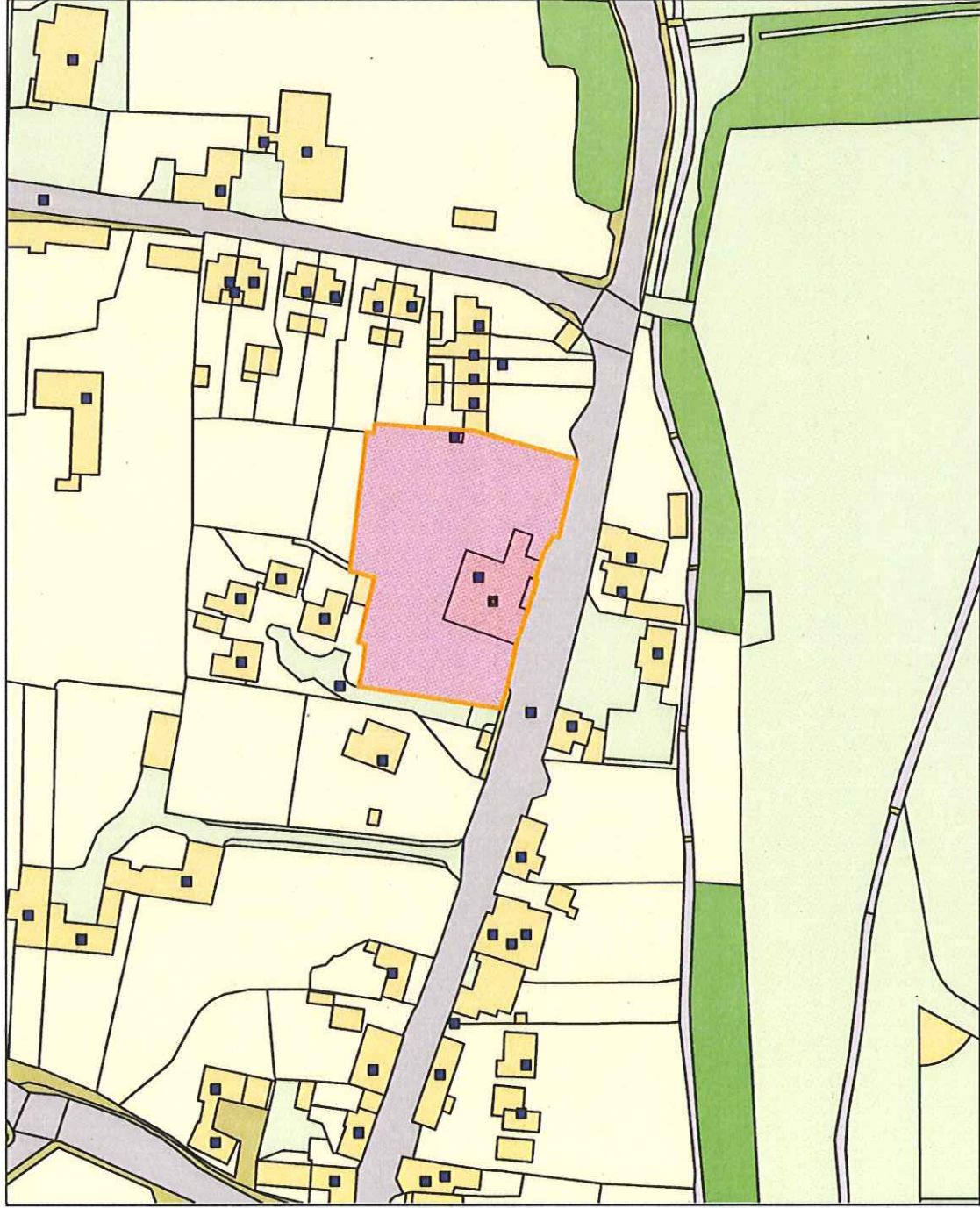


The Thomas Lord, High Street, West Meon, Petersfield, GU32 1LN

SDNP/16/01692/FUL



Legend

Scale :

1:1317

Organisation	Not Set
Department	Not Set
Comments	Not Set
Date	30 August 2016
SLA Number	Not Set



Item No: 8
Case No: SDNP/16/01692/FUL
Proposal Description: 3 No. single and 1 No. family cabins for holiday accommodation to the North of The Thomas Lord Public House.
Address: The Thomas Lord, High Street, West Meon, GU32 1LN
Parish, or Ward if within Winchester City: West Meon
Applicants Name: Upham Brewery
Case Officer: Jane Rarok
Date Valid: 27 April 2016
Recommendation: Application Permitted

General Comments

The application is reported to Committee for a decision due to the number of letters of objection received contrary to the officers recommendation.

Recommendation: That the application be Approved for the reasons and subject to the conditions set out in paragraph 10.1 of this report.

1. Site Description

The Thomas Lord public house fronts High Street, West Meon. It is a substantial two storey building of painted brick and plain clay tile roof. A car park lies to the west of the building and is informally laid to gravel catering for approximately 17 cars. Pockets of planting along the edge of the car park and side of the building, along with trees to its rear, provide a soft focus for this area.

