

## **Appendix B – To Reed Parish Council Extraordinary Meeting**

**Held on Wednesday 22<sup>nd</sup> July 2020**

**Re: Planning Applications: 20/01349/FP and 20/01350/LBC**

**The Cabinet, Reed**

Dear Gerald,

With reference to the above two planning applications, at its meeting on 22<sup>nd</sup> July Reed Parish Council passed a resolution to enter objections to the above two applications. It was also resolved to ask you, as District Councillor, to refer the applications to the NHDC Planning Control Committee, should planning officers be minded to approve the applications, using their delegated powers.

You are, I know, aware that the fate of The Cabinet continues to be a matter of huge concern to parishioners in Reed and to others.

The planning grounds supporting a referral to the Planning Control Committee are as follows:

- Planning permission. The application is in overall terms strikingly similar to that refused last year. The proposal to retain pub use in a portion of the building is a “Trojan horse”. The much-reduced trading area proposed would render the premises unviable for pub use, causing the wholly predictable total loss of the premises as a pub. It has not been demonstrated that the proposal complies with emerging policy ETC7 or national planning policy on protection of community facilities.
- Listed building consent: The assessment of significance falls far short of the standard required, in that it fails to provide any, or any adequate, assessment of or justification for the harm to the to the heritage asset that would be occasioned if the application were granted; moreover works previously carried out that are not referred to in the application may themselves require planning permission and/or listed building consent. The proposal is in essence the same as that refused last year for exactly these reasons.

With thanks for your interest in and support for the community in Reed,

Kind regards,

Ken

Ken Langley Chair Reed Parish Council

