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Upper House Cottage
Holmesmarsh
Lyonshall
Kington
HR5 3JS

12 June 2012

Dear Sirs,

Ref: PLANNING APPLICATION N121379f
Land at the Royal George: proposed two storey dwelling

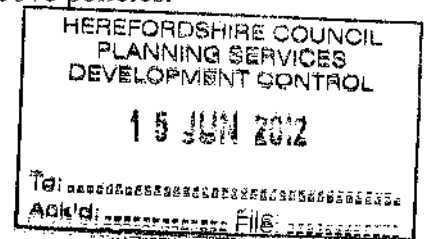
I wish to register my very strong objections to the above planning application. I consider it to be detrimental to the village of Lyonshall, which has only this one adult facility. By reducing the car park facilities the public house would lose much custom to say nothing of the months of disruption when building work ensues. The whole thing seems to be not so much the acquisition of a house than the destruction of the business of the Royal George.

It is erroneous to suggest that the space involved is only occasionally used. The surveyors have only worked during daylight hours when custom is necessarily lower, but parking is used extensively during the evenings. The removal of this extra space for vehicles leaves space for only 6-7 cars, and no outside use in the beer garden during the warmer weather, also there is no other alternative nearby land to replace the facility (see CF6 – Retention of existing facilities and also RST4.2 – Existing recreational open space)

To suggest that the ingress of one more family into the village is to Lyonshall's benefit holds no water. I doubt whether one more family could be any more beneficial than those we already have, also in the present financial climate another house would probably stand empty for a long period. In effect the acquisition of the above could have a negative effect and result in Lyonshall having no local recreational facilities.

The car park and beer garden are an integral part of the public house and an important part of the whole commercial outlet. Its loss would result in the deterioration of a successful business which is the only permanent meeting and eating place for local people and passing travellers (see TCR14 – village commercial facilities and RST4.2 open space).

Policies HBA4 (Setting of listed buildings), HBA8 (Locally important buildings) and S7.3 (Historical heritage) all refer to listed buildings of historical or architectural interest. They state that proposals which would adversely affect the setting of a listed building will not be permitted. The Royal George is such a building and has been in use for centuries and therefore comes under the auspices of the above policies.



Apart from the detriment to the Royal George itself the effect on the whole village should be considered with regard to traffic. Lyonshall is a very narrow village with little or no pavements: without the car park customers would have to park in the roads. At present there are enough problems where many householders, who lack a drive or garage, park on the road outside their properties, and extra vehicles will only compound the problem. The A480, on whose 'dogleg' junction the Royal George stands, is a through road for the night driving of heavy vehicles from the quarry and other local businesses, and already suffers difficulties with passing vehicles on the blind bends. Cars lining the road during darkness will only lead to further problems when lorries are overtaking parked vehicles.

In conclusion, I submit that by your own hand (i.e. the current UDP) you declare that the application is 'not permissible'

Yours faithfully,



D G WETHERILL (Mrs)

