



JUDITH DOUGLAS TOWN PLANNING LIMITED

Duke of York Inn, Brow Top, Grindleton BB7 4QR.



Proposed change of use from public house with living accommodation to residential with business use. Demolition of single storey extensions and addition of a new single storey extension. Construction of three holiday cottages, garage with storage building and parking areas.

Planning, Design and Access Statement

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STATEMENT IN SUPPORT OF AN APPLICATION FOR A CHANGE OF USE FROM PUBLIC HOUSE WITH LIVING ACCOMMODATION TO RESIDENTIAL WITH BUSINESS USE. DEMOLITION OF SINGLE STOREY EXTENSIONS AND NEW SINGLE STOREY EXTENSION. CONSTRUCTION OF THREE HOLIDAY COTTAGES, GARAGE WITH BUSINESS STORAGE ABOVE AND PARKING AREAS.

1.0 INTRODUCTION

- 1.1 This statement is in support of a planning application for the change of use of the Duke of York from public house with living accommodation to residential use (1 dwelling) with business use. The Public House which is now closed, comprises public areas on the ground floor with cellars beneath and a proprietor's flat at the first floor with attic storage on the second floor. Externally there is a large garden area kept as lawn and a tarmac surfaced car park.
- 1.2 The proposed scheme is to convert the public house to one dwelling with business accommodation to allow the owner/occupier of the building to run his business from the property. The whole of the large attic space would be used as offices. The majority of the rest of the building will be used as one dwelling with a ground floor office to be used as a reception area/office for the holiday accommodation business. The modern single storey extension on the west side of the building is to be demolished. This area together with the car park is to be redeveloped for three holiday cottage units and a building for garaging for the dwelling and storage for the business.
- 1.3 The vehicle access point off Brow Top will be modified to give access to the parking area for the holiday cottages, the dwelling and the business.
- 1.4 This application should be read in conjunction with the following plans and documents:
 - 2515. E01 Location Plan
 - 2515. E02 Site plan
 - 2515. E03 Existing Plans GF and LGF
 - 2515. E04 Existing Plans FF and SF
 - 2515. E05 Existing Elevations
 - 2515. P01 Proposed Site Plan
 - 2515.P02 Proposed Plans LGF GF
 - 2515.P03 Proposed Plans FF SF
 - 2515.P04 Proposed Elevations
 - 2515.P05 Proposed Garage & Store- Plans, Section and Elevations
 - 2515.P06 Proposed Holiday Lets- Plans and Sections
 - 2515.P07 Proposed Holiday Lets- Elevations
 - 2515.P08 Proposed Long Elevations
 - Proposed street Views image
 - Design Statement
 - Heritage assessment (Planning permission).
 - Bat survey

2.0 THE APPLICATION SITE & SURROUNDING AREA

2.1 The application site is set within the village boundary of Grindleton. The proposals maps to the adopted Ribble Valley Districtwide Local Plan indicates that the site is within the settlement boundary of Grindleton and within the conservation area. The southern part of the village to the south of Sawley Road is in the area designated as open countryside. The village to the north of Sawley Road is within the Area of Outstanding Natural Beauty.

2.2 Immediately to the west of the site is part of the Greendale Woodland and Buck Street leading to Greendale Mill. Adjoining the site to the north is 1-4 Main Street and the garden area of Townley House. The Duke of York and Townley House are listed buildings grade 2. The list description, first listed in 1984 describes the Duke of York as

“Public house, early C19th century. Squared sandstone with diagonal tooling. Stone Slate roof. Double pile plan with end stacks and chamfered quoins. 2 storeys with attic, 2 bays. Windows sashed with no glazing bars and with plain stone surrounds. To the left of the door is a double window with centre squared mullion. The door, between the bays, has a plain stone surround and moulded open pediment on console brackets. The gables have copings and footstones. To the left is a further bay having a double window on the ground floor and a single window above, and with quoins having diagonal tooling. Right-hand return wall (facing east) has three windows on the ground floor and 4 on the first floor, similar to those on the main façade. Above is an attic window with plain stone surround and semi-circular head.”

