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Your ref: PP-06733366
Our ref: 1185 4 LMS MAG

09 March 2018

Planning Manager
South Holland District Council
Council Offices
Priory Road
Spalding
PE11 2XE

Dear Sir

MR G FRANKLIN
CHANGE OF USE OF VACANT PUBLIC HOUSE (USE CLASS A3) TO A PAIR OF DWELLINGS (USE CLASS C3(a))
THE CHEQUERS, MAIN STREET, GEDNEY DYKE, PE12 0AJ

Please find attached a Full Planning Application for the change of use of the Chequers Public House (Use Class A3) to two dwellings (Use Class C3(a)) at the above site submitted by the Planning Portal, reference PP-06733366.

Our client has paid the appropriate fee of £924 direct to the local planning authority via the Council's website.

Our client purchased the property and proceeded to extend and completely refurbish the premises in 2010. The business did not succeed and our client was effectively subsidising the operation of the pub out of his own pocket. Various efforts have been made to sell the business as a going concern and these unsuccessful attempts are detailed below. The business closed on 24-12-17.

The property has been on the market since 2015 via a succession of specialist property marketing companies. In July 2015 Davey and Co marketed the property, but no buyer was found. The property was then marketed by Christie & Co the following year similarly without success and in 2017 the property was put to auction via Brown & Co, but failed to sell.

The closure of the pub has resulted in the owner needing to find alternative uses for the site and premises. The building is in good order both internally and externally, is within a good-sized curtilage and lends itself to subdivision into a pair of dwellings. The submitted drawings indicate how this would be carried out, to include a new access for the southern dwelling.

The South Holland District has shown a shortfall in the supply of housing since 2011 and the Council cannot demonstrate a five-year housing land supply. In compliance with the National Planning Policy Framework, there should be a presumption in favour of sustainable development where relevant policies for the supply of housing are not considered up-to-date. This application is for the change of use of a building within the built-up part of the settlement that would otherwise remain vacant. The change of use will result in the formation of two dwellings, which will provide a modest addition to the housing stock in the settlement, and one that will have little or no impact on the existing character of the area.

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Flood Risk

The site lies within Flood Zone 3a and is classed as 'more vulnerable' in table 2a in the National Planning Policy Framework. The updated 2017 South Holland Strategic Flood Risk Assessment identifies the site and the middle of Gedney Dyke as having 'no hazard'.

We trust you will consider the application favourably, but should you require any further information, please do not hesitate to contact us.

Yours faithfully

Lewis M Smith MRTPI