Planning, Design and Access Statement

On behalf of:

Wellington Pub Company

Proposal:

Change of Use from A4 Public House to C3 Single Dwellinghouse

Development Site:

Golden Ball, River Bank, Spalding, Lincolnshire, PE11 3AA

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Site •
Golden Ball, Spalding

Report for •
Wellington Pub Company

Document revisions •

No.	Details	By	Date
CC/1631-JS15	Planning Submission	James Sturgess	April 2015

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1.0 Introduction

1.1 This document has been prepared on behalf of our Clients, Wellington Pub Company in relation to their Full Planning Application for the change of use from a public house to a single dwelling house.

1.2 This statement includes a description of the development site and planning history, an evaluation of the context of the site, an appraisal of relevant planning policies and a justification of the design rationale behind the proposed development.

2.0 Site & Surroundings

2.1 Spalding is an old market town on the River Welland within South Holland District Council, South Lincolnshire. It has an attractive waterfront with fine Georgian buildings and riverside walks in the town centre.

2.2 The application site comprises the former Golden Ball public house which fronts Riverbank and can also be accessed from Cradge Bank to the rear. Residential properties can be found lining River Bank public road running along the west boundary of the site. An existing bungalow property to the north, a water course (River Welland) along its eastern boundary, and a garage building and a hard standing on the south. Planning permission has recently been approved for two bungalows on land opposite the building which was formerly associated with the public house.

2.3 The application site comprises a two storey brick building under white render and grey slate roof. It appears that the property was once two cottages prior to it becoming a public house. A number of single storey, flat roof extensions can be found attached to the rear of the building. The western section of the site is tarmacked, providing customer parking to the rear of the building and the property also benefits from an area of garden facing Cradge Bank and adjacent to a piece of land which has the benefit of planning permission for two semi-detached houses.. The site is vacant and is secured with security shutters, harris fencing and concrete barriers. The site is not in a Conservation Area and the existing surrounding buildings are not listed.

2.4 The surrounding properties are mainly two storey residential properties, apart from a single bungalow occupying land along the Riverbank to the north. Vehicular and pedestrian access to site is directly from Cradge Bank and pedestrian access is available from the Riverbank.



Figure 1: View of the application site.



Figure 2: View towards the rear pf the public house, across the application site.

Planning History

2.5 Although there is no planning history for the public house itself, there are a number of planning applications relevant to this application as they are associated with land associated with the former public house.

2.6 Planning Application H16-0872-10 was approved on 28th March 2011 for the erection of one 4 bedroom detached dwelling. The original proposal was for a single dwelling which retained the majority of the car park for the public house.

2.7 An application to renew this permission was submitted 8th January 2014 under reference H-16-0019-14 and withdrawn 12th March 2014. Planning application H16-0803-14 for two bungalows repositioned in the site on the public house car park was submitted and approved.

2.8 In addition, a site on the opposite side of River Bank has approval for two semi-detached properties. The scheme was first approved under application H16-0917-09 and was subject to an extension under application reference number H16-016-12 which was also approved. The scheme comprises two properties designed in a contemporary style, with the aim of introducing a unique, recognisable element into the street scene, whilst avoiding visual conflict with the existing properties along River Bank.

