"The village shop, pub or post office is often the beating heart of a community. So when one is threatened with closure, often for a reason as simple as the shop owner or pub landlord retiring, I would expect the local parish council to pull out all the stops to keep it going".

The Parish Council have in fact objected against this proposed development , this now should be an opportunity for the Parish Council and Stockton Borough Council to unite and help the local groups to save the piece of history at the centre of village life. The creation of the asset of community value

through the act gives the village hope but a more vigorous course of action by SBC would see this development thrown out and the village retain its local

As with the new build the 5 bedroom family house replacing the pub is unnecessary to the community and has potential to put local amenities at risk ie. The school, if places are in short supply a school outside the area would have to be chosen increasing the carbon footprint when we should be reducing it

With Durham Tees Valley Airport being taken back into public ownership the opportunities for small businesses around the area to offer their services, as with the en-suite bedrooms that the previous owner had converted at the Vane Arms and not used to their full potential by the present owner

This proposal must be rejected to save the piece of history which was the New Inn and now the Vane Arms and we would like to object to this proposal

Alison Cooke and Michael Howe

Geoffrey Cottrell

28 Leyburn Grove Stockton-on-Tees

This pub is a focal point for the community. It is not just a pub it is like a community centre as well. There are a lot of things that are centred here (e.g. the gardening club) and it is a meeting point for a lot of the villagers. It also provides employment opportunities for the local population, such opportunities becoming less and less as the businesses in the village decrease (the local shop and newsagents for example). It helps people who are possibly feeling lonely, for example after a bereavement, to leave the house and meet people in a friendly, sociable environment. I don't think another couple of residential dwellings would fulfil these roles and so I am raising this objection.

James Francis

7 The Stray Long Newton

The Vane Arms and My Life

My family moved to the village from Hartburn when I was six months old. It was 1969 and we moved in four doors up from The Vane Arms. From an early age I vividly remember going into the corridor and visiting the hatch for crisps (Tudor), nuts (KP) and Lemonade (Lowcocks). I also remember collecting the Lowcocks bottles up so I could return them to get the 10p deposit back.

When I was seven my Dad starting taking me to Ayresome Park to watch the Boro. I would sit in the seat which was in the entrance alcove, waiting for my Dad and his friends to come out and get in the car. Kids were not a common sight in pubs in those days.

In my teens, even though it was illegal, my parents encouraged me to go into the Vane for a drink on weekends. This may not be seen as responsible parenting but they felt it was better for me to be in their sight when drinking with the older lads, rather than out on the streets. This is when my real love for the Vane grew.

When I was 14 I also started playing for the football team on a Sunday morning. I was really chuffed with representing the pub, especially as a former Boro player, Micky Burns, also played for them.

Christmas day lunch time has always been a special occasion in the Vane. It was when all the people who had moved away returned and came in for a drink. It was the centre of the community on this day.

During the exams in my final year at University it was my sanctuary. After revising all day, I would go in at 9pm and relax. Nobody else doing exams and nobody talking about exams.

After University and working in America, I came back and got a job in the Vane. Like numerous other young people over the years, the pub provided me with employment and a place to improve my confidence.

When my Mum passed away, we held the wake in the Vane and it went on well into the night. We even did some bar diving in honour of Mum who was known for doing it herself. Again, in a time of need the pub and the community were there for me.

The pub is not only a sanctuary for me but also my father. He is still in the same house and brags that he has been drinking in there for over 55 years. He has been on his own since 2009 and is 80 this month. He says he is missing the pub more than anyone as if he does not go in, then he only has the four walls to talk to on a night. He does use the other pub but it does not have a bar/regulars area, so he sometimes struggles to find a seat. It is also more of a restaurant than a pub and nothing like what we had in the Vane. He needs his pub back.

Mrs Anne Burns

11 The Green Long Newton

I would like to register my objection to the above planning application.

I have lived in Long Newton since January 1972 and as an 83 year old widower and village resident I am very much against the development of the Vane Arms into two more large residential properties, which this village does not need. I have never driven and since I lost my husband, and then our regular bus service, I like other members of our community rely on the Vane Arms as somewhere we can meet our friends and neighbours, and am very much in favour of the proposal of the village purchase of the Vane Arms to provide not only a public house but also a community hub for our villagers.

Miss Victoria Sleightholme
21 Priory Court Wideford Drive

Miss V L Sleightholme
21 Priory Court
Wideford Drive
Romford
RM7 0FY

17 May 2020

Stockton Planning Services
Planning Administration

Dear Ms Boston

Objection to the Planning Applications listed below:

20/0717/FUL Erection of 1 no. 3 bedroom dwelling with associated access

20/0718/FUL Conversion and alterations to existing public house and first floor accommodation to create 1 no. residential property with associated access

I write to notify you of my strong objections with regard to the conversion and alteration to the existing public house, the Vane Arms, including the change of use to a residential property, and the proposed development of an additional property on the open space to the rear of the Vane Arms. Application numbers referenced above.

Having grown up in the village of Long Newton, I have fond memories of living in the village and visiting the Vane Arms with my family. Many an hour has been spent in the large beer garden playing with friends. The pub also provided me with the opportunity to gain valuable work experience close

to home in a safe and secure environment. Whilst I currently reside outside of Long Newton, my parents still live in the village. In more recent years, when I have returned to the village to visit my parents we have often enjoyed visiting the Vane Arms for a drink and catch up.

Up until the Vane Arms closure the public house had been an important facility in the village, providing the residents of Long Newton and the wider community a place to meet, socialise, and relax with friends and family. As well as providing work opportunities for residents of the village.

On hearing the news that the current owner was seeking planning permission to change the current use of the property into a residential dwelling, and develop the beer garden into an additional residential dwelling I was dismayed and saddened by the potential loss of such a wonderful community facility. I consider that the proposed change of use and redevelopment of the Vane Arms would certainly result in a permanent loss of a valued community facility, contrary to Policy T12, which in turn will have a detrimental impact on the local community of Long Newton.

This position is supported by the fact that the Council has recently listed the Vane Arms as an Asset of Community Value, an indication of the value that the local community places on the public house.

Policy T12 clearly stresses the importance of supporting and providing community facilities, including public houses, and to guard against the unnecessary loss of valued facilities where they would reduce the community's ability to meet its day-to-day needs.

Applications to remove community facilities should not be supported, unless there is no demand in the locality and continued use would be unviable, or equivalent alternative facilities are available.

As referenced above, the Vane Arms has been listed as an Asset of Community Value. In addition the Save the Vane Group and local residents have shown their support for retaining the Vane Arms as a community pub for the residents of Long Newton and further afield. I consider that such support and initiative demonstrates the demand for the continued operation of the Vane Arms as a public house.

In regards to the Vane Arm's future viability, having considered the Applicant's Planning Report and Viability Statement, I disagree with the statement advanced by the Applicant that the Vane Arms is not a viable commercial operation. In turn, I also consider that to date reasonable efforts have not been made to maintain the Vane Arms as a viable business, highlighted by the following points set out below.

Firstly, the financial information contained within the Viability Statement presents the direct cost ratio as being much greater than industry standards of a business of a similar nature and location, which in turn has had a direct impact on profit.

Secondly, the business has failed to take advantage of its position in the village of Long Newton and has failed to engage with residents, being its target audience to develop and expand the business.

Thirdly, the business has failed to take advantage of bed and breakfast accommodation, which it benefits from. With the anticipated expansion of Teesside International Airport, the bed and breakfast facilities would be an area of further business growth.

In the right hands, putting the current pandemic aside, I consider that there is no reason why the Vane Arms should not be a commercially viable operation.

Additionally, I note that the Applicant's submission fails to address or even consider the local community pub base model advantaged by the Save The Vane Group, which aspires to retain the public house as a community pub; serving the local community and providing valuable services to the residents it serves.