Townley House, first listed 1984 is described as

“House, c1800. Pebbledashed rubble with slate roof. 2 storeys, 2 bays. Windows have plain stone surrounds. Those on the ground floor are tripartite with semi-circular heads and square mullions. On the 1st floor are 2-light windows with square mullions. The door, between the bays, has a plain stone surround with semi-circular head. Above is a re-set datestone ‘1727’GAA. To the left of the left-bay is a second stone inscribed ‘RA 1624’”

2.3 There are no public footpaths across the site. There is a walk through the woodlands and a public footpath along Buck Street. Sawley Road and Brow Top pass along the southern edge of the village. This road carries a bus service 3 which connects the village to Clitheroe and school bus services. Main Street Grindleton also carries service 66/67 which connects to Clitheroe and Nelson. Grindleton has a primary school and Bowland High School is situated on Sawley Road 1.2km to the north east. Within the village is the Buck Inn, St Ambrose C of E Church and Grindleton Pavilion community centre.

2.4 The site comprises a public house with living accommodation now closed. The ground floor comprises the public bar areas, dining room, toilets as well as a catering kitchen. There are internal stairs to a cellar. The cellar has an external beer drop from the pavement in main street. Internal stairs lead to a first-floor flat comprising lounge, kitchen, bathroom and three bedrooms.

3.0 SITE HISTORY

3.1

3/2009/0288	Duke of York Brow Top Grindleton Clitheroe Lancashire BB7 4QR	Proposed level standing/seating area (Resubmission).	Approved with conditions 03/06/2009
3/2009/0289		LB “	
3/2008/0447	Duke of York PH Brow Top Grindleton Lancashire BB7 4QR	Retrospective application for decking to front of building.	Refused 23/07/2008
3/2008/0448		LB “	
3/1997/0841	Duke of York, brow top, Grindleton, Clitheroe	Extension to rear of premises to form link to toilets and store	Approved with conditions 08/01/1998
3/1997/0842	“	LB	
3/81/0267	“	Alterations to make toilet and games room extension	Approved 16.4.81
3/76/0849	“	Proposed fire escape door	Approved 2.9.76
3/74/0902	“	Signage (has photo of front)	Refused 14.11.74
BO 1165	“	extend dining room and kitchen and formation of garage *	Approved 27.7.67
BO 937	“	Details of car park to BO919 (14 spaces	Approved 15.5.64
BO 919	“	Car park rear of Duke of York	Approved 24.3.64

*Refers to extending car park approved under approval BO 1222

4.0 SCHEME PROPOSALS

- 4.1 The proposal is to convert the existing public house into a large dwelling for the owner and create space within the building from which to run his business. The conversion will include the removal of twentieth century single storey additions to the buildings which are of no merit and replace this with a well-designed single storey extension on the rear of the building. This will include excavating ground to the north of the building. There are no further external works proposed to the building except for the insertion of roof-lights to light the attic office space.
- 4.2 On the western side of the site the area which is currently car park and the area currently occupied by the dining room extension/store is to be redeveloped for holiday accommodation and garaging /storage.



Dining room extension and garage/store to be demolished



Single storey rear extension to be demolished

5.0 RELEVANT PLANNING POLICY

5.1 The Development Plan for the purposes of this application comprises the Ribble Valley Core Strategy (adopted 2014) and the National Planning Policy Framework (NPPF) (2018).

