

<b>Date of Meeting</b>	1 <sup>st</sup> August 2013
<b>Application Number</b>	E/2013/0122/FUL
<b>Site Address</b>	New Inn, Winterbourne Monkton, Swindon SN4 9NW
<b>Proposal</b>	Extensions and alterations to public house and alterations to outbuilding to provide additional Bed and Breakfast accommodation.
<b>Applicant</b>	Mr Martin Coombes
<b>Town/Parish Council</b>	WINTERBOURNE MONKTON
<b>Grid Ref</b>	409964 172285
<b>Type of application</b>	Full Planning
<b>Case Officer</b>	Victoria Cains

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### **Reason for the application being considered by Committee**

The local division member, Cllr Milton, has requested that this application be determined by the Planning Committee.

### **1. Purpose of Report**

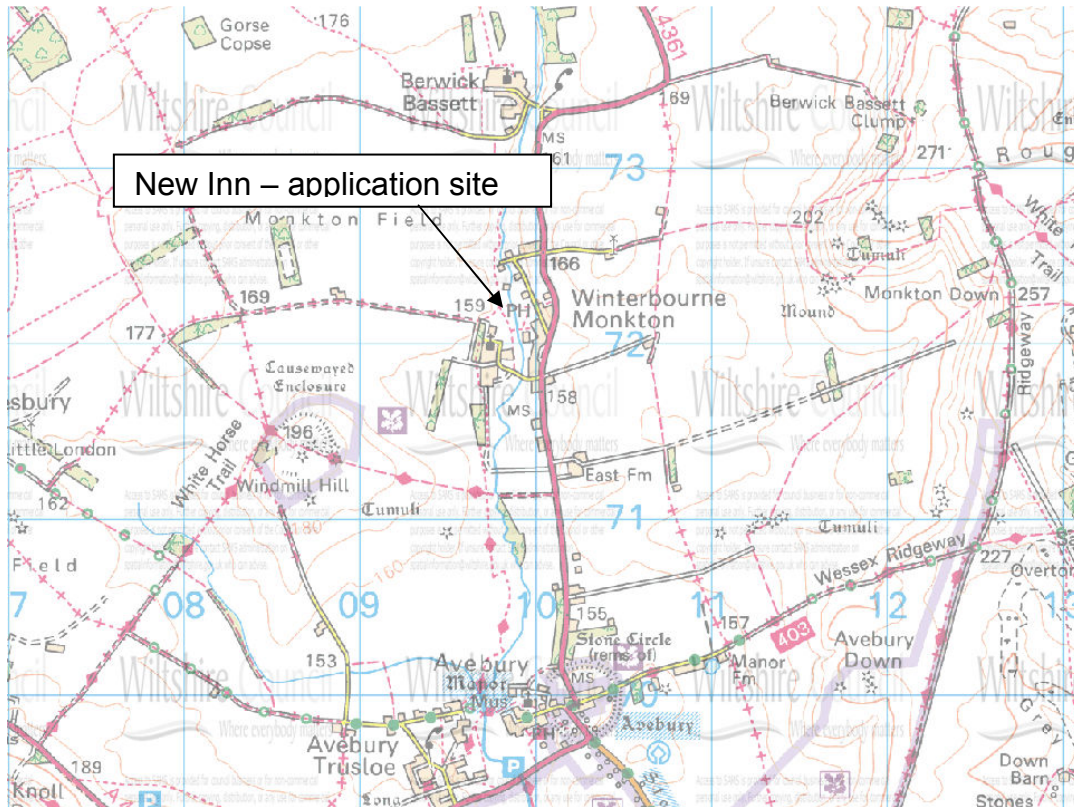
To consider the recommendation that the application be approved subject to conditions.

### **2. Report Summary**

The main issue to consider is whether the extensions and alterations to the main public house and outbuilding are acceptable in terms of visual amenity and neighbour amenity.

### **3. Site Description**

The application relates to the New Inn public house and its outbuilding located within the village of Winterbourne Monkton. The application site lies within the North Wessex Downs Area of Outstanding Natural Beauty (AONB). The site can be located by taking a left hand turning towards the village (signposted) when heading in a northerly direction on the A4361 towards Swindon from Avebury. The New Inn can be found approximately 0.16 miles (260 metres) on the left hand side of the road.



