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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | **KH** | | | | **Date:** | | **14/06/23** | | **Manager:** | | **LH** | **Date:** | **15/6/23** |
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| **Application Ref:** | | | | 2023/0085 | | | | | | |  | | | |
| **Date Inspected:** | | | | n/a | | | **Site Notice:** | | 24/02/23 | |
| **Officer:** | | | | KH | | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | | | **APPROVAL** | | | |
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| **Development Description:** | | | | | Variation of Condition 5, 12, 13, 15, 19, 20 of planning permission 3/2022/0279. To allow the Talbot Pub and Barn to be developed separately by different parties. | | | | | | | | | |
| **Site Address/Location:** | | | | | Talbot Hotel 5 Talbot Street Chipping PR3 2QE | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Parish/Town Council** | | | | | | | | | |
| No response. | | | | | | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Highways/Water Authority/Other Bodies** | | | | | | | | | |
| **LCC Highways:** | | | | |  | | | | | | | | | |
| No objection to variation of condition 13 and no comments to variation of condition 5, 12, 15, 19 and 20. | | | | | | | | | | | | | | |
| **CONSULTATIONS:** | | | | | **Additional Representations.** | | | | | | | | | |
| LCC Archaeology – No objection. | | | | | | | | | | | | | | |
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| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** | | | | | | | | | | | | | | |
| **Ribble Valley Core Strategy:**  Key Statement DS1 – Development Strategy  Key Statement DS2 – Sustainable Development  Key Statement EN1 – Green Belt  Key Statement EN3 – Sustainable Development and Climate Change  Key Statement EN5 – Heritage Assets  Key Statement EC1 – Business and Employment Development  Policy DMG1 – General Considerations  Policy DMG3 – Transport & Mobility  Policy DME3 – Site and Species Protection and Conservation  Policy DMH3 – Dwellings in the Open Countryside & the AONB  Policy DMH4 – The Conversion of Barns and other Buildings to Dwellings  Policy DME4 – Protecting Heritage Assets  Planning (Listed Buildings and Conservation Areas) Act  National Planning Policy Framework (NPPF) | | | | | | | | | | | | | | |
| **Relevant Planning History:**  2022/0279 & 2022/0278 – Full and LBC: Partial demolition of a Grade II Listed Building; conversion of public house into one dwelling and one holiday let. Limited external alterations to Talbot Hotel. Conversion of adjacent barn into three new dwellings with associated works. Formation of parking and manoeuvring areas to rear. Hard and soft landscaping – Approved with conditions 1st June, 2022.  2012/0962 & 2012/0963 – Full and LBC: Refurbishment and extension to existing hotel to create 9no.ensuite bedrooms, function suite, bistro restaurant and bar area with ancillary hotel, kitchen and staff facilities; change of use of existing barn to form 11no. ensuite bedrooms ancillary to the hotel accommodation: extension and refurbishment of existing car parking facilities to create 46no. parking spaces including the repair and refurbishment of the existing cobbled forecourt (Resubmission of 3/2011/0821) (Listed Building Consent) and 3/2011/0822 (Full) – Approved with conditions.  2011/0822 & 2011/08821 – Full and LBC: Demolition of existing single storey extension and removal of render to front elevation; repair and repointing of stonework; refurbishment and extension to existing hotel to create 9no. ensuite bedrooms; function suite, bistro restaurant and bar area with ancillary hotel, kitchen and staff facilities; change of use of the existing barn to form 11no. ensuite bedrooms ancillary to the hotel accommodation; extension and refurbishment of existing car parking facilities to create 50no.car parking spaces including the repair and refurbishment of the existing cobbled forecourt – Refused 16th March 2012.  2010/0131 – LBC: Partial careful demolition of bulge in gable wall of barn and rebuild in stone from demolition (using a mix of 1-part NHL 3.5:3 parts sand) | | | | | | | | | | | | | | |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The site consists of two Grade II Listed Buildings and is located within Chipping Conservation Area and the Forest of Bowland Area of Natural Beauty. There are also protected trees within the site.  One building was last in use as a public house and the other has been used as a Barn.  The site is served by an established access off Talbot Street | | | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  The approved development is to convert the former public house into one dwellinghouse and holiday let with limited external alterations; and to convert the barn into three dwellinghouses with associated external works. Formation of car park and manoeuvring to rear and hard and soft landscaping was also approved.  This proposal seeks to allow the barn to be developed separately from the public house by varying the conditions so that they can be separately discharged. No other changes to the approved scheme are proposed. | | | | | | | | | | | | | | |
