

APPLICATION NO PA/2013/1555

APPLICANT Mr M Moat

DEVELOPMENT Planning permission for change of use to residential and to erect a double garage

LOCATION The Dolphin, A18 trunk road, Althorpe

PARISH KEADBY/ALTHORPE

WARD Axholme North

CASE OFFICER Andrew Law

SUMMARY RECOMMENDATION Refuse permission

REASONS FOR REFERENCE TO COMMITTEE Member 'call in' (Councillor Briggs – significant public interest)

POLICIES

National Planning Policy Framework: Paragraph 28 promotes the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.

North Lincolnshire Local Plan: Policy DS1 (General Requirements)

Policy C2 (Community Facilities in Minimum Growth Settlements and Rural Hamlets and Villages in the Open Countryside)

North Lincolnshire Core Strategy: Policy CS3 (Development Limits)

Policy CS22 (Community Facilities and Services)

CONSULTATIONS

Highways: No objection subject to conditions.

Environment Agency: No objection subject to conditions.

PARISH COUNCIL

Object to the proposal on the grounds that it will result in the loss of an important community facility. For many years the premises was run as a successful pub and restaurant and it is felt that it could still function as a viable business. Expanding rural communities need amenities to draw people to the area and a pub is one way of encouraging this; the village has already lost the shop/post office and the hotel/restaurant. The garage is proposed to the front of the building and as such would be out of keeping with the area.

PUBLICITY

Neighbouring properties have been notified and 21 Letters of objection have been received raising the following concerns:

- The pub is the only village service and was the heart of the community and a place for people to meet.
- Keadby and Althorpe will have lost all their pubs if this application is approved.
- We should be encouraging businesses in rural areas, not closing them down or preventing future use.
- The pub has been deliberately run down to allow for the proposed conversion. Little effort has been put into running the pub business.
- The large garage to the front of the building would be out of keeping with the area and there is plenty of room to the rear of the building for a garage.
- There is an existing large garage at the property, so why is a new, large garage required.

21 letters of support have been received on the following grounds:

- The pub trade is dying and the building should be allowed to be used as a dwelling.
- It would not be possible to sell the pub as a going concern.
- It will be much better to see the building being looked after rather than being boarded up.
- The building was vacant for two years before Mr Moat bought it and was in a run-down state.
- Mr Moat could have applied for change of use in 2011, without trying to run it as a business.
- The pub was not supported by local people, hence it closed.

ASSESSMENT

The application site is The Dolphin public house, off the A18 trunk road on the outskirts of Althorpe. This is a large detached building with associated car parking and garden areas located outside the development boundary of Althorpe. The building is no longer functioning as a public house. The building is not listed and the site is not located within a conservation area. This application seeks planning permission to change the use of the premises to a dwelling house and to erect a very large detached double garage to the front of the building.

The main issues to consider in the determination of this application are whether the proposed use complies with planning policy and whether the proposed garage is acceptable.

Policy C2 (Community Facilities in Minimum Growth Settlements and Rural Hamlets and Villages in the Open Countryside) is the most relevant planning policy to the determination of this application. Policy C2 states that the retention of community facilities in rural local centres is considered essential in maintaining the long-term vitality and viability of these areas. It goes on to state that proposals which would lead to the loss of key village services, including the change of use of vacant premises to uses located in rural local centres, 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 replacement facility exists elsewhere in the local centre.

Policy CS22 (Community Facilities and Services) of the core strategy for North Lincolnshire also states that the loss of community facilities or land allocated for such purposes will be resisted, unless there is no longer a need for the land or building in any form of community use, or there is an acceptable alternative means of meeting such need.

The Dolphin public house is considered to be a key village service in the locality, particularly as Althorpe has very few existing services. Therefore the loss of this facility would be detrimental to the long-term vitality of the village and should only be supported if it is no longer viable and all options for its continuance have been considered. The applicant has provided no evidence as part of the application that the public house is no longer financially viable. No financial information has been provided to show that the business was no longer profitable. Nor have they provided any evidence to demonstrate that options for its continuance have been considered. No marketing information has been provided to demonstrate that there is no demand for the building as a public house or as another alternative community use. Furthermore, there are no replacement facilities in the local area as the public houses in the nearby village of Keadby are all now closed.

On this basis, whilst it would see a vacant building brought back into use, the proposed development would result in the loss of a key village service with no evidence provided to demonstrate that this loss is necessary. The proposal is therefore contrary to policy C2 of the North Lincolnshire Local Plan and policy CS22 of the North Lincolnshire Core Strategy.

The proposed garage is very large in scale, with a floor area of 77m² (11m x 7m), and sits in a prominent position to the front of the public house building. There are no existing examples of structures sited to the front of properties in the immediate area. The siting of such a large structure to the front of the pub building would be out of keeping with the surrounding area and would have a detrimental impact on the character and appearance of the area.

