

Online Comment

Application H16-0262-21
Location Mulberrys Bar Swan Street Spalding PE11 1BT
Proposal Change of use of ground floor of public house to 3 self contained residential flats

Name Spalding & District Civic Society
Address Mr Robert West 94 Spalding Common Spalding PE11 3AU

Date Submitted 12-04-21
For/Against Comments

Reference to these premises trading as The Chequers can be found as early as 1826 in the White's Trade Directory. Whilst the building is not listed, the Hilkiah Burgess watercolour painting from 1855 reproduced in More Aspects of Spalding (Elsden) shows that the building appears to retain the same footprint. Therefore we feel that more enquiry should be made as to whether there are original features that could be lost as a result of this application.

The Society notes that the pub aspect of the business is loss making as it is unable to offer food. However, this may be one of the few licensed premises in the town that has potential for outside seating beyond it's boundaries to the rear and side which could significantly alter the viability of the premises, especially if the lack of catering facilities could be resolved.

However we highlight that the South East Lincolnshire Local plan states that non-retail uses can add to the vitality of centres.

As the site is designated as being within the town centre, part of policy 25 is relevant which urges that changes to premises have regard to the significance of heritage assets and the special interests of the Conservation Areas and their settings.

As the review of The Town Centres and Retail Capacity Study as required by policy 25 has not taken place, we feel that this application should be deferred until such time as that review can be undertaken.

We also note that the application makes no mention of parking provision or how the outside space within the boundaries of the site might be used.

We therefore urge all options be explored before this application is pursued.