



Operation Statement:

Ref: PCD/OS/S124
01 February 2024.

Application Number : 3/2023/1008. Wellsprings Sabden

Wellsprings operates as a successful well established restaurant with a main dining area, bar and a selection of outdoor elevated covered dining areas.

The layout of the main dining area is central to the property with a large bar, and kitchens to the rear.

The kitchen is positioned at the northern end of the property with direct access to the restaurant and is strategically positioned for delivery of goods, storage, removal of waste and most importantly distribution of cooked food and clearing up.

The business has previously introduced new holiday let apartments and this has become a huge success with visitors coming from far to stay in this popular location.

One full time member of staff is responsible for servicing the new holiday lets and this would increase if the proposed application is successful to a further employee.

Guests using the accommodation would enter via the main building entrance and would report to the reception to book into the accommodation.

Designated parking would be available for all residents with electric vehicle charging points as required in new developments and remote access to the new entrance gates is available when the restaurant is closed.

The proposal is for 3 apartments on the ground floor along with a caretaker apartment, all apartments have individual door access which are separate to the restaurant, the caretaker apartment has a existing entrance along with an existing internal staircase to the restaurant area which will be retained for management use.

The new first floor apartment would use the existing external steps as access to the apartment and the elevated communal area dining would be divided off to form a private outdoor dining area leaving the largest area retained for outside dining for the restaurant.

Residents in all holiday lets would have the option of dining in the restaurant which already is a popular option rather than cooking in the individual apartments.

The first floor internal area that is to be used for a new apartment has 50 covers if fully occupied and the reduction in this number of people would relieve car parking spaces within the main car park which would provide the additional parking for residents to the holiday lets.

This application would provide employment for local trades and material suppliers in this area throughout the duration of the refurbishment and after completion additional employees would be required for housekeeping.

The new venture would also increase the demand for local produce and laundry services which would be a advantage to the local economy.

The opening hours for the restaurant would remain the same as advertised but can vary during holiday periods .

During opening hours the new entrance gates would remain open and guests using the accommodation would have remote access to the gates.

Servicing of the apartments is carried out on a daily basis and all supplies and equipment are stored separately in the main building, refuse and recycling is stored and collected from the same location as the restaurant at the rear of the kitchens in purpose built storage buildings and containers which is existing.

Arrangements are in place for regular collection of the waste from the site.

The idea to introduce further accommodation units into the business will be a huge advantage as it will create the opportunity to improve and invest in the more dilapidated areas of this building with a guaranteed return but provide good accommodation for visitors to the area which is in huge demand.

The exclusion of using the most dilapidated area of the building would provide additional parking spaces to the site and even with the addition of the existing and proposed residents for the holiday lets spare places would be available for visitors.

The operation plan for the site has worked perfectly fine with existing staffing levels even with the existing additional accommodation units but a increase would be required depending on demand for the proposed additional accommodation.