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## Planning Enquiries

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**From:** donotreply@herefordshire.gov.uk  
**Sent:** 12 June 2016 21:27  
**To:** Planning Enquiries  
**Subject:** Planning application comment was submitted

The following is a general comment on application P161482/F by Paul Rowe:

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My comment cannot be classed as an objection as I don't mind about the proposed plans for the large dwelling although in my opinion out of keeping compared to other houses in the area. What I do have concerns for is the future of our pub. The Rosie in my opinion and many others, could be, well should be a very busy and prosperous public house. There had been a massive influx of new housing in and around Holmer, Munstone and Shelwick all adding to its potential customer base, and with a footpath leading directly from the 500+ new houses off the Roman road it really is a perfect position for a country pub. I totally appreciate that being a publican or landlord of a pub is definitely not an easy undertaking and for some one who has never done or tried this type of work before, it could be just too much. However it has been a pub for over 70 years and in my opinion should remain so for many more. So here's where my objection lies....Firstly the proposed house is to be built on the play area of the pub, a large grass area, mature planted with adequate space for individuals, couples and families to sit out to eat, drink and meet with friends. I know there is a proposed new play area which is on the plans of the build but very much smaller and I do wonder if it will have the high close boarded look as the front of the pub which is not the most welcoming, more suited to a town pub in a dodgy area. I can't believe planning was passed for this fencing as it is totally different from anything else in either Munstone or Shelwick, although perhaps it is similar to some houses on the main Roman road I have seen. The serious reduction of the available play space and also the reduction in parking space which had already been fenced off could seriously effect the chances of the Rosie being a successful pub if it reopens.

The Rosie sits on a lot of land, if there is only one house needed on the site why not put it to the right of the pub? Why not build it further down from its proposed position leaving the play area alone.

The truth of the matter is I brought my house in Munstone having a local pub in close vicinity. That appealed to myself and family giving us a place where we could socialise with neighbours and friends. So the closure of the Rosie has had a detrimental effect on our lives and many others too. We have nothing else in our area and with many more building proposals to come, it becomes vital for the pub to survive and thrive.

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Their contact details are as follows:

**First name:**  
Paul

**Last name:**  
Rowe

**Telephone:**  
[REDACTED]

**Email:**  
[REDACTED]

**Postcode:**

Hr13ad

**Address:**

Munstone Cottage, Munstone, Hereford, HR1 3AD

**Link Id:**

161482