**Plate 1:** Location Plan - application site in relation to Avebury and Winterbourne Monkton (not to scale)

#### 4. Planning History

K/38320	The erection of an extension to public house and annexe to provide additional bar space, new toilets and additional holiday accommodation.
K/15497	Change of use of part of first floor to bed and breakfast rooms
K/12213	Extension to side and rear and conversion of part of living accommodation to restaurant
K/11236	Conversion of outbuildings to provide overnight tourist accommodation (amendments to approved proposals)
K/85/0413/AD	Non-illuminated pub sign
K/84/0054	Extension to public house and change of use of store to function room and improve car park

#### 5. The Proposal

The public house has historically comprised bed and breakfast accommodation within the main building itself (first floor level) as well as within the outbuilding and it is this element of the business that the application relates to. This application seeks extensions and alterations to both the public house and outbuilding to facilitate improved bed and breakfast accommodation. The business is currently closed pending the outcome of this application and whilst internal refurbishment is taking place.

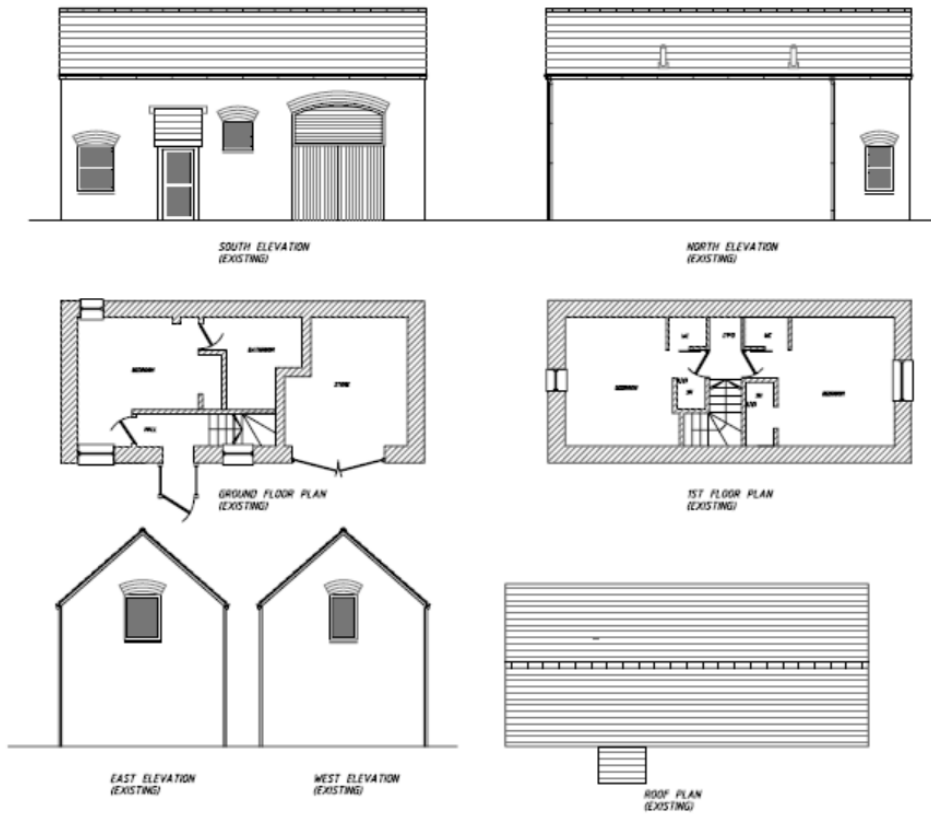
The scheme has been revised during its consideration to show an alternative floor layout for the main public house and amendments to the outbuilding to create a more appropriate design. Concerns were raised to the original plans which appeared to indicate the closure of the public house use. Plans have now been submitted showing the bar and a small alcohol storage area remaining and an email from the agent has been submitted confirming that the public house is to re-open alongside the bed and breakfast accommodation.