Core Strategy (2014)

5.2 The Core Strategy forms the central document of the Local Development Framework (LDF), establishing the vision, underlying objectives and key principles that will guide the development of the area to 2028. The following policies are of relevance to the proposal:

- Key Statement DS1- Settlement Strategy. Grindleton is considered to be a tier 2 settlement which are sustainable settlements but less suitable than tier 1 settlements. In tier 2 villages development will be required to meet a proven local need or deliver regeneration benefits.
- Key Statement DS2-Sustainable development. Planning applications that accord with the policies in the Local Plan will be approved without delay, unless material considerations indicate otherwise.
- Key Statement EN2-Landscape. The Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials.
- Key Statement EN5 (Heritage Assets) - There will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings.
- Key Statement EC1-Business and Employment Development. Developments that contribute to farm diversification, strengthening of the wider rural and village economies will be supported in principle. Proposals that result in the loss of existing employment sites to other forms of development will need to demonstrate that there will be no adverse impact on the local economy.
- Key Statement EC3-Visitor Economy. Proposals that contribute to and strengthen the visitor economy of Ribble Valley will be encouraged.
- Policy DMG1 General Considerations – sets out various criteria to be considered in assessing planning applications, including a high standard of building design, proposed development being sympathetic to existing land uses, highway safety and not adversely affecting the amenities of the area.
- Policy DMG2 Strategic Considerations – Within the open countryside, development will be required to be in keeping with the character of the landscape and acknowledge the qualities of the area by virtue of its size, design and use of materials. Within tier 2 settlements development is appropriate provided that (amongst other considerations) the development is for small-scale uses appropriate to a rural area where a local need or benefit can be demonstrated.
- Policy DMG3 Transport and mobility. In assessing development proposals, the Council will consider the availability and adequacy of public transport the relationship to the primary road network and access to the development on foot or by cycle.
- Policy DME2 Landscape and Townscape Protection. Development proposals will be refused which significantly harm townscape elements such as scale form and materials that contribute to the characteristics townscapes of the area.

- Policy DME3 Site and species protection and conservation –development proposals which are likely to harm wildlife species protected by law will not be granted planning permission
- Policy DME4 Protecting Heritage Assets. The Council will make a presumption in favour of the conservation and enhancement of heritage assets and their settings.
- Policy DMB1 Supporting business growth and the local economy. Proposal that are intended to support business growth and the local economy will be supported in principle.

National Planning Policy and Guidance

- 5.3 The National Planning Policy Framework (NPPF) 2018 clearly states ‘that the purpose of the planning system is to contribute to the achievement of sustainable development’ (para 7). Paragraph 11 sets this out and confirms its purpose at the heart of the NPPF. For decision-taking this means: ‘approving development proposals that accord with an up-to date development plan without delay’.
- 5.4 Section 12 of the framework sets out Government planning policy relating to achieving well-designed places. Para.124 states that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable.
- 5.5 Section 16 of the NPPF Conserving and enhancing the historic environment states that Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal.

6.0 PRE-APPLICATION ADVICE

- 6.1 A pre-application advice request was submitted to the Council on the 31st August 2018. A written response was received on the 5th November 2018 reference RV/2018/ENQ/0079.¹ The advice confirmed that in principle the change of use from public house with living accommodation to house with business accommodation is acceptable and conforms with the policies of the Core Strategy. It was accepted that the proposal will not result in the creation of a new dwelling since a dwelling already exists within the building. The provision of information which demonstrates that the existing business is not viable indicates the loss of the public house is acceptable under the policies of the Core Strategy.
- 6.2 It was confirmed that the provision of holiday cottages would strengthen the visitor economy and the provision of these within a defined village is particularly suitable in terms of location. The location of the holiday accommodation within a village will help strengthen and contribute to the local economy of the village and surrounding settlements.

¹ Appendix 1 Pre-application advice 2018/ENQ/00079

- 6.3 The indicative design for the proposed cottages was positively received.
- 6.4 The proposed use of part of the existing building as office accommodation for the applicant's business was considered acceptable as an ancillary function of the building.
- 6.5 The proposed garaging with storage above was also positively received. It was considered that the building would not be prominent or highly visible from public vantage points. It was also considered that this would not have any significant impacts on the setting of the neighbouring listed building Townley House. The use of the upper floor for storage purposes was not ruled out but it was indicated that this might need mechanisms of control to avoid nuisance to neighbouring residents.
- 6.6 The advice concluded that there are no objections to the scheme in principle. The Pre-Application Advice Officer made it clear that the advice was given without direct input from Conservation colleagues and that a separate detailed heritage response would be provided after a site visit from the Conservation Officer. Despite waiting for a response on the listed and conservation aspects of the scheme none has yet been received. The building remains vacant and vulnerable. In these circumstances the applicant has felt the need press on with applications to find an alternative use for the site.

