



8th May 2026

To: Senior Planning Officers,

Post Office Stores DC/25/2017 and DC/25/2018

Given the Council has requested a further extension, and still not made a decision, we hope it will be helpful if we summarise the current position.

- The shop has not traded profitably since 2023, and given our age and health (Bruce was diagnosed with Parkinsons Disease last year) **we will be closing the shop and post office on 30/06/2026.**
- I had to give 3 months notice to the Post Office at the end of March, and our area manager has indicated that it will not be re-instated should a prospective buyer come forward. This is the main reason we needed a decision in Feb/March so that we'd be back on the market before I gave notice.
- We instructed selling agents to offer the premises as a going concern between 2021 and 2024; however, despite 6 viewings over 3 different agents, we did not receive any offers. The general feed back was, given the size of the property, the restricted parking and lack of footfall since COVID, that the business was not viable. This is demonstrated by the recent trading figures.
- Many of the objections by members of the public are based on factual inaccuracies; for example, the suggestion we should offer courier services. For the record, we have a relationship with all the major couriers with the sole exception of Evri which declined to offer us a contract on account of our low footfall.
- We have tried offering supplementary services, such as serving coffee and cakes, but despite the glowing reviews we have received, this has not addressed the fundamental problem, being that the business remains unprofitable because the large majority of the village do not support the shop, instead relying on food delivery from the major supermarkets.
- More recently, certain of your officers have suggested the premises could be operated as a stand alone café or office – we would suggest given the limited floor area to form kitchen and washroom facilities combined with the lack of dedicated car parking that this is not practical. It would also result in

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the formation of a flying freehold or require the installation of an internal staircase that would presumably compromise the building's listed status.

- Our advisors have previously supplied details / illustrations showing how the existing façade and internal layout can be preserved if planning permission for change of use is granted.

In summary, we would ask our application be approved, as it is surely self evident that the existing use is no longer commercially viable and that there are no practical alternative commercial uses and even if there were, they would almost certainly require greater changes to the fabric of the building than are currently proposed under the current application.

Best regards

Judy and Bruce Fryer

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