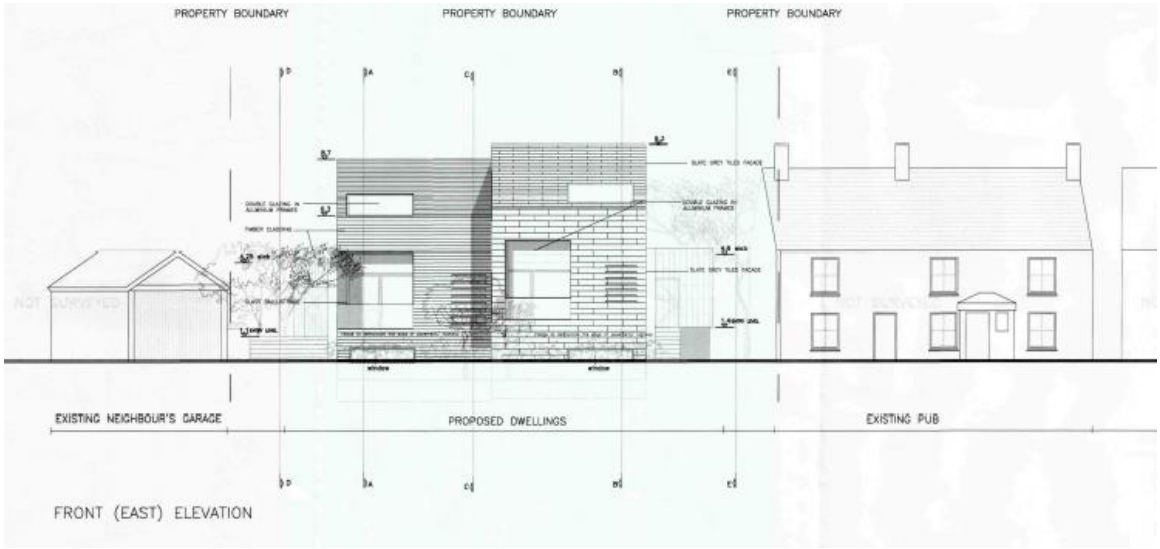


Figure 3: Approved plans for 2no. semi-detached properties adjacent to the application site which is on the right.



Figure 4: An image of the bungalows approved under H16-0803-14.

3.0 Proposed Development

3.1 This application seeks Full Planning Permission for the change of use to a single dwelling house. Internal and external alterations are proposed.

3.2 The proposal involves the conversion of the existing public house building into a 4 bedroom family home. It is proposed that the living and dining rooms are located at the river side of the property. The flat roof, single storey extensions are to be demolished and replaced with a new single storey extension. 3 car parking spaces are to be provided.

3.3 The conversion will utilise the existing building and the front façade has little external change in order to retain the tight knit and historic appearance and character of River Bank. The proposed rear extensions are subservient to the main building and a vast improvement to the existing extensions which are in an incredibly poor condition.

3.4 The property will benefit from its own private amenity space immediately to the rear of the building and will be landscaped accordingly.

3.5 The plans, illustrations and reports which accompany this application are listed below:

- 6050 / 20A - Location Plan
- 6050 / 19B - Proposed Site Layout
- 6050 / 18B - Proposed Block Plan
- 6050 / 16 - Proposed Elevations
- 6050 / 15 - Proposed Floor Plans
- 6050 / 17 - Proposed Garage Plans and Elevations
- Topographical Survey
- Measured Building Survey
- Flood Risk Assessment by Geoff Beel Consultancy
- Protected Species Report by Andrew P Chick
- Viability Report by Taylors Business Surveyors and Valuers

4.0 Planning, Design and Access Statement

Policy Context

4.1 The National Planning Policy Framework (NPPF) was published in March 2012 and provides the Government's framework for delivering sustainable development and facilitating economic growth through the planning process. Planning applications must be determined in accordance with the development plan, unless material considerations indicate otherwise. The introduction of the NPPF is a material consideration in planning decisions.

4.2 The Development Plan for South Holland District Council will continue to include the Saved Policies of the Local Plan adopted in 2006.

4.3 Annex 1 of the NPPF sets out guidance on the implementation of the NPPF and reinforces the importance of up to date plans. Paragraph 214 states that decision takers may continue to give full weight to relevant policies adopted since 2004, in accordance with the Planning and Compulsory Purchase Act 2004, for 12 months from the date of the publication of the NPPF, even if there is a limited degree of conflict with the NPPF. Paragraph 215 clarifies that in other cases and following this 12 month period, due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF.

4.4 Since the 12 month period has now passed the policies contained within the Development Plan may only be given 'due weight' according to their degree of consistency with the NPPF as the Local Plan was adopted in 2006.

