

[REDACTED]

Sent: 16 April 2026 11:55
To: Planning (HPBC)
Subject: Re: Neighbour Notification Standard - App ref HPK/2026/0074

[REDACTED]

The report the council did on the last application was thorough and was consistent with both national and local planning policy,

The second application does nothing to change the points raised on this property being changed from a pub.

I believe that the pub was unsustainable in the hands of the brewery . locally it has and is being proved that the leasing of pubs to tenants takes the profits from the tenant through high rents and costs of beer.

Some local pubs are thriving –

The old hall- chinley

The lamb inn -chinley

Beehive inn – combs

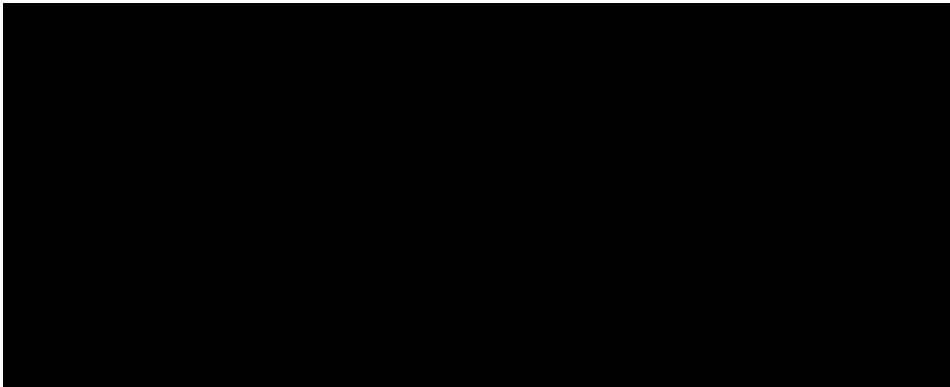
The swan- kettleshulme

All of the above are freehouse pubs.

The shady oak did want money spending on it to bring it up to standard, this should have been taken into account when being purchased as a pub.

People still walk and drive up to see if it is open and it is and would be a shame to lose a community asset.

[REDACTED]



This email is intended for the addressee(s) only and may contain sensitive, privileged or confidential information that could be protectively marked. If you are not the addressee please do not use the information in any way. If you have received this email in error please notify the sender immediately and delete it from your system. Thank you.

The Council may be required to disclose this email or any responses to it under the Freedom of Information Act 2000. The way in which we handle personal information is set out in our privacy notice and is available at <https://www.highpeak.gov.uk/YourData>

<E_2180902.DOC>