7.0 PLANNING APPRAISAL

- 7.1 The main issues to be considered in this application is whether the development in principle is acceptable, whether the use of the building as a public house is viable, whether the loss of the public house would have a detrimental impact on the social facilities of the village and whether the proposed alternative use is compliant with the relevant current planning policies. If the proposal is considered acceptable under these principle considerations, then other matters need to be taken into account. These include the effect of the development on the character of the conservation area, the impact on the character appearance and significance of the building which is a designated heritage asset, whether the proposed development represents the optimal viable use for this designated heritage asset and the impact on the setting of the heritage asset and a neighbouring heritage asset. In addition, the impact of the development on highway safety and the impact on neighbouring properties and protected species.

Development in principle

- 7.2 The development is in principle acceptable under the policies of the Core Strategy. Policy DMG2 (Strategic Considerations) states that development within tier 2 settlements must meet at least one of the following considerations:

- 1. The development should be essential to the local economy or the social well-being of the area.*
- 2. The development is needed for the purposes of forestry or agriculture.*
- 3. The development is for local needs housing which meets an identified need and is secured as such.*
- 4. The development is for small scale tourism or recreation developments appropriate to a rural area.*

5. The development is for small-scale uses appropriate to a rural area where a local need or benefit can be demonstrated.

6. The development is compatible with the enterprise zone designation

- 7.3 The property is currently a mixed use of public house and living accommodation. It is rated as public house and premises and the Council Tax band B has been payable for the living accommodation since 1993. The public house accommodation is on the ground floor whilst the residential accommodation is on the first floor. There is a substantial attic space over the main part of the original building. This has only been lightly used for storage.
- 7.4 The proposal is to re-configure the business use and residential use within the building, and create tourism accommodation, domestic garden, domestic garage and business storage on the land associated with the premises. The number of residential units on the site will remain at one dwelling. The business element of the use will be relocated within the building to the second floor and one room on the ground floor and to a new building on the land. A new element to the commercial use on the site will be the provision of holiday cottages.
- 7.5 As no new dwellings are created the proposal is not in conflict with Key Statement DS1, DS2 or H1 and policy DMG2 in this respect.
- 7.6 The site has been in commercial use and was employment generating however the business has been under-performing for some time and the property has been unsuccessfully marketed as a going concern. The marketing of the property was extensive and over a lengthy period. It robustly demonstrates that the previous business as a public house is not viable. This satisfies the requirements of Key Statement EC2 and policy DMB1.
- 7.7 The proposal is also acceptable under policy DMB1 as there are environmental benefits to the community in preventing the site from deteriorating and returning it to a viable use. There are no economic or social impacts as the business has already closed, because it is unviable and there is an alternative public house in the village and community hall with bar. The viability of the site has been tested through marketing of the property and nobody has come forward to continue the business because it is clearly unprofitable.
- 7.8 The employment generating potential of the site is preserved through the adaptation of the property to a new business use. The proposal to run a business from the main building and created holiday accommodation on the site thus retaining employment generating uses on the site. The business is small scale and operates in the local area. The main employees of the business will live on site or already live in Grindleton. An additional income generating use through the provision of holiday accommodation is also proposed. The holiday accommodation will retain business in the area and help sustain the remaining public house in the village. This complies with the requirements of policy DMB1. These matters will now be discussed in more detail.

Viability of the public house.

- 7.9 The recent commercial history of the Duke of York reflects national trends. The property was offered for sale by Westlake and Co an agent specialising in the licensed trade. A Marketing Report has been prepared by them. ² They note in the report that in the period 2010 to 2016

² Appendix Westlake Marketing Report 30th May 2018

there had been a 75% drop in wet sales increasing to a 90% drop in the last four years. In July 2017 the premises were under a 'Tenancy at Will'. Later it transpired that the premises have for the last two years seen six trading agreements in place, four of these being a Tenancy at Will only. It is our understanding from discussions with the agent that Tenancy at Will is regarded by the owners as a holding position where no real income is coming in from the property. In effect the tenant is providing a caretaking role. The licensee in July 2017 admitted to the agent that they were making a nil return despite all efforts.

