

DECISION DELEGATED TO HEAD OF PLANNING

Application No:	H11-0726-22	Applicant:	Mr K Bunn
Proposal:	Conversion of snooker room into 2 bedrooms to be rented out to general public (no breakfast will be provided)		
Location:	Churchills West Street Long Sutton		
Terminal Date:	19th October 2022		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
04	Approach to Flood Risk
09	Promoting a Stronger Visitor Economy
29	The Historic Environment
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework 2021

Section 2. Achieving sustainable development
 Section 3. Plan-making
 Section 4. Decision-making
 Section 6. Building a strong, competitive economy
 Section 12. Achieving well-designed places
 Section 14. Meeting the challenge of climate change, flooding and coastal change
 Section 16. Conserving and enhancing the historic environment

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	1	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1
IAN MARSHMAN, HISTORIC	0	0	0	1

ENVIRONMENT OFFICER				
SOUTH HOLLAND INTERNAL DRAINAGE BOARD	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This is a full application seeking permission for change of use of part of the first floor snooker room into Public House into a 2 bedroom B&B.

The proposal involves minor internal alterations and a partial change of use on the Grade II listed. The internal alterations include the subdivision of the existing snooker room by the insertion of a new north-south orientated and bisecting internal stud partition wall along with a second east-west aligned internal stud partition wall, (within which will be inserted two new south facing entrance openings that will lead onto the new first floor hall).

Site Description

The site is located on West Street in Long Sutton. The site is located within the Long Sutton settlement boundary and the Conservation Area. It comprises a two storey Grade II listed mid-late 19th century former town house. The building is of brick and grey slate construction. The building has since around the mid-late 20th century been converted into a social club, and is now a public house.

History

No relevant planning history.

Consultation Responses

Cllr J Tyrrell

Supports the application and considers this is the best use of rooms that are no longer used.

South Holland IDB

No comments as the proposed application does not meet our threshold for commenting.

Historic Environment Officer

No archaeological input required.

Local Highway and Lead Local Flood Authority

Does not wish to restrict the grant of permission.

Conservation Officer

No objections as the proposed use of stud walls to subdivide the existing snooker room should be fully reversible should any future custodian of the property wish to restore the extant layout.

Planning Considerations

Principle of development

Section 38 (6) of the Town and Country Planning Act, as amended by the 2004 Act, states that the determination must be made in accordance with the development plan unless material considerations indicate otherwise.

The site is inside the Long Sutton Settlement Limit as defined in the South East Lincolnshire Local Plan (SELLP), 2019. Policy 1 indicates that within the settlement boundaries of the Main Service Centres, including Long Sutton, 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.

SELLP Policy 9 specifically relates to the visitor economy. It promotes tourism and visitor development within defined settlement limits which benefits the local economy, visitors and local communities.

Section 6 of the National Planning Policy Framework, 2021, indicates that significant weight should be placed on the need to support local business needs. Paragraph 81 states that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

In this case the proposal involves conversion of part of an existing building. It is small scale and would provide short-term accommodation for those wishing to holiday in the region or looking to stay locally while on business. It is also within the defined settlement limit and is relatively close to facilities. It is a sustainable location for the proposed use.

The proposal therefore satisfactorily complies with Policies 1 and 9 of the SELLP in locational terms, subject to other material planning considerations.

Character and Appearance

Paragraph 130 of National Planning Policy Framework (NPPF), 2021 establishes that planning policies and decisions should ensure that developments will function well and add to the overall quality of the area; are visually attractive as a result of good architecture and sympathetic to local character and history, including the surrounding built environment and landscape setting. Paragraph 197 of the NPPF states that local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.

Policies 2 and 3 of SELLP 2019 amongst other matters seek to ensure that development respects the character and appearance of the area and the relationship to existing development and land uses. Policy 29 of the SELLP states that development proposals will conserve and enhance the character and appearance of designated and non-designated heritage assets including conservation areas.

The proposal does not involve any external alterations therefore no unacceptable impact would result on the character of the Conservation Area.

The Council's Conservation Officer has not raised any objections to the proposed scheme and considers that no loss of significance is risked by the proposed scheme as the proposed use of stud walls to subdivide the existing snooker room should be fully reversible should any future custodian of the property wish to restore the extant layout.

As such the development is considered acceptable in terms of its impact on the Grade II Listed Building and the Conservation Area therefore it accords with Policies 2, 3 and 29 of the SELLP and the Sections 12 and 16 of the NPPF.

Residential Amenity

Policies 2 and 3 of the South East Lincolnshire Local Plan (2019) set out residential amenity and the relationship to existing development and land uses as main considerations when making planning decisions. They are consistent with advice within the National Planning Policy Framework (2021). Paragraph 130, amongst other matters, seeks places with a high standard of amenity for existing and future users.

