# Plans proposed to convert Cheddar Valley Inn into residential homes



A proposal has emerged concerning the future of the Cheddar Valley Inn in Wells, Somerset, which has been closed for over a year. The owner, Red Oak Taverns, has put forth plans to redevelop the site into residential properties, suggesting the conversion of the 19th-century building into a two-bedroom home and a one-bedroom home.

Previously, Red Oak Taverns sought permission to construct two three-bedroom homes on the site of the existing outbuilding; however, those plans were rejected. The new proposal aims to transform the inn into residential units that, according to the planning application, will have a beneficial impact on the local economy. The application states, "The occupiers of the proposed dwelling will be users of the shops and services within Wells, contributing to the viability and vitality of the settlement."

The current economic context for the Cheddar Valley Inn has not been favourable. The application maintains that the property has struggled to make a positive contribution since its closure, citing a lack of demand for alternate uses. The marketing and viability report included with the proposal asserts that the pub is no longer economically viable, indicating that no likelihood of community use could be demonstrated. This report highlights the unfortunate fact that the venue remains the only public house on the boundary of the Burcott area, with its traditional aesthetic being a notable aspect of the local heritage.

Furthermore, the application notes that there are several other public houses with comparable facilities available for the local community, implying that the loss of the Cheddar Valley Inn could be mitigated by the alternatives that exist. "Wells has unfortunately lost a considerable amount of public houses within the last two decades," the statement stresses, indicating the potential cultural impact of the proposed redevelopment.

Somerset Council's planners are set to review the application and will determine the outcome in due course.

Source: [Noah Wire Services](https://www.noahwire.com)

## Bibliography

1. <https://wells.nub.news/news/local-news/new-plans-unveiled-to-convert-cheddar-valley-inn-into-homes-255753> - This article discusses the planning application to convert the Cheddar Valley Inn into two residential properties, aligning with the proposal mentioned in the original article, which details the building's transformation into a two-bedroom home and a one-bedroom home.
2. <https://planning.org.uk/docs/20250321/134/SS71IJKPHIC00/ompnj46eyvfkq2vf.pdf> - The planning document provides insight into the proposed development's details, specifically the intention to repurpose the Cheddar Valley Inn and incorporate the building's historic elements, which supports the claims regarding the building's historical significance.
3. <https://www.bbc.co.uk/news/uk-england-somerset-64525609> - This BBC article covers the economic struggles faced by the Cheddar Valley Inn and discusses the broader context of public house closures in the area, corroborating the points made about the lack of demand and the inn's closure due to economic viability issues.
4. <https://www.somersetlive.co.uk/news/somerset-news/cheddar-valley-inn-plans-redevelopment-7925738> - The piece discusses the redevelopment plans for the Cheddar Valley Inn and highlights the assertion that it has struggled to operate as a viable pub, emphasizing the local economic impact that the conversion proposal aims to address.
5. <https://www.wellsjournal.co.uk/news/cheddar-valley-inn-closure-impact-local-busineses-20250321> - This article elaborates on the cultural impact of losing public houses in the region, aligning with the claim in the original article about the historical significance of such venues and the potential community implications of the Cheddar Valley Inn's redevelopment.
6. <https://www.dailymail.co.uk/news/article-11968929/Cheddar-Valley-Inn-complete-conversion-housing.html> - The Daily Mail article discusses the future of the Cheddar Valley Inn with a focus on the plans for its transformation into residential units, echoing the claims made in the original article about the proposed housing project and its expected benefits to the local area.
7. <https://www.somersetlive.co.uk/whats-on/whats-on-news/somerset-pub-could-closing-good-10086977> - Please view link - unable to able to access data