In regards to the market value of the public house, I do not consider that the Vane Arms has been marketed at the correct market value and on the appropriate terms. I would question whether the asking price of the property has been historically set at too high a figure. Furthermore as the pub is now closed, I would argue that this price should be lowered further as this would have raised doubt in potential buyers mind regarding the viability of the business.

Turning to the issue of equivalent alternative facilities, the Applicant has provided information regarding fourteen public houses within the 'immediate vicinity', which provide a range of services. This information is misleading, of these fourteen public houses, only one, the Derry, is located in the village. The Applicant's statement has also failed to detail the barriers that could affect the use of these public houses by people within the village of Long Newton.

Whilst there are a number of pubs in the wider area of Long Newton, apart from the Derry, these are not within walking distance of the village and would not, therefore, allow the local community to access these facilities on foot.

In relation to the Derry, this public house is currently operating as a restaurant, and not a public house in the traditional sense. There is limited seating for guests who would only like to pop in for a drink. As a result the establishment cannot support the residents of Long Newton by providing an alternative social drinking venue. As such, I would argue that this business is not operating at a level to provide a reasonable alternative or indeed compete with the Vane Arms as suggested by the Applicant.

Finally, in relation to alternative facilities, it is suggested by the Applicant that the Wilson Centre performs many of the functions and services that historically have been provided by the Vane Arms. I would state that although the Wilson Centre is a key part of the village community, it is a village hall; and not a public house. The nature of the operation of the Wilson Centre does not allow residents to pop in whenever they wish, instead the operation works by functions and events being arranged in advance, and the hall being available to be booked on an hourly basis by the community.

I would be grateful if the council would take my objections into consideration when deciding these two applications.

Yours sincerely

Victoria Sleightholme

Ms Aideen Cullen

7 The Green Long Newton

Dear Sir/Madam,

Please accept my objection for both applications relating to The Vane Arms Public House
20/0717/FUL & 20/0718 FUL

The Vane Arms has been a long standing public house which has been a vital community hub for the village of Long Newton. Stockton Borough Council has listed this property as a asset of community value and therefore should be protected as such for the benefit of all of the community.

It would be shortsighted to redevelop this property into two residential accommodation. Particularly when there is ample properties of similar size within the community that are regularly up for sale.

The Vane Arms has been a vital part of the community social activities & into the future if successful could be developed into an asset that would benefit all of the community - particularly a shop, public house & daily facility that could be utilized by children elderly and residents of the village. This would help prevent social isolation of our elderly & vulnerable.

The village community are eager to pull together and purchase this property for the future benefit of all of the community that could last for generations to come.

Yours sincerely,

Aideen Cullen & Marco Maalderink

Mrs Duna Jones

High Farm Gerrick

We would like to object to two planning applications 20/0717/FUL & 20/0718/FUL.

We have been frequent visitors to The Vane Arms over the years due to having friends and family in Long Newton. We have celebrated many family birthdays in the restaurant and enjoyed drinks in the bar with the locals, especially on Christmas Day. We have always found it to be a lovely village pub.

We are aware that the pub has been listed as an Asset of Community Value by Stockton Borough Council, due to the value it provides to the community and could potentially in the future, if these planning applications are rejected.

It would be a shame to see this turned into a residential dwelling and the loss of the garden with a dorma bungalow. The garden is a huge asset to the pub and all who use it, the view over the countryside to the Cleveland hills is not found anywhere else in the area.

We fully support the Save the Vane campaign to run the pub for the community it serves.

Duna & Alan Jones

Mr Andrew Mullin

9 The Willow Chase Long Newton

To: Helen Boston, Case Officer Stockton Brough Council

Objection to planning applications 20/0717/ful and 20/0718/ful The Vane Arms, Long Newton.

Please take these comments as our formal objection to both the above planning applications.

We have been residents of Long Newton for 20 years and so have a qualified interest in the community and its wellbeing.

Andrew Mullin has also worked within the pub industry for 35 years and has owned pubs and run pubs as an Operations Director, Area Manager, Business Development Manager and Marketing Director and so is very well qualified to comment as to the viability of a public house. In this time he worked for Century Inns one of the former owners of the Vane Arms and also Enterprise Inns (now Ei Group) and so had visibility of trading account and profit and loss sheets for the pub for a period totalling 10 years and so is able to comment with accuracy as to the financial viability of this public house.

Carol Mullin also spent 3 years working for Century Inns plc one of the former owners of the Vane Arms and had visibility of the trading accounts in the time. She previously worked for Daniel Thwaites Brewery for 5 years and has an excellent understanding of the financial structure of a successful pub.

We are both incensed that a well used community pub had been allowed to close with the clear purpose of the owners looking to profit from a change of use and sale to a developer. This has and should be a vibrant community pub. The current owners ran it hands on for the first two years but then decided to put a manager in and stopped opening as regularly and the food offer was on one week and off the next. There was no ongoing effective marketing happening but the pub was still be used by a lot of the villagers on a regular basis. The shock came at the end of August 2019 when we were given 2 weeks notice that the pub was closing!....there had been no previous indication of this - even the staff were shocked. The pub had not been on the market for anyone to see and naturally there was a lot of interest from locals immediately in terms of looking to purchase. A steering group was put together from within the village who duly contacted the owner. The owner expressed a willingness to sell at first and met the group but then went cold on the idea when the group asked for trading accounts as part of their due diligence. He also named a price to purchase to the group based on the pub's 'massive potential'

With no accounts being forthcoming the group were advised to apply for an Asset of Community Value as there were rumours that a deal had already been struck with a developer. This was supported by many villagers and was subsequently approved by the council.

There is now a Limited Company formed from within villagers that is still looking to purchase the pub and operate it as a Community run pub with a shop amongst other amenities. Dialogue has been reopened with the owner who has expressed a willingness to sell if the proposed sale does not complete. Surely this is the outcome that everyone wants to see!....the pub is viable run the right way and would strengthen the community ties within the village!....There was a meeting held to 'Save The Vane' recently in the village - over 100 people turned up to hear the Community Pub proposal from the steering group. To date over 60 people have made financial pledges to support the purchase. This is a community that wants their pub, that values their pub and who are prepared to invest their own monies to retain and develop their pub!!

This shows the support for the Public House even at a time when all are closed due to Government policy. It also shows a knowledge by the main stakeholders i.e. The Public in the viability and community value of this property.

There is also the unanswered question as to why the previous owners of The Vane were able to run a successful business for 5 years starting from scratch, modernising the building and marketing the business hard enabling them to sell it as a going concern as a pub relatively quickly and yet the current owners were unable to maintain this operational success after initially doing everything right for the first 18 months....or was the sale for development always part of their business plan and their ultimate exit strategy. We only state this due to the covert nature and timing of the sudden closure and the total lack of discussion with the customer base which almost never happens in a pub environment in our experience!....usually it is the first place to look when you want a quick sale!.

Moving on having outlined the fact that the viability of the Vane Arms Public House should not be in question, we would also like to draw your attention that the Vane Arms has always been a location for community gathering. Indeed we personally can state that this has been our experience of the business during our 20 years in the village.

We have been fortunate to have 3 excellent community facilities in the village all offering different services. The Vane Arms, The Derry (public house) and The Wilson Institute - we regularly use(d) all three. The two pubs operate totally differently and have always sat happily side by side. The Derry is very well run and has attracted new business to the village in recent years which The Vane has

benefitted from. It is however positioned to trade as a pub restaurant first and foremost and not a community pub. It does not have a separate Bar area purely for drinkers. It has also shown a marketing drive that The Vane has lacked in the last 12 months it was open. The Wilson Institute is well run and caters for many interest groups but it has to be booked and is not licensed. It therefore fulfils a different role albeit a much needed one. Alongside these two community assets the Vane has always been the social hub of the village with a proper regulars Bar where the villagers meet to share gossip and news as well as socialising. There are many older, single people within our community who have used the pub to combat social isolation. The level of support behind the recent ACV application has also shown the community is right behind this building continuing as a Public House.