4.5 Paragraph 216 of the NPPF advises weight can be given to relevant policies in emerging plans. South Holland is part of the South East Lincolnshire Joint Strategic Planning Committee, which together with Boston Borough will develop future policies for both areas. The adoption of the DPD and Proposals Map is currently expected in August 2016, following various consultation periods and submissions to the Planning Inspectorate during 2014 and 2015. Therefore, the Joint Strategy DPD is considered to carry very little weight at this moment in time.

Planning Analysis

4.6 Having regard to the Development Plan which designates the site within the defined settlement limits, the key planning considerations for this Full Planning Application are:

i. Proposed residential use
ii. Residential amenity
iii. Flood Risk and Protected Species
iv. Access and parking

i) Proposed residential use

4.7 The site is located within Spalding which is classified in Policy SG3 of the Local Plan (Settlement Hierarchy) as a Main Town and therefore an acceptable location to continue to provide for housing.

4.8 The proposal comprises the conversion of the existing public house building into a single 4 bedroom dwelling. The application site is located in the defined settlement limits of Spalding where development will be permitted in accordance with General Sustainable Development Policy SG1 contained in the South Holland Local Plan. New housing is supported in this area provided that; the design and layout of new development accords with Policy SG14 of the Local Plan in terms of making a positive contribution to the architectural and visual quality of its surroundings. A conversion of this nature would be compliant with

Policy SG14 and Policy HS4 of the Local Plan which encourages the concentration of new housing in the built areas of Spalding.

4.9 The site is not located within a Conservation Area and the existing surrounding buildings are not listed. Consequently, in accordance with the justification above, the conversion of this building for residential development is appropriate.

4.10 With regard to the existing public house use, The Golden Ball closed in May 2011. My client would not look to consider closing a thriving public house business. The reasons for its decline over recent years has arisen as a result of location factors local demographics, the shift in the pub market, the impact of the smoking ban, general downturn in the economy, competition from nearby pubs and the availability of heavily discounted alcohol at local supermarkets.
It is also recognised that public houses are classified as community facilities in paragraphs of the National Planning Policy Framework (NPPF).

4.11 Paragraph 70 of NPPF states that to deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

- Plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;
- Guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day to day needs

4.12 The paragraph does not preclude the re-development of public houses but rather that planning decisions should be made to ensure that the local community's ability to meet its day to day needs are not jeopardised.

4.13 Given that two alternative public houses can be found within close proximity to the Golden Ball; The Welland Inn and The Drayman's Arms, we are of the view that the loss of the Golden Ball would not have an adverse impact upon the local residents in meeting their day to day needs. The retention of the public house is not necessary as the local community would have access to a range of similar if

not better services and their ability to interact within a pub/meeting place environment would not be disadvantaged.

4.14 The public house has had a chequered trading history having been run by various tenants staying no more than 3 – 4 years. A viability report accompanies this planning application and identifies the reasons why the public house is no longer viable as a public house:

4.15 The property has also been marketed for sale both freehold and leasehold. The freehold marketing period began in September 2012 with Caldecotte Group's Commercial Agents.

4.16 The property has had two for sale boards erected at the property, one on Cradge Bank and second the on the Riverbank. Numerous adverts have been published in Morning Advertiser (the main trade publication) and the local press including, Lincolnshire Pride Magazine, Lincolnshire Life Magazine and the Eastern Daily Press. It has also been listed on Caldecotte Group's website and the brochure is available via a direct link via Google search engine.

4.17 Marketing details have been sent out over the course of marketing period and viewings have taken place. Due to the pub's poor condition, the interested parties have expressed interest in converting the building into a residential dwelling or demolishing it to make way for further development. It is understood a number of prospective purchasers have approached South Holland District Council for advice in this regard. Having gone through this extensive campaign, the pub remains on the market and it is the opinion of Caldecotte Group's Commercial Agents that finding a buyer to take on this property as a continued use on both freehold and leasehold basis non-existent.



Figure 5: View of the over ground cellar.



