THE PLOUGH MAIN ROAD
DEEPING ST NICHOLAS
SPALDING PE11 3EN

Proposed Change of Use
from A4 (Drinking Establishments) to A1 (Shops)



PLANNING STATEMENT

mlp Moulton Land and Planning

November 2017

PROPOSAL

Planning consent is sought from South Holland District Council for a Change of Use of part of the ground floor of the former public house to provide a retail facility.
As the last use was a public house (Use Class A4) and with a change of planning legislation in May 2017 it is now necessary to obtain formal Planning Consent to carry out a change of use to the required A1 Class use.

THE SITE

The application site is located along the Main Road in Deeping St Nicholas.
The building ceased trading as a public house many years ago and the property and adjacent grounds had fallen into disrepair. The Applicants purchased the empty property in May 2012 and are keen to refurbish the property which would include mixed use of residential and retail, hence this application.

The subject building abuts the public footpath and has car parking and land to the side and rear of the property. Vehicular access from the public highway is established from when lastly operating as a public house.
This section of the Main Road through the village has a 40mph speed restriction.

THE BUILDING & PROPOSED WORKS

The Change of Use relates only to a section of the ground floor of the building as indicated on the accompanying plans. The first floor of the former public house provides independent residential accommodation as approved by the Local Planning Authority some years ago (see Planning History).

The proposal is that the retail sales area created would be potentially suitable for a small convenience store with access from the adjacent car park for the public and any adaptation will be carried out to enable disabled access in accordance with latest legislation and guidelines.
The retail unit would be serviced by ancillary floor space providing storage for stock and welfare facilities for staff. An existing rear access and yard area will serve the needs of the unit in a similar arrangement to when the building was a public house.

PARKING PROVISION

An area of the former pub car park is identified for parking to serve the proposed retail unit and will accommodate no less than six vehicles. Space is also available for cycle, scooter parking.

Parking to the existing residential accommodation is provided for to the rear of the application site

INFRASTRUCTURE

The proposed building is fully serviceable with all main utilities being present to serve the needs of the intended use. There are no significant alterations required to the building in order to meet the relevant requirements for such a proposal as demonstrated by the accompanying plans.

PLANNING HISTORY

H03-0986-06 Planning permission was granted for a building on the site which was to provide 'overnight accommodation (4 units) Although permission was granted September 2006 the scheme was not implemented.

H03-0737-12 Planning Permission granted for change of use from function room to domestic flat. That application was granted 7th December 2012 and was retrospective. That use is implemented and relates to the first floor of the application building.

H03-0770-12 Application for 3 Retail units with 2 flats above. This application was for a new building within the grounds of the former public house but was withdrawn 17th December 2012.

H03-0419-17 An application for 10 dwellings was submitted on land to the side and rear of the former public house. That application is not proceeding.

PLANNING POLICY

The emerging SE Lincs Local Plan 2011-2036 refers to Additional Retail Provision as follows :-

Policy 23: Additional Retail Provision

C. Other Local Shops and Town Centre Uses

Individual local shops, leisure uses and services and small neighbourhood clusters of them which meet the day-to-day needs of nearby residents, without the need to use a car, will be protected. Proposed new shops in such circumstances, will be limited to a maximum 100 sqm (net) floor space, unless a qualitative need to remedy a geographical deficiency in the distribution of food shopping can be demonstrated, in which case units up to 500 sqm (net) floor space will be permitted. Extensions which would take existing local shops up to these sizes to improve their viability will be permitted, subject to the same demonstration of geographical deficiency for proposals over 100 sqm.

Deeping St Nicholas is classified as a 'Minor Service Centre' and as such is restricted to 'limited development opportunity' in order to "…help sustain existing facilities.." or help to "…meet the service needs of other local communities…"

The extreme linear character of the settlement results in Deeping St Nicholas having no obvious village centre and it is effectively dissected by the active railway line.

Facilities to serve the settlement have been extremely limited for many years including the closure of the public house on the application site. This is increasingly and unfortunately commonplace, with the viability of any sustainable business in rural communities having become increasingly difficult for many reasons.

This application seeks to re-use part of the former public house to provide a modestly sized retail premises which will serve the needs of the immediate community.
The nearest, and only other, retail premises are 1.2km away on the other side of the railway crossing.
Vine House Farm is an established enterprise which has seen expansion in recent times to provide a farm shop and tea rooms as well as the conservation award winning bird feed element of the business.

The Main Road through Deeping St Nicholas is located along a bus route but the distance to the nearest settlements that provide general provisions are at such a distance to require the use of motor vehicles as an alternative to public transport.

CONCLUSION

This application presents an ideal opportunity to introduce a valuable and fundamental facility to an expanding village whilst re-using part of a building that used to serve that settlement before lifestyle habits etc. saw the demise of the village pub some years ago.

The proposed facility is extremely sustainable and satisfies all relative planning policies, including those in the emerging SE Lincs Local Plan and it is hoped that the Local Planning Authority as well as the local community will see this as a positive for the future of the village.

Alan J Finch
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