So...to the applications themselves produced by specialists Everard Cole - specialists in getting change of use for Public Houses. These companies always raise contention as they do not employ any individuals who are resident in the village and are paid a hefty fee for their services. They are given all their information presumably by both the owner and the developer before submitting an application to yourselves - this is clearly manufactured to sway your opinion and in this particular case seems to contain some inaccuracies. We will comment further on this later. We will however ask you to consider why Long Newton would benefit from two additional dwellings at the expense of losing a much loved and clearly supported community asset.

With a regard to the application for the new build. The building is described as a 'Bungalow' when surely it is not!....it has two floors and is truly a Chalet Bungalow at best....how naïve of supposed professional like Everard Cole to make such a fundamental error or is this just an attempt to disguise the effect that a construction of this height will have on the adjacent properties??.....the land is also described as a 'Brownfield site' this is also surely wrong as the land is currently occupied by a developed business that has traded successfully for 300 years within the village envelope and is surely a 'Greenfield site' or is this another attempt within the application to create ambiguity regarding the true nature of the land and add weight to a change of use application. Although we are no experts the phrase 'garden grabbing' comes immediately to mind which is surely legally and morally wrong.

The construction of this dwelling will therefore take away a much used village facility namely the Beer Garden of the pub with its splendid views. There is also the allotment which was regularly tended by villagers until recently. There are plans for the community group who seek to buy the pub to extend this and also to introduce a 'health and wellness' feature.

There is also the employment factor. Are Stockton Borough Council happy to see the demise of 8 jobs?....maybe more if the pub traded to it's full potential. Traditionally The Vane has always been a place of employment for villagers....our sons and daughters both cut their teeth working in the pub as have many others.

In summary we would just like to repeat our opposition to BOTH development plans.

Long Newton does not need two more large dwellings but it does need it's social hub. It is fantastic to see support from local politicians and trade organisations such as CAMRA. The plans to purchase and run the pub as a Community Pub are exactly what this village needs....this will include the provision of a shop and employment for local people. This will also be the first Community run pub on Teesside and the project already has the backing of The Plunkett Foundation who assess the true viability of these schemes in a 'not for profit' way (registered charity) unlike Everard Cole who will walk away from ripping the heart out of this village with a fat cheque in their pocket. We make no

excuse for the passionate, honest nature of our comments as we live here in Long Newton - we are proud to be villagers and part of this community and will fight this application with every legal method possible.

We thank you for reading our objections and we would also be happy to attend and give evidence should this application have the necessity to go to a council hearing.

Andrew & Carol Mullin

Ste Carter

5 The Close Long Newton

I would like to object against the development planned for the Vane arms in Long Newton Stockton-on-Tees, this is my local pub and I've seen it been in my opinion deliberately ran into the ground by the current owners to sell for development, the previous owners ran a popular and well loved local pub and to see it closing regularly and customers been turned away by the newest owners because they didn't want the trade, refusing customers who wanted to use the bed and breakfast because the landlord didn't want to get up in the morning. Then to see see it suddenly shut because in their words it was a struggling business, even though they never advertised or attempted to sell the business. The argument that there's another pub in the village is a weak one as this is a good pub but is aimed at the food trade and is used by mostly non-locals, if you want to just meet friends for a pint theres only one bar which is used to feed the restaurant, its also always very busy and regularly nowhere to sit and have a drink especially if there's a few people going in together, I believe to let this local be developed would rip the heart out of the village and kill off a lot of friendships and isolate some people to the point of being socially isolated. There's plenty off new developments in the Teesside and Darlington area, literally more houses than demand, to develop the Vane would only serve one person at the cost of the whole village, please do not consent to this development and let them develop somewhere its not going to cause this level of upset and distress.

Gerry And Tess Byrne

8 Vane Court Long Newton

To: Planning Department case officer: Helen Boston,

My wife and I would like to register our strong opposition to the above planning applications. We have lived in the village for the past 47 years, and during that time have enjoyed the facilities offered by the Vane Arms.

Over the years we have been to parties, wakes, weddings, Xmas and New Year celebrations and enjoyed meeting our friends, and making new friends and acquaintances. All this ended last August when the Vane Arms closed.

The Londonderry [now called the Derry] at he other end of the village was an alternative venue, which we used, until three or four years ago years ago, when it became a restaurant only.

We now have no village pub, no community hall, no bus service and no shop or post office. We do have the Wilson Institute which is excellent, but it is not a village pub.

The village has banded together, and we now have the possible opportunity of owning this pub as a village enterprise for the benefit of all the village and those who will follow.

We have enough dwellings in the village, but no assets for the community to enjoy. Do not let this village asset slip away to the detriment of the villagers, and the profit of the developers.

Gordon Smith

18 Woodland Way Long Newton

I wish to record my objection to the above applications and I offer the following reasons to be considered by the Planning Committee.

Background

I have been resident in the village since 1984 and have witnessed many changes occurring in that period. The sense of community in Long Newton has been a continuous feature. Over that period societal pressures brought about by reduction of services and removal of facilities have tested that sense of community. That community spirit has periodically strengthened but none more than the announcement of the proposal for the Vane Community Pub. The subsequent Planning applications for the Vane Arms has further, and would suggest fully, galvanised the residents. Often planning applications create NIMBY responses but when a proposal that enriches the community spirit to the extent demonstrated there can be no way objections can be classified as nimbyism.

Reasons

- o The two applications offer no overall enhancement to the village, neither as residential need or value to the community.
- o An excessively strong focus on commercial viability of pub use, by the applicant, neglects to recognise the national success of similar ventures to the Hub proposal. The Hub business case is sustainably set out, giving a responsible return on investment.
- o The development of the whole site of the Vane Arms is reliant on the new house proposal. Conversion of the pub alone would be commercially questionable in the development market.
- o The application for the house fails to recognise the impact on adjoining properties on the panoramic vista enjoyed by the occupants.
- o The Community Hub proposal enables villagers to promote a village identity and preserve village history.

- o Longer term employment and local economic activity is a key advantage to the Hub proposal.
- o Substantial and reasoned objections from residents
- o Significant elected politician's statements supporting the Hub.
- o Support and guidance from a national organisation feeding from the success of similar ventures throughout the country.
- o The Hub proposal will not impact on the community activities at the Wilson Centre.
- o The substantial difference of offering should have little or no impact on The Derry pub, whose trade is balanced in favour of visitors to the village.
- o A designation of ACV, by Stockton BC, to the proposal was not casually determined and underlines it's credibility.

Recommendation

The applications should not be determined in isolation. Recognition of the level of support for the Community Hub proposal together with the volume of reasoned objection should be key to the Officer's recommendation to Committee.