Figure 6: View of the trade kitchen.

ii) Residential Amenity

4.18 Section 7 of the NPPF requires great importance to achieving good design as part of delivering sustainable development. This proposal has been brought forward with careful consideration given to the local context and the scheme reflects the opportunity that existing site presents to retain the character of the area. The conversion of building enables this proposal to maintain a consistent street frontage on River Bank

4.19 The site layout as shown on drawing 6050 / 19B shows the proposal in context and the extent of its curtilage. The property has a small strip of landscaping to the front of the building, acting as a buffer between the road and the front of the building. To the rear, it is proposed that land immediately behind the building would form the private garden for the dwelling with the existing access and driveway providing vehicular access.

4.20 The removal of the single storey extension to the rear which at present runs along the northern boundary of the site would enhance the relationship between the proposed dwelling and Nos. 7 and 8 Riverbank. The extent of boundary wall which may be impacted by the demolition of the extensions would be rebuilt in similar materials.

4.21 A new close boarded fence is proposed which would form the southern boundary with the proposed semi-detached units (for which planning permission has been granted).

iii) Flood Risk and Protected Species

4.22 The site is located within Flood Zone 3 and is considered by the Environment Agency to be at high risk from flooding. The proposed residential use is classified as ‘more vulnerable’ to flooding.

4.23 It is understood that proposals for conversion of existing buildings to residential use will also need to comply with the relevant Flood Risk guidance. The proposed conversion scheme is able to incorporate sufficient flood mitigation/ resiliency measures. Flood Risk assessments were submitted for both planning applications H-16-0019-14 and H16-0917-09 (later H16-1016-12) and it is intended that a combination of mitigations measures from these reports will be incorporated.

4.24 The public house already connects into mains drainage systems and it is expected that the proposed dwelling will also connect into this system for foul and clean water.

4.25 Due to the building being vacant for a substantial period of time, a protected species report has been conducted. The report concluded that overall the site is considered to be of low ecological value and the proposals are not considered likely to give rise to an adverse ecological impact. A copy can be found in Appendix B.

iv) Access and Parking

4.26 The site will be accessed directly from Cradge Bank using the existing access. The rear of the site is already laid with tarmac and three single spaces have been shown at the rear.

4.27 Three car parking spaces have been provided on the site which is in accordance with Policy SG16 of the Local Plan which requires three parking spaces per 4 bedroom dwelling. Parking has been accommodated sensitively in the layout to ensure appropriate manoeuvrability.

4.28 It addition to the above, it should also be noted that there would be sufficient space available within the curtilage for waste and recyclable waste storage, which would be within a reasonable carry distance of the public highway for collection.

5.0 Climate Change Mitigation

5.1 With reference to paragraphs 95-97 of the Framework the design of the scheme can help to mitigate climate change and adapt to the future climate.

5.2 Consideration has been given to this and the principle of conversion assists in this regard due to the value of the embodied energy within the existing building. In addition, the property could benefit from future occupiers installing a Photovoltaic Panel (PV) system on the roof plus energy display devices, an efficient condensing boiler with emission reducing controls and dedicated low-e space and security lighting.

6.0 Planning Obligations

6.1 In light of Policy HS8 we do not consider the proposed scheme, which would only result in the addition of one residential unit, to trigger contributions for affordable housing.

6.2 In addition, NPPG guidance on developer obligations published in November 2014 and updated March 20015 states that developer obligations will not be sought from development proposals for 10-units or less, and which have a maximum combined gross internal floor space of 1,000 square metres. In designated rural areas, which include national parks and areas of outstanding natural beauty, a lower threshold of 5-units or less is applicable.

7.0 Conclusion

7.1 This Full Planning Application for the change of use into a single residential dwelling has been demonstrated to accord with the Development Plan and other material considerations.

7.2 The proposal comprises the conversion of an existing building in the built up area of Spalding which has been identified to support further housing growth. Therefore it is compliant with Policies SG1 and HS3 of the Local Plan.

7.3 The design and layout of the scheme has been considered in line with national and local policies and reflects the context of its surroundings providing a unique, high quality addition to the streetscape and river side boundary.

7.4 In view of the above, the proposal comprises sustainable development in line with national and local policies and the application should be recommended for approval, subject to appropriate conditions.