| **Principle of Development:**  The principle of this proposal has been established under 2022/0279 & 2022/0278. | | | | | | | | | | | | | | |
| **Impact upon Listed Building(s) and Setting:**  The Talbot Hotel and stable and barn to the south west are both Grade II listed in recognition of their national architectural and historic interest. Both buildings date from the late 18th Century and derive significance from their relationship and from their important contribution to the Chipping Conservation Area. The original permission found there to be no conflict with national and local planning policy in terms of conserving the significance of the Listed Buildings. The proposed changes to the conditions would enable the public house and barn to be developed separately. This is acceptable, particularly as it may help to encourage the development to come forward quicker and secure a viable future for the buildings. No unacceptable impact is identified from this change, therefore the variation remains acceptable from an ‘impact on listed building(s)’ perspective. | | | | | | | | | | | | | | |
| **Impact upon Character/appearance of Conservations Area:**  Proposals within a Conservation Area are required to conserve and where appropriate enhance its character and appearance and those elements which contribute towards its significance.  The original permission found there to be no conflict with national and local planning policy in terms of conserving the significance of the conservation area. The proposed changes to the conditions would enable the public house and barn to be developed separately. This is acceptable, particularly as it may help to encourage the development to come forward quicker and secure a viable future for the buildings which would positively impact on the conservation area. No unacceptable impact is identified from this change, therefore the variation remains acceptable from an ‘impact on conservation area’ perspective. | | | | | | | | | | | | | | |
| **Impact Upon Residential Amenity:**  There are residential properties in close proximity to the site.  The original permission found there to be no conflict with impact upon residential amenity; and no unacceptable impact is identified from the proposed variation of conditions. | | | | | | | | | | | | | | |
| **Visual Amenity/External Appearance:**  The site is within the Forest of Bowland Area of Outstanding Natural Beauty and is prominent within the centre of this small village location.  The original permission found there to be no conflict with the AONB nor streetscene character; and no unacceptable impact is identified from the proposed variation of conditions. | | | | | | | | | | | | | | |
| **Highways and Parking:**  LCC Highways have no objection to the proposed variation of conditions. A vehicular access will be formed between the pub and barn. Parking for the main dwelling, converted barn and holiday let will remain to the rear and this can be controlled by appropriate conditions. | | | | | | | | | | | | | | |
| **Landscape/Ecology:**  A Bat and Bird Survey had been submitted with the original application which raised no concerns.  Some trees would need to be removed / replaced, which was considered acceptable and to be secured by condition, alongside adequate tree protection of the retained trees. No additional impacts are identified from the proposed variation of conditions. | | | | | | | | | | | | | | |
| **Other Matters:**  The supporting letter requests an update to condition 12 so that only the Barn is required to submit a drainage scheme. However it is considered that the condition should require both the Barn and the Talbot pub building to submit a scheme (separately) and so will be worded as such.  This application does not seek to vary condition 16 (setts) however the variation to the LBC application does seek to amend that same condition (condition 10 on the LBC application) which is considered acceptable. Therefore to make sure the PP and LBC decisions align condition 16 on this variation to the PP will be updated accordingly.  The proposed changes to the approved conditions would not result in any changes to the details to be submitted and agreed and would enable the approved developments to come forward independently of each other. | | | | | | | | | | | | | | |
| **Observations/Consideration of Matters Raised/Conclusion:**  As such and for the above reasons, having regard to all material considerations and matters raised, the application is recommended for approval. | | | | | | | | | | | | | | |
| **RECOMMENDATION**: | | |  | | | | | | | | | | | |
| That planning permission be granted subject to the imposition of revised conditions. | | | | | | | | | | | | | | |