**Falling Stone Public House**

**Pre-Planning Application**

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**Site Address**: The Falling Stone Public House, Main Street, Thwing, YO25 3DS

**Details of Proposed development**: Part demolition of rear outbuildings, to form new disable access new toilet blocks and formation of a cafe area, together with erection of a sports/community hall extension, plus provision of additional car parking spaces.

**Sites current use**: The site is currently unoccupied. There has been a public house on the site for many, many years, under various names. The current name is The Falling Stone. The pub closed its doors in April 2015 and the owner has since stripped out all fixtures and fittings, leaving the building semi derelict. The main building is relatively sound, but the rear buildings are suffering from severe water ingress, causing internal ceilings to fall, and rapid deterioration of the rear buildings themselves. The whole building is now suffering from damp and needs total refurbishment, repair and rebuild.

**Nature of enquiry: The Thwing & Octon CBS require planning permission to part demolish the rear buildings and to erect a new entrance, cafe area, toilet blocks and community hall. Subject to full plans being submitted the society would request provisional permission for this work.**

The local community want their pub back. It is not just the only pub in the village, but also the only amenity in the village. Two separate surveys have shown support for reopening the pub as a ‘more than a pub’. With the help of the parish council a community benefit society has been formed and preliminary discussions have been held with the owner, for the community to purchase the pub and reopen it as a community amenity.

The current layout on the ground floor is as per attached plan, and the outside walls that we wish to demolish are outlined in red. Attachments (1 & 2)

A plan of the new proposed layout is attached (3)

Block plan (4) shows current site location

Block plan (5) shows rear buildings affected by our proposal shaded in red.

The remaining outside area after the proposed extension has been completed will be landscaped and provide sufficient car parking for 24-30 vehicles.

**Vision:** Our aim is to make The Thwing Pub the hub of the community as ‘more than a pub’. A pub and community space providing facilities and services that bring the community together. A warm and welcoming venue for Thwing & Octon and its surrounding villages and towns. The Society intends to raise funds to acquire the building, carry out necessary repair work and build a new community hall to the rear. The two buildings will be linked together with shared disable facilities and entrance, which will incorporate a seating area, cafe, small shop and takeaway facilities. The main pub building will be refurbished and refit along with the managers accommodation. The outside and the garden area and adjoining car park will be landscaped, to create additional parking spaces, to support the new community hall.

The Society intends to raise sufficient funds to cover building and refurbishment and provide the start up working capital to run the venture

Purchasing the property and freehold known as The Falling Stone has been identified as the best option to save the pub from those who would seek to change its use, and provides the platform for it to be a successful sustainable business that can serve the needs of the entire community, and those beyond.

**The Pub as the Social Hub:** The aim of the project is to re-establish a viable community pub that gains a good reputation for the value and quality of its service, food, drink and other service offerings to support the local community and beyond.

In addition to its role as a village pub it is proposed that The Thwing “More Than a Pub” would incorporate a café, local shop and takeaway selling basics groceries and limited food from the pub kitchens, as well as providing other facilities to local residents, such as post office, parcel drop off, Wi-Fi access. The community hall will provide indoor sports facilities, as well as a venue for private hire, for parties, wedding receptions, funeral teas etc. alongside venues for local groups for panto, live music, fitness classes, social evenings, and more.

**Planning and Supporting Information**

The Falling Stone at Thwing has been the village pub for over 200 years albeit under the different names of The Rampant Horse and the Raincliffe Arms. It is the only pub in the village with the nearest alternative located in Wold Newton approx. 2.5 miles away. The nearest village store is in Kilham some 4 miles away and the nearest shops are in Driffield and Bridlington some 9-10 miles away**.**

**As supporting information attached is:**

Business Plan

Existing Ground floor plan

Existing ground floor plan showing walls to be demolished outlined in red

Proposed ground floor plan

Block Plan Original

Block Plan showing buildings to be taken down shaded in red

Survey

Parish Plan