

Planning Supporting Statement of Case

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This Planning Statement is made in support of a detailed planning application for the erection of a semi-permanent single storey timber framed garden shelter to be located in the existing beer garden at the rear of the Swan With Two Necks, Main Street, Pendleton, Clitheroe. BB7 1PT

1 Location and Description

- 1.1 The Swan with Two Necks [SW2N] sits within the village of Pendleton. It lies to the side of the village car park [owned by SW2N] and has a direct frontage to the main road through the village. To the rear of the premises is a substantial “beer garden” that has been used for this specific purposes and as part and parcel of the overall pub facility since at least 1988. The main pub premises are white rendered under a pitched slate roof.
- 1.2 The site/premises are within the boundary of the Pendleton Conservation Area. The SW2N itself is not a Listed Building. It is referred to as a building of Townscape Merit.

2 Background to the Proposal

- 2.1 Stephen and Christine Dilworth have been the landlord/landlady of the SW2N since 1987; they own the premises freehold and free of tie! As a family business [their two sons are employed full time in the business], they have developed the SW2N into a thriving establishment that serves not only the village of Pendleton but the wider local community and the region.
- 2.2 The SW2N is renowned not only for the quality of food prepared and served at the premises but also the quality and variety of its real ales. Testimony to this is the fact that the SW2N has appeared in 21 consecutive editions of the ubiquitous Good Beer Guide. The pub has been the recipient of numerous CAMRA awards at local and regional level; it has been a finalist [top four pubs in the country] on three occasions and, in 2014 it won the coveted accolade of the CAMRA National Pub of the Year award; not bad for a small pub in a village in the Ribble valley; no

other pub locally has achieved the distinction of winning that award. Further and more recently, to celebrate 50 years of the Good Beer Guide publication [1972-2022], CAMRA issued 50 gold awards to pubs and establishments that have made a significant contribution to the promotion of, and availability of, real ale to customers. The SW2N received a gold award!

Social and Economic Considerations

- 2.3 The Local Planning Authority will be fully aware of the current difficulties being experienced by the plethora of businesses that have, and are, struggling with the economic climate we all find ourselves in today. The SW2N is not exempt from such circumstances and as it is essentially within the “Hospitality” sector, has suffered significantly, like those others in the sector, from increased costs, changing customer habits, staffing difficulties. All these factors have had a debilitating impact on the business.
- 2.4 During the fallout from the “pandemic” and as the SW2N sought to reopen for business, the Proprietor placed a very temporary structure in the beer garden which provided some form of weather protection for customers and also met the stringent measures imposed by Government for social distancing. This structure proved to be successful and enjoyed by customers; you could sit out in the beer garden under cover as opposed to being in the open. Its continued use has allowed the Landlord to maintain a level of service and comfort for customers.
- 2.5 An added economic issue now arises in regard to the overall level of service provision that the landlord can provide to his customers. Due entirely to factors outside his control and like so many other are finding, his total annual energy costs for running the SW2N have risen 400% in the last 8 months.
- 2.6 To ease the burden of the financial implications of such increased costs, the Landlord considers that the garden room/gazebo is a significant and material factor in helping him to achieve this; closing the pub for 3 days a week, maybe more, or reducing hours to opening later each day will not solve the issue;

customers eating/drinking habits have changed significantly since the pandemic. If the pub is not open at times when it is expected to be open then customers not only don't visit, they stop visiting the pub altogether and, using social media, they pass the word around. CAMRA reports that currently, at least one public house a day is permanently closing.

3 The proposal

- 3.1 Peter Hitchen Architects [PHA] have prepared a full design brief/statement to accompany the application/plans. In essence it is proposed to erect a timber framed garden room/gazebo in the rear beer garden. It will be on the footprint of the current temporary shelter. It will provide a comfortable and sheltered environment for customers particularly those who have dogs and who are currently not allowed inside the pub; the garden room/gazebo will enhance the customer experience when outside in the beer garden; the building sits comfortably on site and does not detract from either the status of the pub building or the wider conservation area. The garden room/gazebo will only function during normal pub opening hours.

4 Planning Policy and Guidance

- 4.1 Section 38[6] of the Planning and Compulsory Purchase Act 2004 refers to the development plan as a whole and requires planning applications to be determined in accordance with the plan unless material considerations indicate otherwise. In this case the development plan comprises the adopted Ribble Valley Core Strategy.