- 7.10 Westlake marketed the property from 18th October 2017. In January 2018 the price was reduced and the building was bought by the current owner in June 2018. Punch Taverns, the previous owner is understood to have been marketing the property in its own right from early 2017. Westlake have provided details of the extensive marketing exercise that was carried out. Only six expressions of interest were received and only two accompanied viewings undertaken. Enquiries relating to the continuation of the business decreased over the period of marketing many operators expressing concern about the potential viability of the premises. Latterly enquiries were only from alternative use occupiers.

Social facilities within the village of Grindleton

- 7.11 Whilst the Duke of York is now closed there is another public house in the village. The Buck on the opposite side of Sawley Road from the site. It would be highly unusual for a village of this size to be able to sustain two public houses. Many rural public houses have struggled over the last years to stay viable and this has resulted in a number of closures. Ribble Valley has not been immune to this trend. It is always regrettable when the last pub in the village closes however in the case of Grindleton a public house remains and Grindleton Pavilion is also very active with social functions, clubs and groups. Grindleton Pavilion has a licensed bar and a main hall with a maximum capacity for 80 persons. It has full disabled access and a professional catering kitchen. The facilities at Grindleton Pavilion are in competition with the public houses. The loss of the Duke of York as a public house will not seriously harm the social facilities of the village and may help to sustain the Buck Inn by reducing competition.

Regeneration benefits

- 7.12 The proposed development will result in regeneration benefits. The proposed new use retains a business use as well as a residential use within the historic building. This use provides a viable alternative use which is sensitive to buildings' historic structure and layout whilst the business use is low key and sensitive to the village context. The surrounding uses are residential, so the proposed use is the most compatible in terms of traffic, noise and 'opening hours'. It will be a significant improvement to the residential amenities of the neighbouring residential properties than the former public house use.
- 7.13 The proposed development retains and reconfigures the business and residential use on the site. The proposal is small scale use appropriate to the rural area with the benefit of providing a viable alternative use for an otherwise redundant rural building which is a benefit to the area. It has regeneration benefits and it provides a viable use for a designated heritage asset which is also a benefit. The proposal is compliant with policies DS1 and DMG2.

Business and Economic development.

- 7.14 In order to sustain economic activity in rural areas and settlements new businesses need to be encouraged and existing businesses need to be encouraged to expand. The proposal is for

a mixed use of the building and the site. The owner of the building and site owns and runs the following businesses with his brother. It is proposed that the commercial space within the former public house will be used as offices for these companies:

Stansfield Bros Ltd - Investment Property Company specialising in commercial rental investments.

Stansfield Developments Ltd - Property Development Company - New build/ conversions etc for re-sale.

The Old Sidings (Foulridge) Ltd - Freehold Investment Company - managing Freehold Investments and maintenance contracts.

These companies employ Simon Stansfield, Chris Stansfield, and Mandy Stansfield. In addition, Stansfield Development Ltd employs one secretary/assistant and 1 fulltime labourer/driver with on average 10 sub-contracted employees drawn from the local area.

It is anticipated that another company will be created to manage the holiday lets and this will create another job based on site. The running of the holiday lets will require cleaners and laundry employees.