RECOMMENDATION Refuse permission for the following reasons:

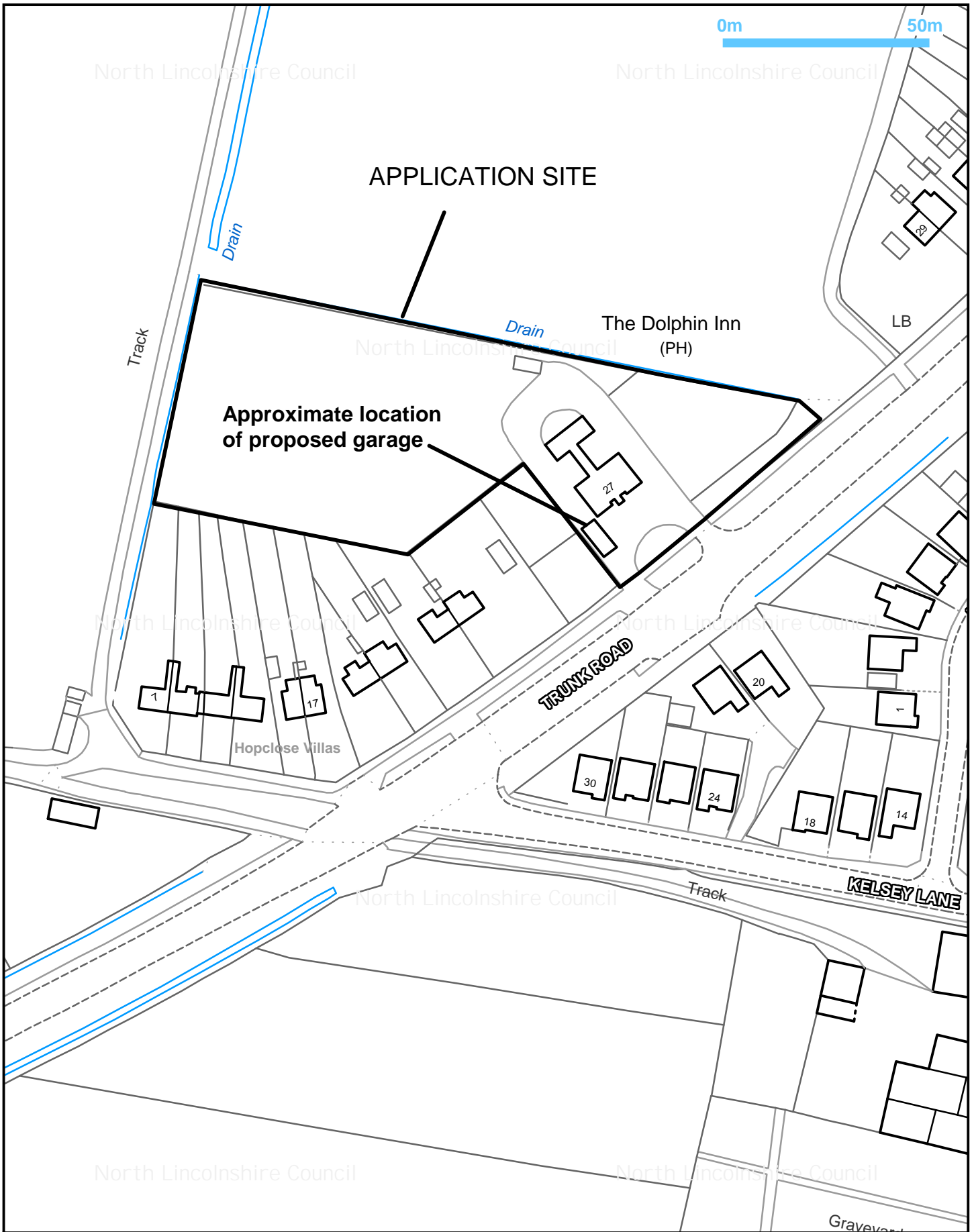
1.
The proposed development would result in the loss of a key village service to the detriment of the vitality of the local area. No evidence has been provided to demonstrate that this service is no longer economically viable or that all options for its continuance have been considered. Alternative community uses have not been considered and there are no alternative facilities within the local area that could replace this service. The proposed development is therefore contrary to policy C2 of the North Lincolnshire Local Plan, policy CS22 of the North Lincolnshire Core Strategy, and paragraph 28 of the National Planning Policy Framework.

2.

The proposed garage, by virtue of its size, scale, siting and design, would be an incongruous feature to the front of the property, to the detriment of the character and appearance of the area. The garage would bring the property out of keeping with neighbouring properties and the street scene. The proposed garage would therefore be contrary to policies DS1 and RD2 of the North Lincolnshire Local Plan and CS5 of the North Lincolnshire Core Strategy.

Informative

In determining this application, the council, as local planning authority, has taken account of the guidance in paragraphs 186 and 187 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.



Title: PA/2013/1555			
Drawn by: Sue Barden	Date: 25/02/2014	Scale 1:1250	

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