

Appeal against planning permission refusal relating to:

Shady Oak Inn, Long Hill, Fernilee SK23 7HD ref:
HPK/2026/0074



Planning Inspector's reference: **6013259**

Mr E Hyland did himself no favours when, having purchased the Shady Oak, he was less than transparent about his plans for its development as a private residence (eg was it one dwelling or two; the purpose of a proposed double garage situated some way from the main building at the end of the car park). So not surprising that the development raised a number of objections from local residents.

When we were advised of the initial planning application, I wrote in support of his plans and I remain in favour of the development.

-For many years, the Shady Oak struggled as a brewery owned pub with a succession of (largely) poor quality managers, most of whom failed to run it successfully. The few who did develop a good business faced rent and beer cost increases from their brewery. Typically, no-one lasted more than 2/3 years at any one time and

there was insufficient investment to maintain the building over decades.

-In the current economic climate with large numbers of pubs closing every week, I would be very surprised if anyone could run the Shady Oak as a successful pub - even as a 'free house'. Given this, I do not consider the argument that there should be some kind of 'commercial viability' assessment before planning permission is given to be a serious suggestion. No pub can survive on a handful of locals sitting at the bar for a few pints for two or three days a week.

-In relation to the concern about the change of use resulting in the loss of a 'community resource' for the Fernilee hamlet, while it is true that over the years the pub provided the venue for a few community events – eg quiz nights to raise funds for the local chapel, a Platinum Jubilee party etc – but it was hardly a 'community hub'. Indeed the local chapel now provides more of a community space with games afternoons, yoga classes and as a donation point for clothes etc – considerably more of a community resource than the Shady Oak ever was. I don't remember the same fuss being made when Fernilee

Village Hall was sold and developed as a private residence.

My opinion is that it would be preferable to see the Shady Oak developed as a private residence and maintained to a good standard (which is exactly what has happened since Mr Hyland began the renovations). The alternative is likely to be watching it fall into disrepair as a failing pub.

I would encourage the Planning Inspectorate to approve planning permission on this appeal.

However I would also like to see some kind of restriction attached to the approval in relation to future development (whether residential or commercial) on the land that was/is the car park.

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