

The Planning Appeals inspector
Mr Ian Jenkins

P.Robinson ED & ES (Director)
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Draycott,
Stoke-on-Trent,
ST11 9AB

Date 25th October 2016

FOR THE ATTENTION OF – PRINCIPAL PLANNING APPEALS OFFICER

Dear Sir

**Planning Appeal reference App/B3438/W16/3157636
Change of use The Nelson Public House, to Residential Dwelling Proposal.**

I write to give my full support of the planning application for the development of a Residential dwelling created from a change of use of The Lord Nelson Public House in Oakamoor, in the Staffordshire Moorlands ST10 3DQ.

My reason for supporting this application is one of many, but the main key reason is this particular location whilst it has been a public house for many years, the pub has been in serious decline for at least the last 8 years and has been the downfall of a few licensees who have lost considerable amount of their lifetime savings trying to make this Public house sustainable. The village of Oakamoor has been serviced by Three Public houses directly in the village and two others very close to and in walking distance, but Two of them have been closed due to the lack of support by the villagers. Although the local villagers have commented as to they would like it to remain a Pub, it is evident that unless people will travel from Stoke-on-Trent or the surrounding area's by car then it will always struggle to be a viable business.

This will result in a derelict building which in my opinion are far worse for the overall attraction of people wanting to move to a beautiful part of the country.

Recently in some local areas where there are empty properties, it has attracted some unwanted idiots starting Fires and vandalising the buildings rendering them dangerous, only fit for demolition.

Also whilst we are being asked in many of our local authorities to provide more housing as the population grows at a rapid rate. It seems ridiculous to refuse another dwelling being created from out of what could end up a burnt out shell of a once long time ago thriving pub when there were not drink driving laws to abide by hence more people frequented these establishments.

I also think with the close proximity of Alton Towers developing new executive housing stock would raise the quality and standard of living in this area, which would eventually lead to the improvement of the Churnet valley as a whole.

There is much evidence to suggest that provision of the right type of housing in the right locations serves to attract the key economically independent households and can have a significant beneficial impact on the wider economy.

The evidence also suggests that residents of 'executive' housing include a high proportion of entrepreneurs, with a consequent high level of business start-ups. This leads to the establishment of new employment opportunities, often in locations convenient to the home of the entrepreneur. A broader housing choice is essential to accommodate the changing aspirations of the resident population and to retain graduates and attract new economically active households into the area.

Oakamoor, Alton, and Cheadle have over the last 30 years gone through some major changes with quarries shutting down due to recession, JCB building new factories, the Copper works at Whiston shutting down, along with a lot of small country related cottage industry types of business, have been lost. So the need to regenerate and offer good housing stock is essential to this and the surrounding area.

I hope and trust that the council planners will support this application for the reason's I have given.

Yours sincerely