- 7.15 The current operation of the business is run from the brothers' homes in Billington and Grindleton (Back Lane). They have storage facilities in Wilpshire. The relocation of the business to Grindleton with dedicated space within the building will be more efficient for the running of the business with one brother living on site and the other close by. An office will be created on the ground floor of the building to serve the holiday accommodation creating a reception area with it own access off Main Street.
- 7.16 The storage building will be used by the brothers and their full-time labourer/driver for the secure storage high value tools including small electrical tools. This is to provide storage for materials and equipment that is too valuable to leave on site over night /weekend. The intention is that the labourer/driver will collect the equipment for each site in the morning and then return them at night. Each day he will park his private car on site and take his company van which will be parked next to the storage building. As the storage area is at first floor accessed by and external staircase it is unsuitable for the storage of bulky or heavy items. Underneath the storage building will be garages to provide domestic parking for the residential unit.
- 7.17 The relocation of the base of these companies to the building with the provision of dedicated office space will enhance the efficiency of the business an increase its viability. It will help to maintain an existing source of local employment.
- 7.18 Key Statement EC3 of the Core Strategy confirms that proposals which contribute to and strengthen the visitor economy will be encouraged. This includes the creation of new accommodation and tourist facilities. Policy DMB1 supports business growth in principle and Policy DMB3 further encourages such facilities particularly where they are located within a defined village. This accords with the approach detailed within paragraphs 83 and 84 of the Framework.
- 7.19 The Ribble Valley Tourism Destination Management Plan 2018 recorded the latest figures (2016) for tourism in the Ribble Valley which show £225,914 million tourism spend, 5 million

day visitor days and night and a growth of 6.3%. Tourism is undeniably a significant part of the Ribble Valley's economy. The applicant has carried out research to inform the type of accommodation that is in demand. He has also forged links with and company which provides out-door activities in order to provide a specialist offer. A business plan is submitted with this application setting out the vision for the proposed holiday accommodation and demonstrating that the scheme is economically viable³.

- 7.20 The holiday cottages are two bedroomed with parking on site for three cars. Whilst most holiday makers will arrive by car there is a local bus service so that the site is accessible by public transport. Visitors are within easy reach of Grindleton village facilities and local restaurants including The Brow Cow Chatburn 1 mile, The Pavilion Chatburn 1.2 miles The Spread Eagle at Sawley 1.3 miles, The Assherton Arms Downham 2 miles, Greendale Café Downham 2 miles, Waddington Arms, Lower Buck, Higher Buck Waddington 2.2 miles. There are numerous walking routes in the area including along the bank of the Ribble.
- 7.21 Ribble Valley has many renowned wedding venues. This attracts visitors attending weddings which many include an extend stay. The site is a convenient 1.5 miles from the popular wedding venue at Eaves Hall West Bradford.

Assessment of the effect of the development on the listed building and the conservation area.

- 7.22 The Duke of York is a listed building. It is likely to have originally been built as a private house C1800 and was an Inn by the mid1850's.
- 7.23 The significance of the building is in the features of the building that date from that period. As the interior of the building has be extensively altered the significance of the building is primarily in its external qualities and street scene presence. The return of the building to use as a single dwelling with business accommodation in the attic space and within a ground floor room is supported by the Heritage Assessment. The alterations to the exterior of the building including the proposed extension are also supported. The development works to the listed buildings are considered to be an enhancement to the listed building overall.
- 7.24 The proposed holiday cottages and garage/storage building have been designed to enhance the setting of the listed building and the conservation area. See Design Statement. The listed building currently has twentieth century additions which will be removed. The cottages and garage/storage building will be built on the area presently used for car parking. This will improve the setting of the listed building by reinstating built form in an area which originally had outbuildings. The cottages are designed to reflect the vernacular of the area. They are modest in scale and have modest garden areas. In scale they are sub-ordinate to the listed building. They are set forward of the main façade of the listed building which reflects the positioning of the buildings which were on this part of the site historically. It also creates a pleasing townscape in the context of the cottages to the west on Buck Street.
- 7.25 The development will put the building and the site into viable uses which is consistent with their conservation. The proposed business use contributes to the economic vitality of this community by retaining and enhancing employment opportunities in the area. The new development will make a positive contribution to local character and distinctiveness in

³ Appendix 3 Business Plan

compliance with the NPPF and Core Strategy Key Statements EN2, EN5, and policies DME2, and DME4.

