

Planning, Taxi Licensing and Rights of Way Committee Update Report

Application Number: 18/0293/FUL

Grid Ref: E: 326853
N: 318410

Community Council: Llandysilio Community

Valid Date: 24.07.2018

Applicant: Eaglescourt Developments Ltd

Location: The Four Crosses Inn , Four Crosses, Llanymynech, SY22 6RE,

Proposal: Change of use of public house (A3) to 3x dwellings and the creation of a ground and first floor extension

Application Type: Full Application

Reason for Update Report

Additional representations have been received from the Local Member and Community Council since the preparation of the Committee Report.

Community Council:

Llandysilio Community Council very much regret that they are unable to be represented at the Committee Meeting on Thursday 28th February.

There are comments we would wish to add following receipt of the Planning Officers Report prepared for the meeting.

It is very important to note that the dynamics of the village of Four Crosses has changed considerably following the opening of the bypass in 2011. Previously the Pub sat at a busy crossroads with exit onto the A483 being difficult and the Pub relied mainly on local trade. With the construction of the bypass and the presence of a roundabout any customers can now turn off the busy A483 into the village and then into the Pub.

It is unfair to use the District Valuers comments with regard to the rateable value in 2000 as a guide because circumstances have now changed.

We also take issue with the comment that the Pub does not have a locational advantage. The Pub still sits near to the busy junction of the B4393 which brings visitors from the West Midlands travelling to the coast or the nearby caravan parks and the A483 which is a major route through Wales. It also sits within a few yards of the Offa's Dyke National Trail and 100 yards from the Montgomery Canal which is in the process of restoration.

With the right management the Four Crosses Inn could return to being the hub of the village and surrounding area. It once boasted a Children's play area and outdoor patio which made it ideal for families. It is also important to note that for such a Pub to thrive that it is vital that it be given the space and that the entire site is marketed for Sale.

The Report also states that no interest was shown in buying the property for Community Use – this was because local residents were aware of the offer made by a local businessman and could not see any reason why this offer would not be accepted. The Developers are only looking to maximize their gain whereas we are seeking to retain an important Community facility.

Local Member:

I am sorry that I am unable to attend the meeting on the 28th February as I have a funeral in the Village I have to attend as do most members of the Community Council thus the request for the comments of the Community Council to be read out at that meeting.

I totally agree with the comments and also add that the property was advertised for sale for some 18 months but without the carpark. So who's going to buy a public house without a carpark.

As the Community Council report we are aware that a local businessman is very keen to purchase this property with a view to bringing it back to its former glory now that the village has a bypass and safety etc has improved.

I hope that the members of the planning committee take these comments into consideration.

Officer's response:

Location of public house and viability

The Planning Inspector recognised that the pub is located within a picturesque village and in a tourist area and Officers note the location close to a busy highway and in proximity to a national walking trail and the Montgomery Canal. Officer's assume that the District Valuer compared the location to other more well-known tourist destinations throughout the UK.

Interest from local businessman

The applicants state that the only realistic opportunity for purchase that has arisen during the marketing is via a named local businessman. However, it was not possible to reach a deal because he was insistent that he would not buy the public house and car park unless he could also buy the adjacent field. The applicants (owners) decided not to sell the field. No representations have been received directly from the local businessman in question during the processing of the application.

Land marketed

According to the submission, the reduced land offered for sale with the premises was

restricted to the premises itself and rear car parking, which it is understood amounted to 16 parking spaces. In written correspondence with the Community Council, the applicants stated that any parties who showed a genuine interest in running the public house were advised that the car parking size could have been doubled. The applicants state that during viewings and the open day, discussions with interested parties made it clear that extra parking land was available to purchase following negotiation.

RECOMMENDATION

Officer's have taken account of the additional information submitted by the Local Member and Community Council, however the recommendation is still one of approval as set out in the original Committee Report.

Case Officer: Kate Bowen, Planning Officer
Tel: 01938 551268 E-mail: kate.bowen@powys.gov.uk