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Your ref: PP:12947930
Our ref: 1185-10 LMS SB

08 May 2024

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 SUI GENERIS) TO SINGLE DWELLING (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 Sui Generis) to a single dwelling (Use Class C3(a)) submitted by the Planning Portal, reference PP-12947930.

Planning permission was granted on the 1st June 2021 (LPA ref H06-0210-21) for the change of use of the public house but this has not been implemented as it was felt that one single dwelling would be more attractive to the market. The public house was removed from the Community Asset Register – Unsuccessful Nominations, on the 22nd August 2022 (having closed in 2017) as the council was satisfied that the listing of The Chequers no longer met the required tests. A pre-application advice request application was submitted in July 2022 seeking advice on the possible change of use to a single dwelling and the council responded as follows.

"The site is located within Gedney Dyke Settlement Boundary as defined within the South East Lincolnshire Local Plan, 2019. Policy 1 indicates that within the settlement boundaries of "Other Service Centres and Settlements" such as Gedney Dyke development will be permitted that supports their role as a service centre for the settlement itself, helps sustain existing facilities or helps meet the service needs of other local communities. Development will normally be limited to Committed sites and infill.
Given the aforementioned and the fact that planning permission has previously been granted for a change of use from public house to two dwellings (ref. H06-0210-21) any application for a single dwelling would be hard to resist."

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The principle of development has therefore been previously accepted by the local planning authority in accordance with the local plan policies which are still in force today.

Plans showing the proposed layout have been submitted and these indicate the blocking off of some side windows (north-east) to prevent overlooking into the car park of the now vacant public house; which is the subject of a separate application for a single dwelling.

The access and parking provision for the conversion is largely the same as that approved under the proposal for two dwellings. The proposed amenity space to the rear (west) is essentially the former beer garden. There will be no impact arising from the proposal in terms of impact on adjoining residential occupiers.

A flood risk assessment accompanies the submission to show it is appropriate development in Flood Zone 3a.

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

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