Townley House

- 7.26 Townley House is to the north of the site and is separated from it by a tall fence, hedge and trees. The Heritage Assessment confirms that the development will not affect the setting of the listed building. The pre-application advice states it is unlikely that the development would have any significant impacts on the setting of Townley House.

Domestic Extension and alterations to garden area.

- 7.27 Planning permission is also sought for the construction of a single storey domestic extension on the rear elevation of the building to replace the existing unsightly modern additions. The Heritage Assessment identifies these extensions as having no interest. The Heritage Assessment accompanying the listed building application describes the proposed extension as “a light-touch single storey extension along the rear”. It describes the heritage impact of the proposed single storey extension as “in its scale and appearance, the latter is totally subservient to the listed building and owing to this, and its position at the rear, it will not detract from its character and appearance”.
- 7.28 The proposed extension projects 5.587m from the original rear wall of the building and is 2.849 m high. It is screened from the surrounding properties by existing walls so that issues of privacy will not arise. The ground level at the rear of the terraced properties on main street is much lower than the existing ‘pub’ garden. The garden area is elevated above the neighbour’s gardens, the rear of the Duke of York and higher than the existing car park. Currently the privacy of neighbours particularly 1 Main Street could be affected by the use of the pub garden. The reduction of the ground level within the garden will improve privacy between the garden and the neighbouring properties. This accords with policy DMG1.

Access

- 7.29 The proposed development will reduce the amount of traffic attracted to the site as compared to its use as a public house. Adequate parking and tuning facilities are provided. The site has easy access to public transport and is in walking distance of village facilities. This accords with policy DMG3.

Protected species

- 7.30 A bat scoping survey is submitted with the application. No evidence was recorded to suggest bats were roosting within the building and the building is considered to be of negligible potential for roosting bats. The development is unlike to affect protected species and is therefore compliant with policy DME3.

Noise

- 7.31 The level of noise associated with the use of the site is likely to reduce as a result of the development. When in use as a public house, the site would have attracted noise late at night when patrons left the establishment for the evening. This would have involved the noise of people talking and the sound of car doors slamming, and engines being started. The level area of grass at the rear of the pub was used as an outdoor drinking space which would, have

attracted activity and associated noise during fine weather especially at weekends. The level of activity at the site and associated noise will be substantially reduce with the change in the business type and the proprietor of the business living on site will ensure that any activity is sensitively managed.

- 7.31 The use of the storage area above the garage is unlikely to cause disturbance to neighbours as it will be used only briefly at the beginning and end of the day to collect high value tools and equipment which it is not safe to leave on site or in vehicles overnight. As the store is next to the holiday cottages and will be in the same ownership as the former pub and the cottages it will be in the interests of the owner to be a 'good neighbour' to avoid bad reviews of the holiday accommodation on-line as well as out of courtesy to his neighbours. The hours of use of the store could be controlled by condition. The use of the store in connection with the business operating from the Duke of York could also be control by condition. This would avoid the store being used separately by an unconnected occupier. The level intensity and hours of activity at the site under the proposed use are likely to be an improvement over the activity that would have occurred when the site was in active use as a public house. This accords with policy DMG1.

8.0 SUMMARY AND CONCLUSION

- 8.1 The proposed re-use of the pub and manager's accommodation as a single dwelling, business use and holiday accommodation dwellings comprise the optimal viable use for this designated heritage asset. The proposal has regeneration benefits and will prevent further decline. There is an alternative public house and community hall with bar in the village so that the community is not disadvantaged.
- 8.2 The proposal will bring economic benefits to the village and wider community through the provision of a base for an established company working in the local area and through the provision of holiday accommodation.
- 8.3 The proposed buildings and alterations will enhance the appearance of the listed building and its grounds having a positive and beneficial effect on the character and significance of the building and the character and significance of the conservation area.
- 8.4 The proposal fully complies with the policies of the Core Strategy and the NPPF.

Appendices

Appendix 1 Pre-application advice 2018/ENQ/00079

Appendix 2 Westlake Marketing Report 30th May 2018

Appendix 3 Business Plan