

REPORT TO THE NORTHERN AREA PLANNING COMMITTEE

Date of Meeting	13 May 2015		
Application Number	14/08917/FUL		
Site Address	Vale of The White Horse, Minety		
Proposal	Convert Part of Bar in Basement to 3No Guest Accommodation Rooms		
Applicant	Mr Denman		
Town/Parish Council	Minety PC		
Electoral Division		Unitary Member	Cllr Berry
Grid Ref			
Type of application	FUL		
Case Officer	Kate Backhouse	01249 706684	

Reason for the application being considered by Committee

The application is connected to application 14/08912/OUT which has been called in for committee determination by Councillor Berry and is reported on this agenda. It is being argued that the granting of the application for 8No dwellings onsite will enable the works to the basement to create additional B & B accommodation. Parking arrangements are also common to both applications.

1. Purpose of Report

To consider the above application and to recommend that planning permission be GRANTED subject to conditions.

The Parish Council support the application.

137 letters of support / petition signatures have been received

2. Main Issues

The main issues in considering the application are:

- Principle of development Policies CP39, CP40, CP49 and CP57
- Highways
- Other matters

3. Site Description

The Vale of the White horse is a public house located on the outskirts of Minety. The public house is set into an embankment with a railway line to the north of the site. Surrounding the property is a large parking area. Onsite there is a large building which is utilised by the squash club. To the south of the site is a substantial pond surrounded by planting.

A related application has also been submitted ref 14/08912/OUT for the erection of 8No dwellings and this is reported elsewhere on this committee agenda.

4. Relevant Planning History

**11/02501/FUL – provision of additional Accommodation and Associated Works – PER
14/03728/OUT – Erection of 12 dwellings and Formation of 8 Apartments - WDN**

5. Proposal

The proposal seeks to convert part of the basement of the public house which is currently used for occasional functions and has a skittle alley (which will not be affected) into 3 No letting rooms.

6. Consultations

Parish Council – No objection
Highways – No objection
Environmental Health – No objection

7. Publicity

The application was advertised by site notice and neighbour consultation.

The Parish Council support the application.

137 letters of support have been received which whilst are mostly concerned with the redevelopment of the site to provide an additional 8 dwellings (planning ref 14/08912/OUT) also offer support due to the size of the existing pub, citing that the conversion of a small part of it will help maintain viability.

8. Planning Considerations

Planning principle

Principle of development Policies CP39, CP40, CP49 and CP57

Core Policy 39 supports proposals for tourist facilities within or adjacent to small villages within existing buildings. Consideration should be given to whether the proposal meets objectives of improving the financial viability of the attraction. Proposals for B & B facilities are supported in accordance with Core Policy 40 where proposals are of an appropriate scale and character.

As discussed in Core Policy 49 local facilities and services are considered a vital part of the small settlements of Wiltshire and as such should be protected. The public house is an existing facility and the proposed conversion of a relatively small area of the basement area to a use which supports the vitality and viability of the principle use is not considered to have a harmful impact on the operation of the facility or to be unacceptable in principle.

Highways

Revised parking plans have been submitted which relate to both this application and also the application for the 8No dwellings which Highways Officers are satisfied with as offering suitable parking provision.

Design and Residential Amenities

Core Policy 57 expresses the requirement for ensuring good design. The proposed works are internal and therefore there are no concerns regarding the design of the proposal, the internal partitioning will not impact on the windows. The use as B & B accommodation is not considered to

impact on the public house in respect of amenities as the proposal is ancillary and therefore connected to the principle use.

Other Matters

It is important to note that this application can be considered separately from the application for 8No dwellings ref 14/08912/OUT

The only link between the two applications is that they share a parking plan. There is no method in place of ensuring that revenues gained from the application for market housing is secured to facilitate this development.

9. Conclusion

The proposal is for the conversion of a small part of an existing public house to 3No letting rooms which is not considered to impact on the overall viability of the public house. The proposal enhances rural tourist facilities and is therefore in accordance with policies CP39, CP40 and CP49 of the Core Strategy for Wiltshire and the aims and objectives of the National Planning Policy Framework

10. Recommendation

Planning Permission be **GRANTED** subject to 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. The development hereby permitted shall be carried out in accordance with the following approved plans:

Existing attic floor plan and elevations
Proposed semi-basement floor plans
Location and site plan
Existing semi-basement floor plan
Existing ground floor plans and elevations
FRA
DAS
Received 19.10.14

Parking Plan – received 20.03.15

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

3. 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.

4. The three guest bedrooms hereby approved shall be used for visitor accommodation falling within Class C1 and no other use.

REASON: To ensure that the development is only occupied as visitor accommodation because the site is within an area where the local planning authority would not normally permit new dwellings.