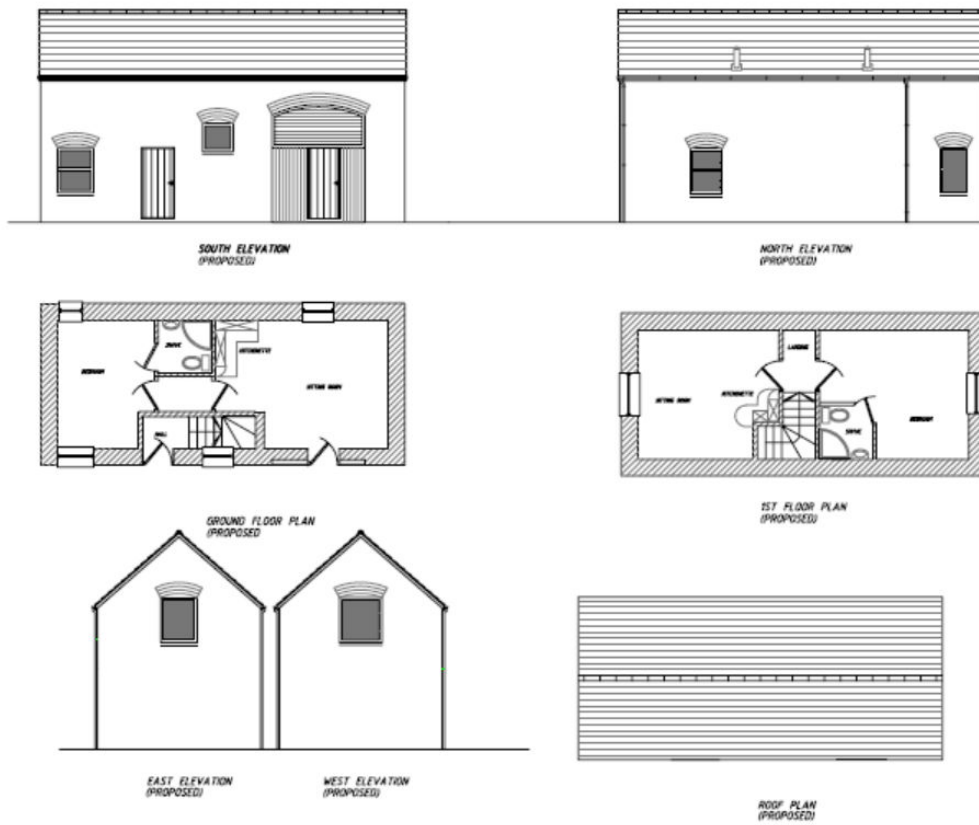
**Plate 2:** Existing elevations of the main public house (not to scale)



**Plate 3:** Proposed elevations of main public house (not to scale)



**Plate 4:** Existing elevations and floorplans of the outbuilding



**Plate 5:** Proposed elevations and floorplans of the outbuilding

## **6. Planning Policy**

The development plan for the area comprises the Kennet Local Plan 2011. The key local plan policy is PD1 "Development and Design". The National Planning Policy Framework (NPPF) is also relevant, particularly section 7 regarding design and amenity.

## **7. Consultations**

Winterbourne Monkton & Berwick Bassett Parish Council: objects on the following grounds:

"The residents of Winterbourne Monkton and Berwick Bassett value greatly having a viable pub in the village. In the summer of 2012 a survey of the households occupied by permanent residents shows 63 in favour or retaining the pub as a meeting place out of a total of 65.

This is a very social and supportive community - when the pub was open it was used for monthly meetings of the Village Club, Quiz Nights, Crib and Darts evenings, Fish 'n' Chip lunches, Cabbage Sunday (a big charity event), as well as private parties, celebrations and Guy Fawkes night. Our only assets are a pub and a church - there is no village or church hall, or anything else which could be used for social gatherings. Therefore the Parish Council is of the opinion that this community facility must be retained in order for the spirit of the village to continue to thrive... Nowhere in the proposal is there any reference to the re-opening of the Public House. With all these contradictions and lack of clarity, the Parish Council believes that this proposal will lead to the permanent closure of the Public House, so valued as a meeting place by people in these villages and surrounding area and therefore oppose this plan.

