

PLANNING
STATEMENT

Site Address:
The Beeches
Austendyke Road
Spalding PE12 6BZ

Prepared for: Tom Wilson



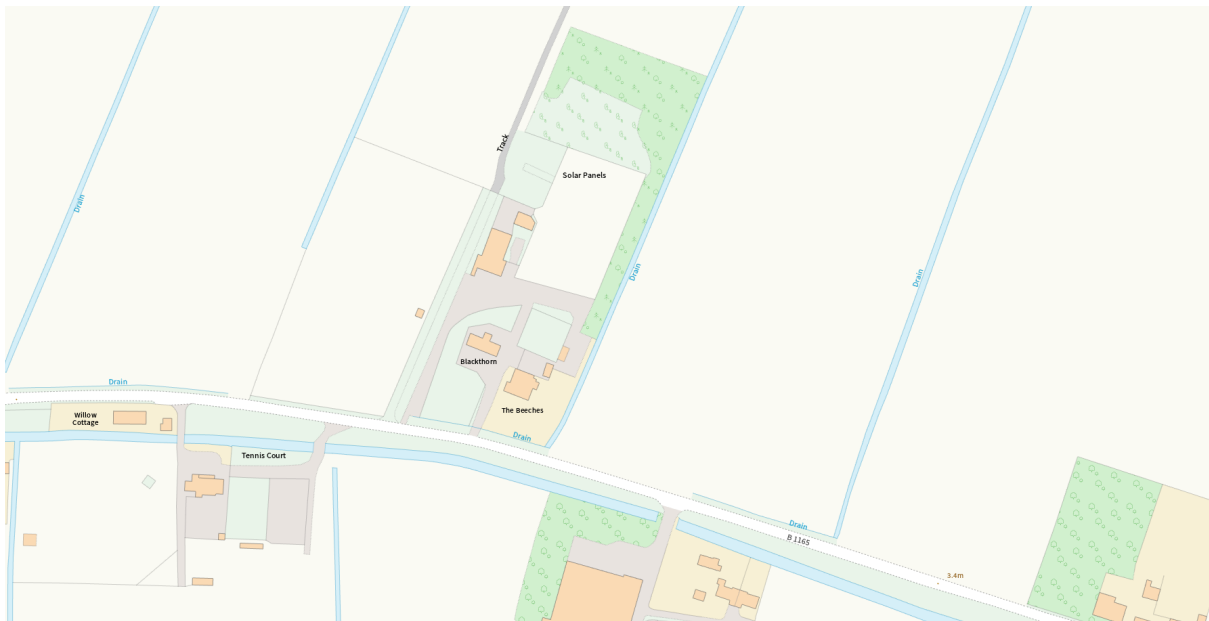
Background



SITE ADDRESS

The Beeches, Austendyke Road, Spalding PE12 6BZ

This application for full planning permission seeks support for the change of use of short-term bed and breakfast accommodation to 1 no. residential dwelling.



The applicant's family were, until recently, operators of The Beeches Bed & Breakfast. That enterprise commenced operation in the summer of 2005, however, ceased in March 2020 following the COVID outbreak and 'lockdown' imposed by the UK government. The application building was converted from an agricultural building to six units of short-term bed and breakfast accommodation following an application (H13-1266-03) which was approved on 30th January 2004. The approval was subject to the following condition:

The development hereby approved shall be used only as short-term bed and breakfast tourist accommodation in association with The Beeches and shall not be used as longer-term units of living accommodation.

The former operators currently reside in the host dwelling (The Beeches), are of retirement age, and have no intention of resuming trading as a bed & breakfast. Given that the condition imposed on the application building restricts its use for any purpose other than in conjunction with The Beeches B&B and, coupled with fact that The Beeches B&B is no longer operational, the building cannot be lawfully used and is ultimately redundant.

The condition was imposed on the 2004 permission for the following reason:

The site is in a rural area where it is the policy of the Local Planning Authority not to permit residential development except in the interest of agriculture or where related to the use of the land. This permission has been granted having regard to the circumstances of the case and its implementation is therefore confined to the applicant.

This Condition is imposed in accordance with Policy H3 of the adopted South Holland District Local Plan which seeks to protect the countryside and minimise the loss of agricultural land. It also seeks to sustain the rural economy.



Proposal



 This section addresses the nature of the proposal and identifies any key policy considerations.

The proposal seeks solely the change of use of the existing building and its curtilage from short term holiday accommodation to C3 dwellinghouse; no building operations are proposed. As shown on the supporting floorplans, the application building is capable of being occupied as a dwelling without any alteration.

It is acknowledged that the location would not normally be suitable for housing, however the material harm of the proposed use must be assessed against the current use. The building is currently redundant and, therefore, the condition which was imposed on the 2004 permission is no longer capable of fulfilling its purpose, namely, to ***protect the countryside, minimise the loss of agricultural land and to sustain the rural economy***. Approval of this application would prevent the building from falling into disrepair and such a consideration is material to the application.

It's important to note that the building was originally converted from an agricultural building. Whilst the building is no longer in agricultural use and the conversion has been completed, the conversion of agricultural buildings to residential use is generally permitted development under Class Q of the General Permitted Development Order.

The permitted development right does not apply a test in relation to sustainability of location. This is deliberate as the right recognises that many agricultural buildings will not be in village settlements and may not be able to rely on public transport for their daily needs. Instead, the local planning authority can consider whether the location and siting of the building would make it impractical or undesirable to change the use to residential.

Paragraph 80 of the NPPF also allows for the development of isolated homes where the development would re-use redundant or disused buildings.

It stands to reason that, if the building were still in agricultural use today, its conversion to residential would be supported by the Framework and the national grant of planning permission under Class Q.

Additionally, when compared with the peak use of the bed and breakfast operation, the residential use would result in a demonstrable reduction in vehicular movements to and from the site.

111. Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

In summary, the proposal would make use of a redundant building which has no reasonable prospect of being brought back into tourist use.

38. Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.