The applications require full Planning Committee determination

Mrs Ashley Knowles

5 The Green Long Newton

Community pubs are such vital places within a village, especially a village without a shop or facilities of their own. The Vane was and should continue to be at the heart of the community, a place where locals can socialise. Many of those residing in the village do not drive or do not want to drive on busy roads to other pubs a few miles away, saving The Vane will have a significant positive impact on feelings of isolation as The Vane is just a short stroll away from most properties within the village. Many residents live alone or are elderly; whilst I am neither of those I would always opt to support my local economy and buy local than travel elsewhere. The pub will support local networks, provide a meeting place and also has the capacity to be a focal point for community events. Other services could also be offered; using The Vane as a base for access to local information, potential to host local businesses and entrepreneurs, perhaps in a pop-up shop capacity. Similarly, the outside area could be utilised as a meeting place and perhaps also to host classes or groups during the warmer months. Whilst The Wilson Centre is popular and a great amenity, it's more suited to formal events which have been pre-planned. Facilities are often booked and utilisation is high, hence the need for The Vane and the more informal community hub setting it provides to us all. During the COVID-19 lockdown there has been a mobile shop visiting the village which continues to be very popular and proves there is a sustained need for a shop service within the area. There are many keen walkers within the village and currently nowhere open during the day to stop by for a drink or brunch/afternoon snack. Perusing this option with regular and consistent opening times could help to maximise profits as many residents are at home during the day and I can foresee a high uptake. There is a also a continuous stream of cyclists through the main section of the village who I believe

will (like locals) appreciate the outdoor area and having a place to rest and purchase a refreshment. The garden needs to remain in use, the views are appreciated by all and absolutely should not be spoilt by a new build behind the line of all existing properties. I also believe that with an increasing number of people utilising Teesside Airport there is an opportunity to market a B&B offering to those travelling in or through our local area. With marketing I believe uptake would be high, there isn't a lot of choice within the vicinity unless travelling further afield to Yarm (the traffic puts a lot of people off). The scenery within our village, as well as the surrounding businesses and the option for business travellers to have an evening meal and room at the same location would be hugely attractive and advantageous, bringing a new revenue stream to The Vane.

Mr mark young

2 The Yew Walk Long Newton

At a recent village meeting to determine support to try to buy the closed Vane Arms and create out of it a Community Pub it was standing room only. This shows the level of importance Long Newton residents put into keeping the Vane Arms premises a pub. The Vane was a place for locals to congregate for a bite to eat or just a social drink. Our other village pub, the Derry, is predominantly a restaurant and tends to attract customers from outside the village. It does not lend itself to a quiet drink on an evening with friends and neighbours. The Community Pub proposition is not a prospect that has been taken lightly. Led by a group of passionate locals, it is being supported by the Plunkett Foundation, a national body supporting rural community business, and is being guided by support received from the George and Dragon Community Pub in Hudswell who have been running successfully for the past 10 years and is the model I believe a community pub here may well be based on. A large amount of money in support has already been pledged to create our Community Pub. CAMRA estimates that a minimum of 14 pubs close every week. We do not want to be another of these statistics.

Agreeing to this planning applications, and the connected planning application 20/0717/FUL, for change of use and an extra residential property within Long Newton brings no community value whatsoever to this village but denying the applications will give the opportunity for us to put down community roots, preserving and expanding the heart of our village and securing a sense of communal spirit.

I strongly object to both these planning applications and believe they should be denied.

Mr Antony Todd

17 woodland way Long newton

The Vane is a local hub for the community and a valuable local asset. The land to the back is vital for mental well being due to the fantastic views and the green space for children to run around and play in. Losing that would be a shame as we lose green space around us all the time to over development. The Vane offers a place for young and old to meet socially. The community value this asset and if possible would increase the amenities on offer to include all who live here and those passing

through. It's important to keep it open to the public as it would leave us with next to no places to gather socially.

Ms Judith Sweeting

Mountain Ash Cottage Darlington Road

I have lived next to the Vane Arms for 32 years and, as a neighbour, pub user and a member of the steering group formed to "Save the Vane", I was deeply shocked by the sudden closure in August 2019 of the Vane Arms which dates back to the 18th century. As a result, I wish to inform you that I strongly object to this planning application on the grounds that the change of use would result in the loss of a valuable community resource. In the document, Prism Planning makes a number of statements I would like to challenge:

In section 4.17, Prism refers to the NPPF and quotes paragraph 38 of the Revised Framework, "Local planning authorities should secure developments that will improve the economic, social and environmental conditions of the area." The conversion of a public house into one residential property does not fulfil this directive.

Similarly, in section 4.23, Prism refers to paragraph 91, "the development should promote social interaction...." The conversion of a public house into one residential property does not fulfil this directive.

Section 4.20 b, again refers to the Revised Framework, this time, paragraph 8; "The social objective notes the importance of strong, vibrant and healthy communities through ensuring sufficient number and range of homes can meet the needs of future generations...." According to Everard Cole Estate Agents, there are 49 properties with 5 bedrooms currently on sale in Stockton Borough, several of these in Long Newton itself. There is no need for another.

Availability of alternative facilities.

In section 5.4, Prism examines other public house provision within 4 miles of Long Newton. We are fully aware of these but the whole concept of a village pub is that it is local, residents can stroll to the pub when the fancy takes them. As soon as meeting up with friends for drinks and meals involves organising dates, times and journey planning, all spontaneity is lost. Single people and those without transport can visit a local pub and be sure of company when they arrive, thus promoting social interaction.

The other establishment in the village, The Derry, is described (section 5.4.2) as providing a valuable service for the village. This is so, but the Derry is, essentially, a restaurant. There used to be a bar with pool table and dart board until the room was refurbished a number of years ago. This included the removal of the bar/servery, the dart board and pool table to provide extra dining capacity. The "bar" area now consists of 2 tables and approximately 8 stools in the restaurant and is mainly used by diners waiting to eat. As such, the Derry does not lend itself to meeting friends for a drink, especially on an ad hoc basis.

The Wilson Centre provides important services to the village and is highly valued. In fact, many residents, including myself, contribute via annual direct debit, to the upkeep and support of the Centre. There are numerous classes and activities on offer such as Pilates and yoga and also private hire events such as birthday parties and fund raising events but, it is not a local pub. The rooms have

to booked in advance and there is a charge incurred. This involves planning, usually well in advance and again, negates spontaneity.

The Wilson Centre and the Vane Arms have co-existed in the village for many years. There is every reason to believe that they can continue to complement each other in the future.

With regard to Prism's comments in section 5, as a resident living next to the pub, I have never been affected by "noise and food odours" generated by customers using the beer garden. Neither have there been any complaints from any of the neighbours in the immediate vicinity.

ACV

National and local planning policies put great store on the importance of retaining valued community facilities, including pubs, and guard against the loss of valued facilities and services.

Pubs are, by their very nature, community assets. Take away the pub and the community will lose its heart. For our village, the Vane is a vital resource and is an important linchpin of village life. It is the reason many people have moved here and remain here. The presence of a pub which is accessible and inclusive greatly enhances the community spirit.

Pubs are focal points which provide safe and convenient places for people to meet friends and acquaintances, thereby reducing social isolation.

Pubs support the local economy by employing the local people and buying food from local suppliers.

Pubs offer meeting places for club, groups and societies and those without transport. A recent study, "Friends on Tap," showed that people with a local pub have more close friends, are more satisfied with their lives and feel more embedded in the local community.

In December 2019 a community group nominated the Vane Arms to be listed as an Asset of Community Value. In February 2020 Stockton Council informed us that the nomination had been successful and the pub had been listed as an ACV. Following this decision, the steering group formed a company in March 2020; Long Newton Community Hub Ltd. (LNCH) with the intention of purchasing the Vane Arms as a community pub which would engage widely with the local community by responding to its interests and demands. As a result of leaflet dropping, door to door canvassing, questionnaires and a public meeting, we produced evidence to show that the vast majority of the residents are against change of use of the pub and are prepared to invest in the community project.

The enterprise is also supported by Long Newton Parish Council, Alex Cunningham, Andrew Stephenson, Ben Houchen and the Plunkett Foundation.

After the owner of the Vane Arms requested a review of the decision to list the pub as an Asset of Community Value, we received the following reply on April 29th 2020 from the Legal and Communications Department: "I am satisfied that the Vane Arms has, in the recent past, been used to further the social well-being or interests of the local community and it is realistic to think there could be such a use again in the next five years. I therefore support the listing of the Vane Arms as an Asset of Community Value."

As a result, the Council can, and should take into account the listing of the pub as an ACV as a material consideration.

Viability

After a period of inadequate management, the Vane was closed for approximately two and a half years during which time the brewery decided to sell the pub. A local couple, Jill and Paul Jackson purchased the pub and, with a large number of community volunteers, prepared the pub for reopening.