"Other matters that were raised relating to the planning application were:

- Section 11- Foul sewage. The existing septic tank does not function properly and the owner states that the means of disposal of foul sewage is unknown. There needs to be a proper plan."

## **8. Publicity**

16 Letters from local residents have been received following the consultation on the original plans. A large number of objections relate to the loss of the public house and refer to concerns about the previous running of the pub and the fact that the original plans submitted showed the loss of the bar and cellar. The comments refer to the public house as a valuable community facility which was in regular use for club meetings, and other functions.

## **9. Planning Considerations**

The main planning considerations relate to the design of the proposals as well as their impact upon the neighbouring properties. A lot of concern has been raised to the loss of the public house and that this is in fact a change of use application. This has been largely based upon the proposed floor plans as originally submitted which seemed to indicate the loss of the public house with the deletion of the bar area and beer cellar. This has been thoroughly investigated by the case officer with a secondary internal site visit carried out. After detailed discussions with the agent, amended plans have been received showing the public house features remaining. The intention of the applicant is to upgrade the bed and breakfast accommodation so that this can financially support the running of the public house. The agent stated in an email: "I have to re-iterate that the application is for the renovation of the private and B&B accommodation... It is not intended to open as purely B&B, but as stated the B&B is an essential part of the business and has to be modernised to meet current standards expected by tourists. The pub will re-open but the site is likely to be subject to further applications to cement the future of the business as a whole".

Therefore, as it currently stands, the intention is to re-open the public house and the purpose of this application is to assess the extensions to the public house and alterations to the outbuilding only. The main issues to therefore assess are (a) design and (b) neighbour impact.



**Plates 6 & 7:** Front elevations of the public house and outbuilding.



**Plate 8:** Rear elevation of public house and outbuilding

In terms of design, the extensions to the main public house are considered visually acceptable. The building, whilst retaining an attractive traditional red brick public house frontage, has been incrementally extended to the rear. The proposed extensions will therefore help to consolidate the rear extensions into a more cohesive design and appearance. Furthermore, they are in keeping with the scale and appearance of the building and will cause no wider harm to the streetscene or character and appearance of the AONB. Likewise, the amended proposals to the outbuilding show a sympathetic scheme which will help to ensure the retention of some of the characteristic features of the building whilst upgrading its use for visitor accommodation. Subject to appropriate conditions regarding materials, your officers therefore consider the design of the scheme acceptable and in accordance with policy PD1 of the local plan.

In respect of neighbour amenity, the public house and outbuildings are sited a sufficient distance from all neighbouring properties so as not to give rise to an adverse impact upon the reasonable living conditions of the occupiers of the neighbouring properties.

The Parish Council also raised the matter of the foul sewage. This is an existing matter with the public house and it is not considered that the alterations/extensions to the existing uses which do not significantly alter the situation would materially impact upon the foul sewage. It would therefore be unreasonable to refuse the scheme for this reason and unnecessary as this matter will be dealt with through building regulations.

## 10. Conclusion

Whilst your officers understand the concerns raised by the local residents in respect of the loss of the public house, as it currently stands no change of use has taken place and the agent has stated in writing that the public house is to re-open alongside the bed and breakfast accommodation. Therefore, in conclusion, it is considered that the proposed extension and alterations to the outbuilding are acceptable in both visual and amenity terms. Members are therefore recommended to approve the application subject to the relevant conditions.

## RECOMMENDATION

That planning permission be **GRANTED** subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 No development shall commence on site until details and samples of the materials to be used for the external walls and roofs of the extension have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: In the interests of visual amenity and the character and appearance of the area.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

- Location map & block plan, received on 15th March 2013;
- Existing floor plans, received on 4th January 2013;
- Existing elevations - main building; received on 29th January 2013;
- Proposed floor plans - main building; received on 15th March 2013;
- Proposed elevations - main building, received on 15th March 2013;
- Annex: Existing elevations, floor plans & roof plans, received on 15th March 2013, and
- Annex: Proposed elevations, floor plans & roof plans, received on the 15th March 2013.

REASON: For the avoidance of doubt and in the interests of proper planning.

