

A letter of objection has been received re-iterating previously expressed objections. Additionally, the development would not be sustainable and there would not be sufficient school places to serve the development.

A further letter has been received from a local address raising objection on issues already reported.

The agents have submitted further information in the form of an update from Porters on the issue of viability. Porters understands that an offer has been made at a rental level of around £15,000 per annum. On the basis that only a short term letting would be appropriate, the Landlord would have to carry out substantial investment in order to bring the pub to a reasonable operational level before the prospective tenant could move in. The pub would not be viable without that. On the basis of a £15,000 offer the owners of the property would be effectively subsidising the business: this offer grossly undervalues the premises and the proposal is not a sound business proposal.

**Recommendation:**

**My recommendation remains unchanged.**