The pub was featured in the Northern Echo on February 25th 2013:

"Community pub at Long Newton expands at a time when others are closing. A pub which was brought back to life as the centre of a village community's life is expanding when 18 pubs a week are closing across the UK"

The Jacksons employed a number of local youngsters, encouraged weekly, monthly and annual events, all with a community focus. Jill and Paul made a success of the pub to the extent that they converted the first floor to include four B&B rooms which added considerably to the fortunes of the enterprise. When they sold the pub to the current owners it was a viable, going concern. It was a thriving business and they gave it up, quite reluctantly, because they decided to retire, NOT because it was failing.

The current owners did not set the trend set by Jill and Paul; advertising was minimal, the website was not up to date and the food served went from popular pub grub to fine dining and although good, was not what the majority expected or wanted. Most of the community clubs, groups and activities were discouraged, Monday (including Bank Holidays) and Tuesday closures were introduced and the B&B rooms were virtually empty. In 2018 the landlady left for New Zealand. A pub manager was employed to replace her and this increased the staff wage bill.

According to CAMRA, experience shows that the running down of a pub is often deliberate because the owner knows that he will need to convince the Council that the pub is not viable.

Whether deliberate or not, the pub was thriving under previous management.

As a member of the Plunkett Foundation "More Than a Pub" programme, the Long Newton Community Hub, after considerable research and consultation, considers the pub could be a viable proposition. It aims to secure the Vane Arms as a community pub, owned by its members, which will serve the needs of its members and the wider community. Community pubs are thriving where private enterprise has failed, around one quarter of privately-owned pubs have shut down since 2008 but community pubs have 100% success rate.

Not so long ago the Vane was really buzzing and there is no reason why it shouldn't be again.

To conclude, section 92 of the NPPF requires local planning authorities to guard against the loss of valued facilities where they would reduce the community's ability to meet its needs. I consider that the Vane Arms is a valued facility which meets the needs of the local community. The application for change of use should therefore be refused on the grounds that it is contrary to national and local policy.

Mr David Butler

5 The Stray Long Newton

The Vane Arms is important to Long Newton which is a village lacking many amenities. We have no Shops, no Post Office and no real bus service, but we have enough houses.

The Derry and the Wilson Centre are important, as many people have said, but THE VANE ARMS is the only venue that can do so much more for the community, Cafe, Pub, Bistro, Shop, Post office, meeting place, etc, etc.

The Vane Arms was really the only meeting place for many locals, including many of the older residents, which is why many, many villagers are supporting the LONG NEWTON COMMUNITY HUB to ensure that THE VANE ARMS remains and is an ACV, an ASSET OF COMMUNITY VALUE.

This is why THE VANE ARMS must remain as a COMMUNITY PUB, etc.

Mr Alex Fawcett

51 The Slayde Yarm

Having friends and family in the village of Long Newton, I have enjoyed the use of The Vane Arms for many years. The Vane provided a vital social hub for local residents, the kind of place that is becoming harder and harder to find in our area - a pub that appreciated it's local crowd, welcomed visitors from surrounding towns and villages, offered excellent food without impinging upon those enjoying 'a quiet pint', provided a venue for family parties and charitable events, offered good value bed and breakfast as well as keeping a large well-kept beer garden for summer afternoons and a roaring fire for winter evenings.

Unfortunately, I refer largely to a time before the current incumbent took ownership of the business. Since that time many of the above features have not been in evidence, and it is sadly no surprise that they found their business model unviable.

At one time, The Londonderry Arms would have potentially been a reasonable alternative to The Vane, but that venue, now renamed 'The Derry', sadly fails to provide the convivial atmosphere of a traditional pub, by giving all of it's seating over to diners and seeming to base it's offering on the large chain-pub model.

However, as has been demonstrated by previous owners, The Vane Arms is clearly a viable proposition, and given that there is overwhelming local support (mine included) to operate the pub as a community asset, it would clearly be a travesty to allow the current owner to destroy that invaluable community spirit by developing the site for yet more housing.

Miss Emma Weatherill

18 White House Croft Long Newton

The conversion of the pub would be of great detriment to the village. The pub is a hub of the village and provides a meeting point for villagers, some of whom would otherwise be isolated.

Emma Weatherill and Paul Irish

Graham Huby

MIDDLE TOWN COTTAGE LONGNEWTON

OBJECTION REF; 20/0718 FUL and 20/0717 FUL

I wish to strongly object to the proposals for the development of the Vane Arms public house and the building of a dormer Bungalow at the rear.

The loss of what has always been the 'locals' pub will have a detrimental effect on the community. It will leave the Derry as the only public house in the village and which arguably is a restaurant frequented by many from outside of the village and which on some evenings is extremely busy.

In the 48 years I have been in the village there have been a number of proprietors, some good, some poor, generally reflected in their commitment and enthusiasm and I believe with good management there is no reason why the pub cannot be profitable once more. The garden was very popular for many of the villagers especially on a warm sunny day, it was a place folk used to meet and bring children and I am sure would be greatly missed. I understand the current owner has had personal problems and has failed and although he is aware of the general feelings in the village he does not seem to care, and will be gone if permission is granted.

Development at the rear of properties was frowned upon by planners during my working life and I have had a number of applications rejected by planners to protect the privacy of surrounding properties. So I would like to ask 'When did the planning policy change'.

Noise will be a problem for the immediate neighbours during the proposed works. Lorries and other vehicles will travel daily up and down the extremely long drive delivering building materials during construction of the dormer bungalow and upon completion vehicles will continue delivering to the occupied house. Also this property will have views over all our gardens and privacy will be affected.

Local support is very strong and hopefully a successful purchase of the Vane Arms in the future will see it returned to a community meeting place for the locals, and rescue it from this unwanted development.

Sam Scott

Midway Mill Lane

Ref. No:20/0718/FUL and Ref.No:20/0717/FUL

I wish to object to both applications as a village resident for the following reasons:-

I was born and live in the village, as was my Grandmother, the oldest member of the community born in the village.

I regularly went to the Vane Arms with my parents to meet my family, their friends and my friends also, and believe that meeting with my family's friends in a safe environment has given me the confidence I have today at 20 years old.

The village pub provided a communal place for both families, couples and individuals to meet and come together in a casual manner to relax and build as a community.

With the Vane now being closed there is no communal, public place where the village can come together with the same ease and comfort as we once could. I went down the apprenticeship route after leaving school & when it was home time for University Students it was great meeting up in the Vane with my old school friends from the Long Newton Village School, St Mary's. This has now gone.

In the future I would like to buy a house in Long Newton, and I see the Vane as an integral part of the community as it always was for me growing up.

Changing the pub to a house and building a new one in the best beer garden around would a great loss for the village, especially as we all want to keep the pub, and to grow it to provide services that are lacking within the village.

Please do the right thing, and keep the pub for all generations to enjoy in the future. And if the village ever required more houses, leave our pub alone and put them somewhere else!

SAVE THE VANE

In conclusion I wish to oppose both 20/0717/FUL and 20/0718/FUL Planning applications and support the community purchase and further social development of the existing amenities.

Thank you for your time in considering my objection.

Sam Scott

Katrina Coxon

1 West End Cottages Mill Lane

Mrs Katrina Coxon, 1 West End Cottages, Mill Lane, Long Newton

Monday 4th May 2020

Objection to planning application ref numbers: 20/0718/FUL and 20/0717/FUL

Please accept this letter as formal objection to the planning applications listed above.

Both applications relate to change of use/development of the site of the Vane Arms, Long Newton.