Relevant Core Strategy policies

Key Statement DS2: This policy supports and states that there is a presumption in favour of sustainable development.

Key Statement EN2: This policy seeks to ensure that new development is in keeping with the character of the landscape reflecting local distinctiveness, vernacular style, scale, features and materials.

Key Statement EN5: This policy clearly states that there is a presumption in favour of the conservation and enhancement of heritage assets

Key Statement EC1: This policy clearly states that the Council will support proposals that contribute to strengthening the wider rural and village economies.

Key Statement EC3: This policy clearly states that the Council will encourage proposals that contribute to and strengthen the visitor economy.

Policy DMG1: this policy covers general matters of design, access, amenity and environmental issues.

Policy DME4: This policy seeks to protect heritage assets and their significance.

Policy DMB1: This policy lends support to proposals for business growth and the local economy.

National Planning Policy Framework

- 4.2 At **chapter 2**, the Framework promotes sustainable development. At **chapter 6** the Framework promotes building a strong, competitive economy. At **chapter 11** the Framework promotes the effective use of land. At **chapter 12** the Framework promotes achieving good design. At **chapter 16** the Framework promotes conserving and enhancing the historic environment.

5 Planning Appraisal

5.1 It is respectfully submitted that the principle of the development that is, the siting of a garden shelter/gazebo within the long established beer garden at the rear of the premises and on the footprint of an existing hard-standing occupied by a temporary shelter, is fully supported by and meets the tests set out in the planning policies at both local and national level as referenced in section 4 above. These policies do raise specific issues that should be addressed within the context of a planning submission and these are assessed below.

Landscape Character

5.2 The application proposal will be sited within part of the existing beer garden which is located at the rear of the pub. The gazebo will be situated behind the toilet block. In terms of its visual impact, it is well screened from all public vantage points except perhaps from the public car park to which it has a boundary comprising a substantial stone wall. The beer garden is completely enclosed by high stone walls; it forms the extent of curtilage to the premises and does not encroach out into open countryside, it is completely self-contained.

5.3 The beer garden has already had a large temporary structure on site [since the pandemic] and contains approximately 10 tables and benches all of which are used particularly when the weather permits.

5.4 The siting of the proposed gazebo will have no material or detrimental impact upon the visual character of the local landscape and does not prejudice the implementation of those policies that seek to safeguard the landscape from inappropriate development.

Local Village and Visitor Economy

5.5 The SW2N's is the focal point of village life in Pendleton, more so than the adjacent village hall. Not only is the pub frequented very regularly by members of the

village community it is, because of the renowned success as an award winning public house of national importance [section 2 above refers] visited by many people from outside the Ribble Valley. It is respectfully submitted that the policies that seek to support the local and visitor economy are not comprised at all by the proposal, indeed, they are enhanced and fulfilled.

Highways/Infrastructure

- 5.6 The application site is the pub beer garden at the rear of the premises. There are no highway issues to consider. Further, all infrastructure is in place including the hard-standing upon which it is proposed to stand the gazebo. There are no issues to consider in this respect.

Design/External appearance

- 5.7 PHA have produced a detailed design brief and this accompanies the application proposal. It is respectfully submitted that the design and external appearance to the proposed gazebo will have absolutely no adverse effect whatsoever upon the integrity of the Swan with two Necks as a designated building of Townscape Merit. The gazebo will stand in the beer garden, it is divorced from the main pub building, is very much subservient to the mass of the pub building and the choice of materials and its design has no adverse or undue influence upon the overall integrity of the main pub building.

Safeguarding the Historic Environment

- 5.8 A stand-alone Heritage Statement has been independently prepared for this application having regard to the status of the main pub building together with the fact that the site lies within the Conservation Area. It will be seen from that assessment, that the proposal does not and will not adversely affect or compromise the integrity of the main pub building or the wider Conservation Area in this instance.

6 Conclusions

- 6.1 It is respectfully submitted that the application proposal is fully in compliance with the overall aims and objectives of the Ribble Valley Core Strategy and the National Planning Policy Framework. No technical or environmental constraints have been identified which would weigh against the proposal and it is submitted that the development should be supported and approved.

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