

APPLICATION NO	PA/2008/0191
APPLICANT	Mr Henry Burkinshaw
DEVELOPMENT	Planning permission to change the use of a public house to a dwelling
LOCATION	The Crown Inn, Church Side, Church Town, Belton
PARISH	BELTON
WARD	Axholme Central
SUMMARY RECOMMENDATION	Refuse permission
REASONS FOR REFERENCE TO COMMITTEE	Officer discretion
POLICIES	<p>Regional Spatial Strategy for Yorkshire and the Humber: No specific policies apply.</p> <p>North Lincolnshire Local Plan: Policy ST2 (Settlement Hierarchy) identifies Belton as a minimum growth settlement.</p> <p>Policy C2 (Community Facilities in Minimum Growth Settlements and Rural Hamlets and Villages in the Open Countryside) states that proposals that would lead to the loss of key village services will only be permitted where it can be demonstrated that these facilities are not economically viable and that all options for their continuance have been fully explored, and/or an accessible facility exists elsewhere in the local centre.</p>
CONSULTATIONS	Highways: No objections.
PARISH COUNCIL	“The Parish Council is not opposed to this application even though it would be disappointed to lose the amenity which is a traditional village pub but has to respect the wishes of the owner.”
PUBLICITY	<p>A site notice has been displayed and neighbouring properties have been notified. Letters of objection and observation have been received. These letters raise the following material issues:</p> <ul style="list-style-type: none"> • the Crown Inn is an operating and viable public house that would be saleable if properly advertised at a

realistic price commensurate with its takings and potential

- important asset to the local community as a meeting place and centre for family events, wider area benefits from its existence as a free-house
- focal point for the village
- obvious meeting place for families

ASSESSMENT

The application involves the change of use of a public house, the Crown Inn, at Belton to a dwelling.

The main issue in the determination of this application is whether the proposed change of use would comply with policy C2 of the North Lincolnshire Local Plan.

The proposed change of use involves the loss of a key village service, a public house. Policy C2 requires applicants to provide evidence that such a facility, for which change of use is sought, is not economically viable, that all options for its continuance have been pursued and/or that an accessible replacement exists elsewhere. Regarding the viability of the existing business, the applicant agrees that the business is economically viable. Therefore the next step would be for the applicant to provide details of the marketing of the site. Whilst some information has been provided it is not sufficient to allow proper assessment of the attempts made to market the property and to determine whether these are sufficient to say the requirements of policy C2 have been met. Finally, whilst it is accepted that there are other public houses in Belton, the applicant has not provided any information or evidence that these would adequately serve customers' needs if The Crown was to become a dwelling.

A previous application (2007/1694) was refused under delegated powers on 28 December 2007 for the same reasons as the current application.

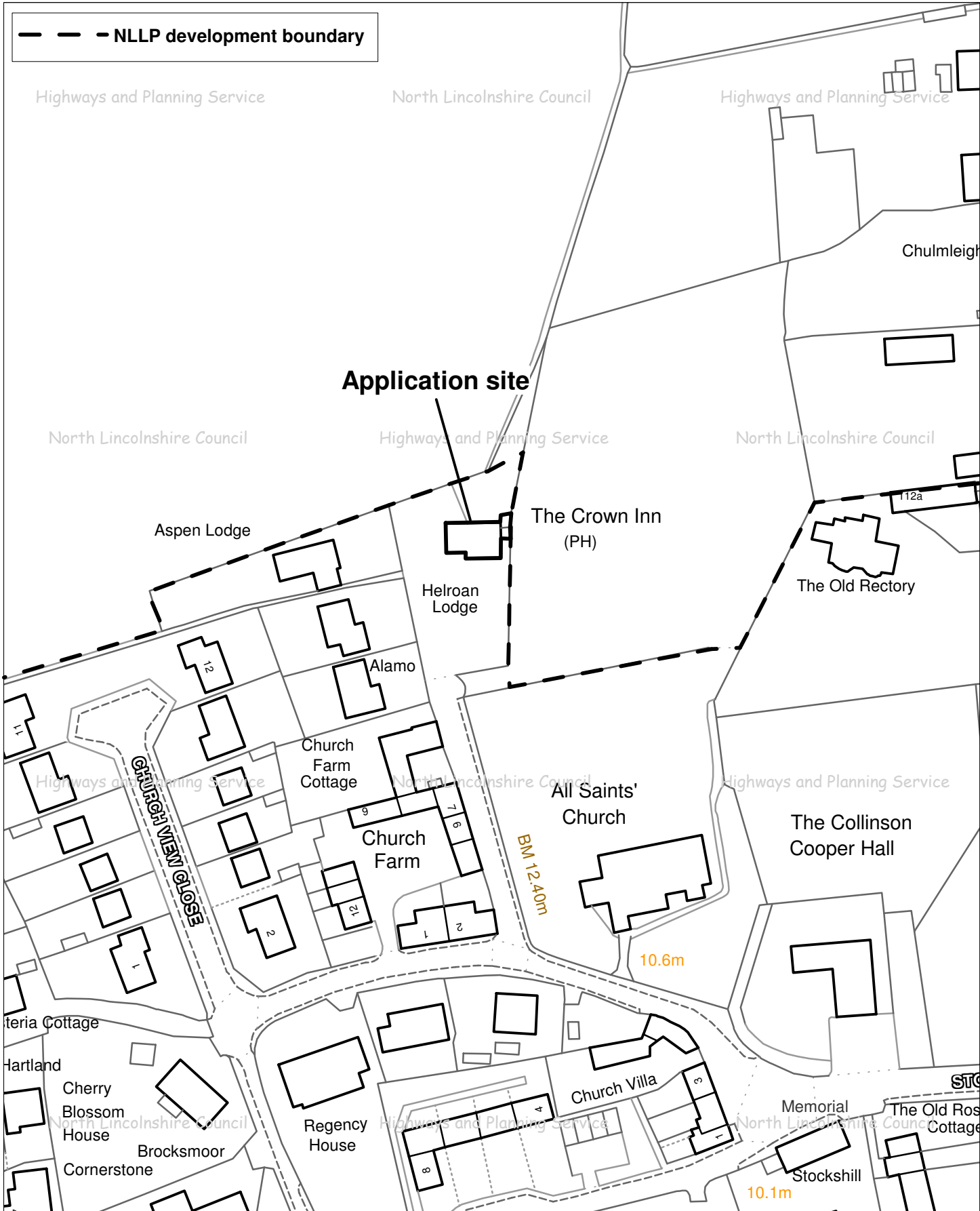
An outline planning permission (2006/0178) was previously granted for a dwelling on part of the pub land.

The applicant has failed to submit adequate information or evidence in relation to the application despite the case officer writing to request the necessary details and the proposed change of use is contrary to policy C2 and should be refused.

RECOMMENDATION**Refuse permission for the following reasons:**

The development is unacceptable as the applicant has not provided evidence that the existing use is not economically viable, that all options for its continuance have been explored nor that there are other accessible public houses. The proposals are therefore likely to lead to the loss of a key village service and are contrary to policy C2 of the North Lincolnshire Local Plan.

--- NLLP development boundary



Drawing Title: 2008/0191

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Highways and Planning Service
 Service Director,
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