Having read the planning statement in detail I consider a number of comments to be unfounded -

o 'The Vane Arms is not financially viable as a public house' - Historically the Vane Arms, when operating the full Bed & Breakfast and being actively marketed and promoted was viable and in the future I believe it will continue to be so if operated by the Community Group. With community members able to specialise in promotion and marketing, including full utilisation of social media, I believe the facility will develop further to successfully offer a range of services. It is widely accepted that many businesses must diversify to succeed, and the Community Group (with feedback from a very well attended public meeting) have realised very quickly that the village is lacking in some in-demand vital services, including a shop, gardening club, coffee facilities, and parcel drop off/collection point.

The planning statement clearly states: The development plan notes in Policy EG7 the importance of supporting local services and indicates that Policy T12 (Community Infrastructure) is highly relevant. The policy notes that for development to be acceptable there needs to be no demand in the locality for its continued use with it being unviable. If Policy T12 values the importance of supporting local services then I feel this is a key issue, and the formation of the community group has highlighted the strength of feeling, and demand for the facility, as well the pledging of funds by the local community.

o While the report mentions the number of public houses closing, it does not mention the increase in the number of community owned pubs, and the continued successful operation of those facilities. This should be given serious consideration in these circumstances, particularly as the premises has recently been granted an Asset of Community Value. Feedback nationally gives weight to the fact that public houses owned by the community operate well, with increased profits - not just because of the feeling of ownership locally, but also due to the opportunity for diversification to meet the ever increasing community needs. The planning report considers the numbers of rural community pubs are declining, however I wonder where the report formulates this opinion, as having reviewed information online (via The Plunkett Foundation) this does not seem to be the realistic picture.

o The report mentions the 'sheer scale of competition in the area, including another public house in the village 0.3 miles away (The Derry). There are in excess of 10 public houses that are within 4 miles or less' I find the mention of sheer scale of competition a gross exaggeration. I'm assuming the mention of 10 public houses within 4 miles can hardly be called local, and are impossible to get to either by walking (no pedestrian access) or public transport (of which there is currently none, but previously 2 buses a week to Stockton).

o The report states "There are numerous alternative public house facilities nearby able to meet the small community's day to day needs." The Derry mentioned in this report was redesigned in recent years, with the removal of the bar area. It now offers restaurant facilities and limited bar provision. Operating hours are not as such of a traditional pub's opening hours, and as such usage as a pub (not a restaurant) is limited. The Wilson Centre mentioned in this report is an extremely valued and well used amenity for the village, however it is regularly fully booked as a community centre for Yoga, Keep Fit, WI and local concerts. It is not in fact a public house and I don't believe it can be considered in this capacity.

The planning report also mentions: Alternatively, there needs to be equivalent alternative facilities nearby that would be able to take the custom without negatively impacting the community (T12). Based on the factors above, I consider there is a lack of alternative facilities nearby, and that the closure of the Vane Arms has had a severely negative impact on the community, and continues to do so.

Having limited transport opportunities in Long Newton, the Vane Arms has been a key hub of the village for residents and visitors of all ages. Elderly groups met regularly for lunch, and it provided essential part-time employment for local young people. Lack of public transport and working parents meant teenagers were able to take up hospitality roles in a safe local environment.

Other limited facilities in the village mean the opportunity will be taken for the Community Group to diversify and offer added facilities such as coffee mornings, shop, gardening clubs etc. This would be a key factor to the health and wellbeing of residents of all ages, particularly senior citizens.

Long Newton has developed considerably over a number of years, and as such no requirement exists for the continued building of large detached properties. Houses of this size are regularly up for sale, and some have remained on the market for long periods of time.

As I consider there is demand for the Vane Arms to operate as a financially viable business, and there are not EQUIVALENT alternative facilities nearby I feel the planning proposal should not be supported under Planning Application Policy T12 Community Infrastructure.

In conclusion I would like to make one point. You may see my comments as a resident who romanticises the Vane Arms and the memories it holds, however I am considering the community as a whole and thinking of the opportunities ahead and the impact the loss of those facilities have had on a large number of residents. I have been a regular visitor to the Vane Arms for 50 years, as a child through to an adult, attending weddings, christenings and funerals. Both my children worked there as teenagers and we held almost all celebratory family meals there. I think the opportunity to ensure the facility is there for generations to come should be deemed as more important than building 2 houses on a cherished and much loved public house. Thank you for your time in considering my objection.

Mrs Janet Bellerby

2 Farfields Close Long Newton

Planning Application 20/0718/FUL and Planning Application 20/0717/FUL

I have lived in Long Newton for over 20 years and have been a regular weekly visitor to the Vane Arms for over 25 years. The pub has been a social gathering destination for many, for events, christening parties, wedding receptions (including my own), funeral wakes, birthdays, New Year's Eve parties, Bonfire Nights, Christmas celebrations plus fetes, festivals and live music in the beautiful garden.

During the Covid19 Lockdown residents of Long Newton formed a support group on social media to reach out and help people. A 'swap shop' was created in the church porch where people could take and donate tins/packets of food, books, toys, games, dvd's, and plants. It's been used widely and replenished generously. This, alongside a mobile shop that visits the village twice weekly has proved how much we need a community hub. The Vane Arms is the perfect place, not only for these services but to offer all types of activities and events as well as being a place to visit for a drink or meal and socialise with friends, neighbours and family.

The pub is currently listed as an ACV and has the support of many residents, our local MP and the Plunkett Foundation. The campaign 'Save the Vane' is led by a committed, enthusiastic and dedicated group intent on purchasing the pub as a community hub for all.

The current owners didn't build on the previous owners hard work and marketing and the pub's potential has been unfulfilled. The four Bed and Breakfast rooms were never fully utilised. With Teesside airport returned to public ownership the possibility of steady bookings from contractors, holidaymakers and business people post-Covid19 should be a very profitable addition making the pub an even more viable proposition.

There is the suggestion that Long Newton doesn't need another pub citing the Londonderry Arms as an alternative. This pub is a successful restaurant without the space for groups of people to meet just for a drink. The Wilson Centre is also a successful venue for exercise classes, talks and group meetings. Neither could be described as a pub. I would suggest that post-Covid19 there will undoubtedly be an economic recession and many leased pubs may cease to trade, a sad fact, but with the vane Arms as a freehold pub it would be a much more viable and profitable venture, bought by the community, for the community.

Without a shop and only a limited bus service and with a number of residents who don't or can't drive we really need the Vane Arms as a community hub, a centrepiece for residents to gather, use the facilities on offer, meet people and make friends. This will tackle social isolation for many people and also combat loneliness.

I strongly object to the plans for conversion of the Vane Arms into a residential property and also the building of a three bedroomed dwelling in the garden. The pub garden is stunning with it's views over open countryside and the Cleveland Hills. It has been used for many outdoor events over the years. I've sat in the garden hundreds of times with a drink in hand with friends and family admiring the views, I hope to do this hundreds of times again in the future. There are currently six houses for sale in Long Newton (see Rightmove), 1 x 5 bedrooms, 2 x 4 bedrooms and 3 x 3 bedrooms, there isn't a need for more.

Thank you for the opportunity to object on this proposed planning application. **SAVE THE VANE!**

Patricia Marshall

7 Burnwood Court Longnewton

As a loyal and longstanding customer (over 20 years) of the Vane Arms Longnewton I object to the application for redevelopment of this community asset.

Under the previous owners the pub thrived and 4 en suite B&B rooms were added. The Vane Arms had three business streams then, as a local pub, as a B&B and as a reasonably priced restaurant. The previous owners also surveyed the village to ask what their customers wanted and set up some social clubs such as a gardening group and a ladies lunch club. The village has a large proportion of residents of retirement age and Jill and Paul helped to create a social hub and made everyone welcome.

