



The Black Bull, Rimmington

Design & Planning Statement

Supporting information for Planning Application for
remodeling of existing public house and inclusion of
1no residential property

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BLACK BULL RIMINGTON – PLANNING APPLICATION SUPPLEMENTARY INFORMATION

BACKGROUND

There has been an Inn or Hotel in Rimington since the mid 1700's. The current Black Bull Country Inn and Restaurant was built in the early 1900s as a Hotel. It became a Public House some time later and enjoyed a prosperous period in the 1970's 80's and 90's. From the end of the 90's to 2006 is the last period of stable trading to take place at the Black Bull, since then a number of different business models have been tried as follows;

2006 is the last time the Business changed hands as a going concern, it was a pub and restaurant when it was sold

in early 2009 the Business was closed following heavy losses, no financial records are available for this period

in late 2009 the building was acquired from a creditor by the current owners APTUS HR Improvement Services Ltd (this Business is a wholly owned subsidiary of Hodgson and Lachance Ltd which is owned by Katherine Lachance and Steve Hodgson). The Business opened in December 2009 as the Black Bull Country Inn and Restaurant and traded until early July 2011 when the owners decided to close it to stem the financial losses being incurred. The building was put up for sale or lease. The audited accounts for this period are attached and are summarised below.

in May 2012 the building was leased to Karen Fagan and the Business re-opened and continues to trade. To date this business too has not delivered what would be regarded as a sustainable business. The draft accounts for this period are also summarised below

FINANCIAL PERFORMANCE REVIEW

The Black Bull falls within the settlement boundary of Rimmington, Policy G4 of the Ribble valley districtwide local plan. This policy states that planning permission will be granted for proposals which involve the rehabilitation of rural properties which contribute to a solution for particular local housing, community or employment problem. In this instance, the proposed scheme achieves all three aspects.

Under section 1 of the National planning policy framework, para 20 states that 'local planning authorities should plan proactively to meet the development needs of business and support an economy fit for 21st Century'. Para 19 states 'significant weight should be placed on the need to support economic growth through the planning system'.

Given these inclusions, we have included a breakdown illustrating the need for a change in the business model of the Black Bull for it to remain a viable business and therefore a source of local employment and community focal point.

The table below sets out a summary of the two most recent businesses to operate on the site

BULL SUMMARY OF FINANCIAL PERFORMANCE					
	12/09 - 05/10	05/10 - 05/11	05/12 - 01/13		
Sales	110,000	235,000	110,375		
Costs	300,000	487,000	124,500		
Profit/Loss	-190,000	-252,000	-14,125		
Adj for Start Up & Close	80,000	100,000	0		
Adjusted Profit	-110,000	-152,000	-14,125		
Average Profit/Loss per Month	-18,333	-12,667	-1,569		
Notes					
1) The costs in 12/09 - 05/10 include some of the start up costs					
2) The costs in 05/10 -05/11 include the costs of closing the Bull in 07/11 which accounted for c £170k of the loss					
3) The rental costs in 05/12 - 01/13 are c £10k less than contractually committed					

- It is the opinion of the current and last business owners to operate from the site that the fixed cost of the building (rates, rent & utilities) is too high for the level of business that can be generated
some parts of the building are not sufficiently attractive (the function room) to be fully utilised and are at the end of their useful life
that a viable business can only be created by; upgrading the current building improve usability and attractiveness and deliver a reduction in fixed overheads

The current owners of the building are prepared to make the capital investment required to upgrade the building provided that there is the prospect of a reasonable financial return on the investment. Without such a scheme it is very likely that the Black Bull will close again and it is difficult to imagine that it would ever re-open as a Public House and Restaurant.

OBJECTIVES OF THE PLANNING APPLICATION

The Objective of the Planning Application is to secure a viable Public House/Restaurant business on the site. The creation of a separate residential development is an integral part of the application as it will be required to fund the scheme.

PROPOSAL SUMMARY

In brief, The Proposal is to;

Remove the existing single storey but large wooden structure from the back of the building which is nearing the end of its useful life.

- This extension carried out some 30+ years ago is neither in keeping nor meets the needs of the business as a useful or attractive space. It is also in need of some repair which proves to be financially unviable.
- To split off part of the large public house internally to allow the formation of a 4 bedroom residential property within the footprint of the existing building.
To make better use of the space a purpose designed dining area extension will be created within the footprint of the demolished 70's timber building in a style and

materials more attractive and in keeping with the original building. The lifespan of the extension is that to match the existing building.

To make the space afforded to the residential enabling property useable as a family home, a first floor extension will be added above the existing single storey side extension, again in matching materials and designed to be in keeping, yet subservient to the main building. A smaller, single storey rear extension is also added to allow a good flow of light and air through the building and retain the openness and scale of the existing rooms.

ALIGNMENT WITH RIBBLE VALLEY PLANNING POLICY

Attached is the written response from pre planning advice which helpfully points out relevant planning policy. This application is aligned to planning policy in that:

The Proposal makes it more likely that the Black Bull will continue to trade which will retain employment. This is also aligned with National Planning Policy

Policy ENV3 is also applicable. The Proposal is that the development of the building would enhance the appearance of the building by removing an out of character wooden structure from it (photos of existing site attached as appendix). The new extensions will be constructed in matching materials to the existing building, fall within the footprint of the existing development and also appear subservient to the existing building and of a scale appropriate to the development and land around it.

The NPPF policy on rural development provides that only schemes which enhance the vitality of the community be allowed. The Proposal is such a scheme in that it will contribute to retaining a business in the village and prevent the prospect of an empty building being left to deteriorate in the centre of the village detracting from the attractiveness of it.

The estimated financial benefit of the Scheme is; the reduction in floor area of the Public House will reduce the Business Rates Payable, the Rent Payable, the Cost of Heating and Lighting all of which could reduce the cost base of the Operation by c £2k per month. The enhancement of the facility will help with increasing the revenue of the Business. The proceeds of the sale of the residential property or the rent from it would be used to fund the investment required.

HIGHWAYS AND AFFECT ON AMENITY

As part of the pre planning consultation ref RV/2013/ENQ/00027 a Mr Trevor Lewis of the Lancs Highways department was consulted on the scheme. In general terms he noted that the residential property creates 4 bedrooms so would like to see 3 parking spaces, allocated to the property, each being 2.4 x5.5m. He felt that these could be accommodated at the front of the property, which is currently off street parking for the public house. He was also happy in the respect that these vehicles would leave the site in reverse gear. As such the scheme has been amended from Pre application to incorporate these additional parking spaces.

In terms of public amenity, the inclusion of a residential property will force the noise from a public house further in the central area of the development site and away from adjacent neighbors.

The main amenity concern is to the house that will be formed as part of the development.

We note that it is expected that a commercial extraction system will be needed for the kitchen and the main lounge areas and this is something that will be considered during the detailed design process to minimize any impact on the residential property.

Sound transference between public house and residential will be addressed as part of detailed design and building regulation approval to ensure the relevant British standards and regulations are met.

Existing Site photos

