

Nicola Gunn

From: NICKY DONNELLY <nickydonnelly@btinternet.com>
Sent: 26 September 2018 10:51
To: planning
Cc: Barbara Green CPC
Subject: FAO MR JOHN MACHOLC - FEEDBACK FROM CHIPPING PARISH COUNCIL RE PLANNING APPLICATION 3/2018/0786

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Dear Mr Macholc

Please find below feedback from Chipping Parish Council in relation to the planning application made by Mr & Mrs Barr of the Dog & Partridge restaurant 3/2018/0786.

Thank you for your time and consideration,

Kind regards,

Nicky Donnelly
Chair Chipping Parish Council

Chipping Parish Council have considered the planning application made by Mr & Mrs Barr regarding the conversion of the Dog & Partridge restaurant into 12 apartments and 4 new build holiday lets, and we have the following feedback:

- The Dog and Partridge was a well-established local restaurant, prior to it ceasing to trade in early 2018.
- Other than the document enclosed with the planning application from Savills advising that the property has been marketed since April 2018, we as local councillors have not been aware of the fact, neither have there been any notices on the property advising that it is for sale.
 - o We have received feedback from a local resident who contacted Savills asking for details of the sale of the property, and they were refused information.

THE CONVERSION OF THE DOG & PARTRIDGE (D&P) RESTAURANT INTO 12 APARTMENTS

With the recent commencement of the Fellside development (39 homes including 7 bungalows) in Chipping, under Tier 2 criteria we believe we have reached our limit as a village in relation to new property developments.

In our Village Plan 2011 we noted the importance of affordable homes for local residents or those employed locally, as well as sheltered accommodation for the elderly.

Whilst it is admirable that there appears to be little change to the external structure in the proposed plan, the squeezing of 12 apartments (5 x 2 bed and 7 x 1 bed) into the existing building does appear to be intensive. We are not sure what the demand is for this type of accommodation in this location - there is a footpath to the D&P, but it is across fields and is not easily navigable. There is also a bus service but it is minimal (first thing in the morning and late afternoon). We have no idea to whom the apartments will be marketed, but we are aware that in a local development in a nearby area one bedroom apartments are not selling. We believe that if the proposal is approved there should be affordable options for local residents.

Positive elements	Concerns
The proposal would ensure the use of the existing restaurant building, however, as noted above we are not clear as to whether this has been actively marketed as a	There is need for affordable housing in the village, but we have no details whether this has been considered by the applicants. Whilst the consultants for the applicant

<p>business before approving a conversion from business to residential use of the building. The landscaping element of the proposal looks good.</p>	<p>claim the proposal would sit well with the existing residential area, concerns have been raised by neighbouring properties on both sides, especially Eden Croft Kennels. The application states the volume of private (car) traffic generated from the new development will be no more than when the D&P restaurant was open. 16 units could generate a greater number of vehicles (estimate 2 cars per unit).</p>
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THE BUILDING OF 4 HOLIDAY LETS

The building of 4 new holiday lets (2x2 bed and 2 x 3 bed) will have more of a visual impact for local residents and will disrupt the views from the existing restaurant building. Indeed the transient nature of the holiday lets may not prove a good partner for the new residential development.

Chipping already has a good selection of holiday let accommodation – in and around the village. We are not sure if the demand for further properties exist and would make the point again that this location is not close to local amenities nor serviced by footpath to the village.

If planning permission is given for this part this new build, we would insist that there are clear restrictions preventing the holiday lets being converted into permanent residential locations. We would cite the example of Pale Farm Cottages on Moss Lane where a similar development has since been converted into residential properties. The Parish Council would not like to see the D&P property lying idle and deteriorating, but we would like to understand that real effort has been made to market the property as a business prior to consideration being given to converting it into residential properties. We also ask that RVBC look carefully at the local need for affordable housing. The Parish Council kindly request to be kept fully informed of the consideration of this proposal, and should it go to Planning Committee we would respectfully ask to be able to engage with the Committee.