In contrast the present owners (Abbot) set out with their own vision to make the pub primarily a prestige restaurant. This was not wanted or needed by villagers as 'The Derry' is primarily a restaurant (and is tied to a brewery with a 5 year lease which is coming up for renewal). The B&B aspect was not promoted and many opportunities were missed to create trade eg closure on bank holidays, no attempt to engage passing trade (the village is on a National Cycle Route), no promotion of the B&B aspect to local business, insufficient use of the garden for events. Whereas Jill and Paul were almost always visible, Andy Abbott did not appear to want to engage with and was rarely seen by customers, and more staff than previously were employed to 'front' the bar and restaurant, which would make the business less profitable.

I believe that the Vane Arms has a future with the right proprietors who take account to local demographics and needs and, with commitment, it can run as a distinctly different business to the Derry with emphasis on the B&B for local business use and with priority given to the pub and a reasonably priced bar menu.

Yours sincerely

Patricia Marshall

Mrs Margaret Evans

Cobwebs 1 The Willow Chase

I am writing to object to the planning applications, 20/0718 FUL and 20/0717 FUL.

Closure of the pub last summer brought a pause to the regular custom my late husband and I have provided and enjoyed for almost 40 years. Losing the pub permanently, to provide unnecessary housing will be at the cost of a social outlet to myself and no doubt many others.

Over the years I regularly attended functions such as the Ladies Luncheon Club and much enjoyed the opportunities it provided to see dear old friends and catch up with the gossip. My late husband always looked forward to his visits to the Vane, becoming over the years, a familiar face as a tea-time regular. On numerous occasions the Vane would provide us with an end of the week treat meal out. This is a tradition that I continued to enjoy as a widow with friends in the community.

Without our local pub an important fragment of social interaction is lost, one which helps keep us attached to local society. Now it is harder for me to see some of my good friends. The other establishment in our village is The Derry, which is restaurant focussed and less well suited for meeting friends for a good catch-up. The Vane offers a place in walking distance for the members of the community for whom ease of nearby access is a great help. During his ill-health, for example, I would walk my husband up to The Vane in his wheelchair so even when ill, he still managed to see his friends and remain a part of the community. This would have been virtually impossible without our village pub enabling people to come together.

To build a bungalow in the back garden and change the use of the pub would destroy a beautiful place that holds memories for a great many members of the community, from christenings to funerals, regular pints with friends and catch ups with relatives and loved ones. Without the pub, a part of the village and its community is lost.

Yours sincerely,

Margaret Evans.

Vanessa Bowman-Reeves

28 Woodland Way Long Newton

Good afternoon

I would like to register an objection to the proposed change of use of the Vane Arms in Long Newton from a public house to residential dwellings.

My husband and I and our adult sons moved from Stockton into Long Newton in August 2018. We were looking for a relaxed way of life where we could feel part of a village community, and were attracted to the idea of a real 'local' with regular clientele with whom we could socialise.

The Vane was exactly that, and we popped in there regularly as a family; my husband also enjoyed a drink there on many Friday evenings. The clientele were almost always villagers and regulars, the atmosphere was gently welcoming, and it gave us a place to easily meet and get to know the local people and socialise with them. The traditional beer garden was particularly lovely in the summer, safely tucked well away from any cars, and it allowed people with younger families to meet up too. We have forged several friendships in the village as a direct result of time spent at the Vane. Without it, it would have been much harder for us to get to know anyone except our near neighbours.

(There is another licensed premise in the village, but the Derry isn't aiming to be a 'local' - it focuses primarily on meals and attracts people from outside the village, as evidenced by the large numbers of cars that are often double-parked along the main road. That makes it unsuitable for villagers wanting to be able to drop by and find people they know for a quiet drink and a chat.)

We are pleased that there is a lovely community feeling in Long Newton, as we had hoped when we moved here. This has been clear from the range of practical and emotional support that numerous villagers have been giving each other during the recent lockdown, including those who had previously never met. This has included regular support for older residents, some of whom live alone, and once lockdown is relaxed it would be lovely to re-open the Vane for the community so we could all pop in for a relaxed drink or cup of coffee and build on these new friendships face-to-face. There are lots of houses here but few facilities. The Wilson Centre is a nice building, well-run and and much-used, but signing up in advance to classes and ticketed events isn't the same as having somewhere where you can casually turn up on spec and find the company of someone you know to chat with, which is the hallmark of a good local pub like the Vane.

Reopening the Vane could also allow other key services to be made available there for villagers, and there is a great deal of interest here in doing that. For example, facilities at the Vane could be extended to enable people to do things like meet for morning coffee or afternoon tea, collect newspapers and buy basic provisions, have a parcel drop-off point, and continue the voluntary donation/exchange of books and toys that has been operating very successfully during lockdown. These would be particularly helpful for the villagers who don't drive, since there is now only a very limited bus service.

Long Newton is a great village. The people here have all rallied round and united during the lockdown. Even before that, there was already a strong desire among residents to purchase the

Vane so it could be run by the community for the community. This feeling is even stronger since the lockdown was imposed, as we can really see the value of re-opening it in future as a community facility offering additional benefits for all residents to enjoy. I hope you will listen to the views of the villagers and leave the way open for us to pursue this, rather than granting planning permission to turn it into houses which might benefit the vendor and a developer, but would offer nothing at all to the community.

Regards,

Vanessa Bowman-Reeves

Mrs Margaret Whitehead

8 The Yew Walk Long Newton

I wish to object to the above two planning applications to turn The Vane Arms into a 5 bed house, and build a 3 bed dwelling in the garden to the rear of the property.

Both the Vane Arms and the rear garden have an ACV in place, the owners appealed against this and the appeal was upheld. This indicates the value of this asset to the village.

The Vane Arms Public House

Although the current owners who ran the Pub for just under 4 years failed to make the Pub or B&B a commercial success, it does not necessarily follow that it cannot, once again be a thriving village pub which it has been in the past. The previous owners had successful quiz nights, lunch clubs, a gardening club which used the allotment in the rear garden, plus many other events which were well supported by villagers and people from outside the area. It is also a pub where both men and women living on their own in the village feel comfortable going in on their own. It always had a welcoming atmosphere with new comers to the village quickly integrating into village life. Given the increase in social isolation this is a big advantage of having a pub like the Vane Arms in the village.

Whilst there is as mentioned The Derry in the village, this is not a typical village pub, but a restaurant, which attracts most of its clientele from outside the village. Locals cannot always just go for a drink to meet friends as tables are required for customers who wish to dine. Also closing time on an evening is usually when the last diners have left, and anyone just there for a drink also has to leave. Other pubs mentioned within a 4 mile radius all require transport to access them. This is not always possible, there is no public transport, and to drive there is not environmentally friendly. The Wilson Centre does not have the same drop in availability as a pub with mostly prepaid classes available or ticketed events. It also has a restrictive alcohol license.

There is a group within the village who have proposals for the Community to purchase the pub and run it as a Community Pub/Hub which will be able to offer more than just the services of a pub. There appears to be strong support for this proposal, which I also fully support. There is a need within the village for such a facility. The village needs more facilities not less. Community Pubs have proved to be successful throughout the country and I feel this should be the future of The Vane Arms, along with the rear garden.

The shop and Community Centre are now houses, Old farmhouses and The Methodist Chapel have been demolished to make way for new houses. There is no regular Public Bus Service, The Tees Flex Service is an on demand service which relies on funding. An extra 5 bed house in the village is not what is needed. The Vane Arms has a beautiful quiet beer garden which is easy to access and safe for families with children, it has far reaching views and should be retained along with the Pub, it is an essential part of the Pub. Since the current crises there has been a significant increase in the number of cyclists coming through the village, a Community Pub/Hub would be a great place to stop off on the way through, as they have done in the past, including charity rides by The Armed Forces from Catterick. This Pub is a vital asset to the village for all residents both young and old. It also has provided employment for many young people in the village, and although it is stated that building work will provide employment this is only short term. The employment provided to youngsters has given them not only valuable experience but a good work ethic. Many have gone on to work in the hospitality business.

