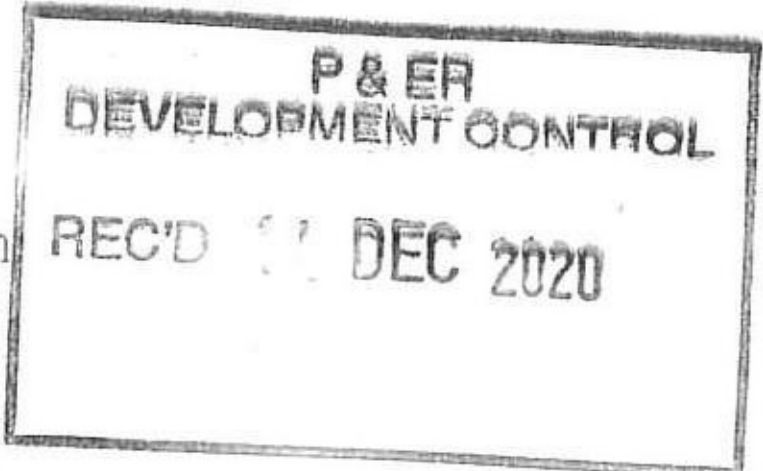


Paul Binnington  
3 Eastgate View,  
Hornsea,  
HU18 1DT.

Re: Sun Inn, Skirlaugh



29<sup>th</sup> May 2020

To whom it may concern,

It is my understanding that a proposal for the redevelopment of the above property has been refused with some of the reasoning being on what I would honestly and from personal experience consider to be unreasonable and unrealistic.

I was the licensee from 2009 to 2012 during which it became a financial burden on my life. The lack of local support made it impossible to survive any longer and I had no choice but to terminate by lease.

To the best of my knowledge parties both preceding and succeeding me who tried to run this business have had to surrender to the same simple fact which I did that the business simply was not viable.

The present owners inform me of the recent planning decision along with the council's claim that there is not sufficient evidence demonstrating the use of the premises as a public house or other community use are not viable and there is substantial public opposition to its loss. From my personal experience the opposite is true. Not only can I provide personal testimony that the premises were not viable but my firm belief is that this directly relates to a non-existent level of support from the local community. It would not take a financial expert to realise that the previous owners of the site would not have been put in a position of needing to sell the property if they had been able to make the premises profitable.

The present owners have informed me that the property is now listed as and community asset and that in addition claims have been made of a right of way across the car park. Having already expressed my first-hand experience of the financial viability of the premises I would also wish to add that whilst I was the licensee I had authority, responsibility and a duty to deny access to any part of the licensed premises, this includes the building and the surrounding land. Access across the site and into the premises was by license only and was permitted solely for the purposes of attending the premises. Any party who has travelled across the site for any other purposes during my tenure has done so without my knowledge and in breach of the conditions of the licensed access to the premises.

Yours Sincerely

P.Binnington

