

9th October 2019

To whom it may concern.

Dear Sir/Madam,

The Swan at Walton Main Street Walton on Trent DE12 8LZ

We are submitting an application for retrospective planning consent for the bin yard at the rear of The Swan. This letter is sent in support of the application to explain the circumstances of when the work was carried out and why.

We genuinely did not realise that we needed planning permission for this work. We had applied for planning permission for various building works that we carried out to the pub and for all changes to signage and lighting, but we genuinely did not appreciate that we needed to obtain planning consent for a bin store and timber fencing.

Fencing

When we took over the pub in 2016 it was a failed business and the pub itself had had a long history of failure. It is the last pub in the village, the other pubs having closed many years ago. When we took possession of the pub, the area which is the subject of this application was very badly neglected with broken picket fencing and was over grown and unsightly. It had broken bits of children's play equipment on it and looked a complete mess. We wanted to tidy up this area for our guests as this was their first impression of the pub when arriving in the car park. We therefore erected a close boarded timber fence along the edge of the lower car park to close off this unsightly area. As we were simply replacing the original damaged picket fencing with close boarded timber fencing, we did not realise that this might need planning consent.

Bin store

Given the pub's history of failure, the only way to make it into a viable business, due to its location, was to develop a premium food offer and to extend the available restaurant covers by converting the upstairs manager's flat into a restaurant.

We therefore applied for and obtained planning permission for this : Ref. No. 9/2017/0702. The restaurant upstairs has proved to be successful and we have turned around a failing business and made it into a thriving business which employs 60 local people and provides a focal point for the village.

However, the extension of the restaurant meant that we were struggling to find storage space for our stock and the increase in trade meant that we needed more refuse bins which would not fit in the original bin area. We therefore put down some concrete hardstanding at the edge of the car park and made a bin store which was shielded from our guest's view by the close boarded timber fencing and we added a timber roof to shield the bin store from the view of neighbours and keep the cardboard dry. We also installed a cardboard bailer to

be able to recycle our cardboard. We did not realise that putting a concrete base required planning permission.

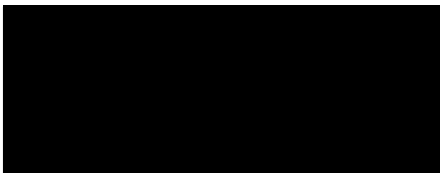
In this area we have two storage containers which we use to store our dried goods, additional glasses and crockery and soft drinks. To help to make the business more viable we buy dry ingredients such as the Italian flour for our pizzas, and soft drinks and cordials in bulk - to reduce costs and limit the number of large vehicles making deliveries to the pub as access is fairly restricted. We therefore need the storage containers to enable us to store these goods as there is insufficient storage space in the pub and the cellar is very small, so we are unable to store the soft drink stock in the cellar. Without the storage containers we cannot run the business as we would have nowhere to store this stock.

Shed

We pay to have independent monthly inspections from the South Derbyshire District Council Environmental Health Department to ensure that our teams keep on top of food safety. During one of these inspections a Senior Environmental Health Officer recommended that we build a small wooden hut in this bin store area to house the kiln-dried wood (that we use for our wood fired pizza oven) rather than storing it outside on pallets before being brought into the kitchen area. We would therefore like to request consent for the erection of a small wooden shed to act as a log store for this kiln-dried wood as part of this application. The hut has not yet been erected.

If you require any further information, please let me know.

Your faithfully



Loren Pope
Owner/Director