

25 November 2025

Dear Sir/Madam,

I am writing to express my full support for the proposed change of use of The Shady Oak, Fernilee, from a public house to a residential dwelling.

As the last landlady of The Shady Oak, I feel it is important that the Council is made aware of the true circumstances surrounding the business and the ongoing difficulties that have affected its viability for many years. The Shady Oak has been sold repeatedly from one brewery to another, each time with the hope that the business could be revived. Unfortunately, despite significant effort from myself and previous tenants, the pub has consistently failed to operate at a sustainable level.

During my time running the establishment, it became clear that there was neither sufficient footfall nor community demand to maintain the business. The isolated location, changing social habits, and the high operational costs associated with older pub buildings have all contributed to its long-term decline. Even with extensive work, investment, and attempts to diversify services, the income generated was not enough to support continued trading.

Given its prolonged history of financial difficulty and the number of unsuccessful ownerships, it is evident that The Shady Oak is no longer a viable commercial enterprise. Leaving the property unused or attempting once again to operate an unprofitable business would only lead to further deterioration of the building and unnecessary financial strain.

I believe that allowing its conversion into residential homes would be a positive and practical solution. It would ensure the building is brought back into productive use, support local housing needs, and prevent further neglect. I therefore respectfully request that the Council take these circumstances into consideration and approve the application.

Thank you for your time and attention.

Yours sincerely

Miss C Welch and Mr J Smith
