

Memo

From: Rachel Horton

To: Stephen Kilmartin

cc: Colin Hirst

Date: 06/05/2020

Re: Conversion of Public House to 5 Dwellings

Location: The Newdrop, Stoneygate Lane, Ribchester PR3 2XE

App No: 3/2020/0215

Brief Description of Proposal

The application submitted is for the conversion of the public house 'The Newdrop' on Stoneygate Lane, Ribchester within an Area of Outstanding Natural Beauty (AONB) to 5 residential dwellings with associated parking and landscaping.

Relevant Core Strategy Policies

With regards to community facilities, such as public houses, Key Statement EC2, DMB1 and paragraphs 83. and 92. of the NPPF acknowledges the valued contribution of such facilities and seeks their retention. Any proposal which will result in a loss of community facilities (as in this case) will be assessed with regard to the following criteria:

1. The provision of policy DMG1, and
2. The compatibility of the proposal with other plan policies of the LDF, and
3. The environmental benefits to be gained by the community, and
4. The economic and social impact caused by loss of employment opportunities to the borough.

Evidence is required to demonstrate that the existing use is no longer viable and I note that marketing and financial information has been submitted with the application. Paras. 6.3 to 6.5 of the 'Planning Statement' also supports the evidence submitted by outlining the financial difficulties of the business and the periods of marketing.

With regards to making an assessment of the information submitted to ascertain the marketing of the site as a going concern, and upon further discussion with the Head of Regeneration and Housing, the

policy team is satisfied that the information submitted is compliant with policy DMB1 and EC1 of the Core Strategy.

The broad principle of the scheme is thus considered to be acceptable subject to compliance with strategic policy objectives that considers the impact upon the AONB and general design matters (as per EN2, DMH4, DMH3 and DMG1 of the Core Strategy).

Please note that this response deals with the principle of development only and does not deal with matters of detailed design and other material considerations outlined within the Core Strategy and the NPPF.

Rachel Horton, Senior Planning Officer