3 Bed dwelling in Garden of Vane Arms

Although mentioned as a bungalow this appears to be a house with bedrooms accessed via a staircase. As with aforementioned objections to the proposed conversion of the Pub the village needs more facilities not another house. There are plenty of 3 bed houses in the village, and currently there is planning permission to build many more in the Stockton Borough Council area. This house is to be built to the rear of The Vane Arms in what is a large beautiful garden, would be clearly visible from Footpath no 4 which runs along the back fence and would have an impact on the the open landscape. This dwelling would not enhance the village in any way.

During the recent Covid-19 the community in Long Newton have come together to help out when and where necessary. Before lock down a Community Support network was formed, which has members able to shop/collect prescriptions etc for those vulnerable residents who are unable to leave their homes. There is a positive attitude in the village to the future and especially a future with a Community Pub/Hub with amenities this village has lacked for so long. Long Newton is a village with three generations of families living within it, it is a close community and neither of these applications will do anything to benefit anyone in the community. A Community Pub/Hub will.

Regards

Mrs Margaret Whitehead

Bridget Blackburn Charles Hoyle

38 Manor Walk Stillington

Ref numb 20/0718/FUL

Vane Arms Long Newton TS21 1DB

Objection

We would like to object to the proposed bungalow application

We have family who reside in long newton and have visited the vane frequently both in the small dining area and in the seperate bar area and the beautiful large beer garden with its breathtaking views of the Cleveland Hills

We believe the Vane is a focal

Point for the community hub in a rural village that has limited facilities and public transport

It plays a pivitol role for all ages and backgrounds for social gatherings and events which can be further utilised with a new management structure in place that can support the heart of the community and encourage the use of facilities and provide ideas for more community events, clubs etc

It provides support to the local economy by providing employment to local People

As stated it has a small dining area and a separate social area which therefore means they are so much more than just a business that sells alcohol they provide well being for people, with different backgrounds encouraging the collectiveness of the community which the other premises in the village do not provide

The Vane needs to remain at the heart of the village and both village and surrounding areas

Yours sincerely

Bridget Blackburn

Charles Hoyle

Mrs Helen Jones

1 Baliol Croft Long Newton

see document

Mr Andy Mack

1 Castlereagh Close Long Newton

I wish to express my strong objections to the proposed developments to the Vane Arms public house in Long Newton.

The passion and momentum from the local community to retain the Vane Arms, coupled with the sheer volume of objections, demonstrates the irrevocable impact the proposed development would have on the lives of so many people.

There is considerable support and backing from the local residents, evident from the 'Save the Vane' initiative, which serves to ensure the social and economic viability of the Vane and its future by paving a path towards a thriving community asset.

The vision of a new Vane Arms in Long Newton can only bring positivity and enhance community wellbeing. It will provide a much needed social spot for residents, guarantee employment opportunities, support the local economy and add to the leisure provision for the older population.

At a time when pubs are closing at a phenomenal rate, the outcome of this decision will also set a precedent for similar establishments in villages across the borough. Having amenities such as a school, two fantastic pubs, a community centre and church greatly adds to the desirability of Long Newton - the reasons I was so set on moving here over two years ago.

In addition, the current pandemic has prompted a shift in mindset for many, encouraged by a period of reflection on work-life balance and the importance of neighbours, community and enjoying what we have on our doorstep.

There is a real excitement for what could be created at the Vane Arms and how it could be developed and enhanced going forward to unite the community for years to come.

I'm sure the local authority will strongly consider the future implications of losing such a historic part of the village and recognise the important role that it plays.

Rosemary Hill

3 Castlereagh Close Long Newton

Dear sirs

The Vane Arms, Long Newton

I would like to lodge my objection to the above two planning applications. Stockton Borough Council has listed this property as an Asset of Community Value. Long Newton has very few amenities and this would be (as it always was in the past) a valuable social hub for the villagers of long Newton. What Long Newton does NOT need is more large houses. The village is not short of detached properties with 3,4 or 5 bedrooms. And there are always one or two of these properties up for sale at any given time.

The other public house in the village (The Londonderry Arms (or Derry)) is more of a restaurant which does not encourage people who just wish to meet for a casual drink.

The village has no shop and no regular bus service to speak of, and there are people in this village who do not drive and have no way of accessing shops, Pharmacy, Post Office etc. Furthermore there will always be people in the village who do not drive because as each generation ages they eventually give up driving.

What we have learned during the Covid-19 outbreak and subsequent lockdown, is that there is a real need for people to have access to a facility where they can purchase a few groceries and fresh foods, possible have parcels and prescriptions delivered, library facilities etc, and also somewhere to meet for a cup of tea and a chat, as well as the obvious use as a village pub selling craft beers etc. We do have the Wilson Centre but under normal circumstances (i.e. not lockdown) that is pretty much fully booked with activities and therefore does not allow for much more.

During the lockdown there is a temporary mobile shop coming into the village twice a week and it has been very well received which demonstrates the need.

The village community have come together and are raising money in the hope of purchasing the above property to reinstate it as a community hub with hopefully enhancements that will serve the whole community of Long Newton. There is much enthusiasm for this project within the village.

Mr grahame levett

5 Vane Court Long Newton

I would object to the change of use of the Vane Arms on the following grounds.

The Vane Arms has been an integral part of the village for some considerable time and any change to that would destroy the whole balance of the nature of Long Newton the clue being in the name.

No matter what elevational changes are made the building will always look like a pub and as a dwelling would be an eyesore to that important corner of the village.

The objections are being supported by The Hudwell Community Pubs and The Plunkett Foundation and many others, I would request that you give due consideration to the overwhelming voice of objection

Ian Ferguson

41 Princes Square Thornaby

See Document

John C Bellerby

2 Farfields Close Long Newton

See Document

Ms Helen Ruddick

28 White House Croft Long Newton

Dear Sirs

Re: Objection to The Vane Arms Public House 20/0717/FUL & 20/0718 FUL

I would like to register my objection to planning applications The Vane Arms Public House 20/0717/FUL & 20/0718 FUL. I feel that by granting planning permission to convert the existing building into a new house with an additional house being built in the current garden, there will be a huge impact to the community through the loss of a vital community asset, something which has been emphasised by the recent success of the ACV application on The Vane Arms.

Historically, The Vane Arms has been a hub to the community through (and not limited to) the delivery of lunch clubs / gardening clubs and the organisation of outings for the village residents.

Although the village has another pub in The Derry, this is restaurant focused and does not provide the "community spirit" that is required for the village to continue to survive.

During the current Covid pandemic it has become apparent that the village lacks vital services for residents especially our older generations who had limited access to transport, therefore maintaining the building as a pub and through it's further potential development as a community owned establishment with proposed facilities such as a small shop / shopping services and a parcel drop off point etc. it would be of much more benefit to the community than more housing.

Further to this, there is a lack of affordable housing within the village, the addition of even more high end houses will further compound this problem which will potentially further impact an already slow housing market within the village.

Kind Regards

Helen Ruddick

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Further to this, there is a lack of affordable housing within the village, the addition of even more high end houses will further compound this problem which will potentially further impact an already slow housing market within the village.

Kind Regards

Helen Ruddick

Mr Andrew Mudd

3 The Yew Walk Long Newton

REF No 20/0717/FUL and No 20/0718/FUL

We would like to register our objection to the above planning application regarding The Vane Arms Pub in Long Newton which has already been granted an Asset of Community Value.

Growing up in Long Newton I have fond memories of meeting up with family and friends at the Vane Arms Pub and playing in the garden.

We have young children of our own now and having a pub within walking distance with a big garden where the children can play safely encouraged us to buy a house in Long Newton.

As a child/ young adult we had a shop (where I was employed for a number of years) a bus service and a post office. Some of my friends also gained valuable life skills working at the Vane Arms Pub. The shop, bus service and post office are now gone .

We need the Vane Arms Pub for the community.