The accommodation only has 2no guest bedrooms therefore the development is considered small scale and low key. Given the existing use of the site the proposal is not considered to result in increased noise levels and would not therefore harm the amenity of nearby residents to a significantly greater degree than at present. No new external window openings are proposed therefore there would not be any increase overlooking/loss of privacy.

The proposal therefore satisfactorily accords with Policies 2 and 3 of the SELLP in terms of residential amenity.

Parking/Highway safety

In conjunction with Policy 36 of SELLP 2019, Appendix 6 sets out the minimum standards for parking provision upon the use class. One off-street parking space is required for each bedroom. The scheme proposes 2 guest bedrooms therefore 2no off-street parking spaces are required.

The site does not have any provision for off-street parking therefore the development would not meet the current parking standards. As such it would result in highway safety issues and a cluttered street appearance due to additional vehicles being parked on the road.

The Local Highway Authority has not raised any objections to the proposed scheme as it considers the proposed conversion of the snooker would not result in an unacceptable impact upon highway safety.

Despite no objections from the Local Highway Authority the proposal is considered contrary to current parking standards. Given the site is not able to demonstrate on street parking provision for the proposed B&B in line with the current parking standards set under Appendix 6 of the SELLP the proposal would result in vehicles associated with the new use being parked on the street which would result in road safety concerns and a cluttered street appearance due to additional vehicles being parked on the road.

The agent has suggested that they could secure parking at another property the applicant owns at Long Sutton Tyres, Park Lane, Long Sutton, PE12 9DH. However, as this site is located some 400 metres from the application site it would not be practical. In addition, as this site is outside the application site boundary the site cannot be controlled in planning terms.

As such the proposal is contrary to Policies 2, 3, 36 and Appendix 6 of the SELLP in this respect.

Promoting the Visitor Economy

This proposal is put forth for use as a B&B. Policy 9 of the South East Lincolnshire Local Plan (2019) states that developments which enrich the tourist provision in the district, within the defined settlement boundaries, shall be approved/encouraged. As this development would enhance the provision of short term/holiday let properties in South Holland and the Long Sutton defined settlement, this proposal is considered to accord with Policy 9 in the SELLP, 2019.

Flooding/Drainage

Policy 4 of the SELLP relates to flood risk management and states that new development will be permitted if appropriate flood resistance and resilience measures are proposed (criterion c); it incorporates the use of Sustainable Drainage Systems (SuDS) (criterion e); and demonstrates that adequate foul water treatment and disposal already exists or can be provided in time to serve the development (criterion g).

The site is within Flood Zone 3 on the Environment Agency Flood Maps. However, as the proposal relates to first floor development and conversion of an existing building no site specific flood risk assessment is required. The proposal is therefore considered satisfactory on flood risk grounds and in accordance with Policy 4 of the SELLP.

The drainage arrangements for the site remain as existing.

Planning Balance

The proposal involves change of use of part of the first floor into a B & B. The proposal would not materially harm the character or appearance of the area as no external alterations are proposed. There would be limited impact on the listed building as only minor internal alterations are proposed which can be reversed in the future. It would not harm the amenity of neighbouring residents to a significantly greater degree than at present. The proposal would not however comply with the current parking standards as there is no off-street parking provision within the site.

On balance, any adverse impacts of granting permission to the proposals would significantly and demonstrably outweigh the benefits, when assessed against the planning policies taken as a whole.

Conclusion

Section 38 (6) of the Town and Country Planning Act, as amended by the 2004 Act, states that the determination must be made in accordance with the development plan unless material considerations indicate otherwise.

There is no off-street parking provision within the site therefore the proposal is contrary to Policy 36 and Appendix 6 of the South East Lincolnshire Local Plan (2019). It is therefore recommended that the application be refused under delegated powers.

Additional Considerations

Public Sector Equality Duty

In making this decision the Authority must have regard to the public sector equality duty (PSED) under s.149 of the Equalities Act. This means that the Council must have due regard to the need (in discharging its functions) to:

A. Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act

B. Advance equality of opportunity between people who share a protected characteristic and those who do not. This may include removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic; taking steps to meet the special needs of those with a protected characteristic; encouraging participation in public life (or other areas where they are underrepresented) of people with a protected characteristic(s).

C. Foster good relations between people who share a protected characteristic and those who do not including tackling prejudice and promoting understanding.

The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The PSED must be considered as a relevant factor in making this decision but does not impose a duty to achieve the outcomes in s.149. It is only one factor that needs to be considered, and may be balanced against other relevant factors.

It is not considered that the recommendation in this case will have a disproportionately adverse impact on a protected characteristic.

Human Rights

In making a decision, the Authority should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as South Holland District Council to act in a manner that is incompatible with the European Convention on Human Rights. The Authority is referred specifically to Article 8 (right to respect for private and family life) and Article 1 of the First Protocol (protection of property).

It is not considered that the recommendation in this case interferes with local residents' right to respect for their private and family life, home and correspondence, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general public interest and the recommendation is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

RECOMMENDATION

The application is refused under delegated powers.