The site is in West Meon's settlement boundary. High Street is made up of residential dwellings, and the shop and café, and there is a bus stop outside the pub. Adjacent and opposite the pub are residential dwellings.

East and rear of the pub building are its gardens. These include a cottage vegetable garden, the beer garden and courtyard eating area. The site of the proposed cabins is an underused area of grass which previously contained chickens. It forms the pubs rear boundary, defined by close boarded fence and the boundary with the properties along Stones Yard.

The site is located in the South Downs National Park and West Meon's Conservation Area.

2. Relevant Planning History

SDNP/15/03915/PRE - Install 6 no. purpose built cabins for hotel accommodation at the public house STATUS: PRE 30th November 2015.

3. Proposal

The proposal is for 4 timber cabins in the rear garden of the Thomas Lord Public House to provide overnight and short stay accommodation.

4. Consultations

Parish Council Consultee

Object

Over development of the site with the four cabins;
Parking will need to cover at least 5 cars. There is only parking for 17 cars in the pub car park (as per application diagrams) This will displace vehicles from the pub car park into the High Street, an already overcrowded area where parking is an issue.

Nick Culhane Engine (Highways) Development

Comment

I was consulted on a pre-application proposal for 6 small cabins to be located at the rear of the property which were intended to offer guest accommodation for those visiting the Public House who wish to stay overnight. Following negotiation with the planning authority, the scheme has been reduced to 4 units to be served by the existing car park, which appears to accommodate some 17 vehicles. Given that I did not raise an objection to the previous submission, I feel that I could not sustain a highway objections for this reduced scheme.

Drainage Engineer - D Lewis

Comment:

This is a full application for four holiday cabins sited to the rear of The Thomas Lord. Storm water will go to soakaways but the method for disposing of foul water is not clear and will need to be covered by a condition.

Environmental Health

Comment:

Do not consider that noise impacts are inherent to the proposal and offer no objection.

WCC Archaeological

Comment

The application site lies within the core of the historic settlement of West Meon, which is mentioned in the Domesday. The morphology of the settlement indicates that the High Street forms a regular double row, possibly a later addition to the settlement plan and is in an area of archaeological potential.

The proposals are for 4 holiday cabins sited towards the rear of the site, away from the High Street. It is unclear whether the cabins will be sited on permanent foundations or will sit on the existing ground surface (or on un-bonded slabs). It is also unclear whether new service and drainage runs are required.

- Should the proposal require groundworks for new foundations, drainage and services, these have the potential to adversely affect buried archaeological remains.
- Impacts to archaeology can be mitigated through a programme of archaeological monitoring and recording.

This can be secured via appropriately worded conditions as suggested.

5. Representations

11 representations received.

- Overdevelopment of the site;
- Lack of parking spaces;
- Noise;
- Unneighbourly;
- No need for additional holiday accommodation.

6. Policy Context

- 6.1 Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory development plan in this area is the Winchester District Local Plan Revised (2006). The relevant policies to this application are set out in section 7, below.

National Planning Policy Framework (NPPF) and Circular 2010

Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and The National Planning Policy Framework (NPPF) which was issued and came into effect on 27 March 2012. The Circular and NPPF confirm that National Parks have the highest status of protection and the NPPF states at paragraph 115 that great weight should be given to conserving landscape and scenic beauty in the National Parks and that the conservation of wildlife and cultural heritage are important considerations and should also be given great weight in National Parks.

6.2 National Park Purposes

The two statutory purposes of the SDNP designation are:

- To conserve and enhance the natural beauty, wildlife and cultural heritage of their areas;
- To promote opportunities for the public understanding and enjoyment of the special qualities of their areas.

If there is a conflict between these two purposes, conservation takes precedence. There is also a duty to foster the economic and social well being of the local community in pursuit of these purposes.

6.3 Relationship of the Development Plan to the NPPF and Circular 2010

Paragraph 2 states that planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

On 11 February the Council received confirmation from the Planning Inspector dealing with the Council's new Local Plan that the Winchester Local Plan Part 1 - Joint Core Strategy (LPP1) is sound subject to the Council accepting a number of modifications recommended by him. On 20th March 2013 the Council formally adopted the plan incorporating the Inspector's changes.

The policies set out in the LPP1 now form part of the development plan of the District and therefore applications must be determined in accordance with this plan unless material considerations indicate otherwise. Some policies in the 2006 Local Plan remain saved, even though the LPP1 has been adopted, and they deal primarily with detailed matters or with development management issues and these also form part of the development plan.

The policy relevant to this application from the Local Plan Part 1 is DS1, MTRA4, CP8, CP10, CP13, CP19, CP20.

National Planning Policy Framework

The NPPF promotes a presumption in favour of sustainable development, paragraph 14 is clear that the presumption in favour of sustainable development relates to proposals that accord with the development plan (i.e LPP1 and WDLPR).

National Planning Practice Guidance

Natural environment: Landscape

"National Parks and Areas of Outstanding Natural Beauty management plans do not form part of the statutory development plan, but may contribute to setting the strategic context for development by providing evidence and principles, which should be taken into account. The management plans highlight the value and special qualities of these designations to society and show communities and partners how their activity contributes to protected landscape purposes".

6.4 The South Downs Partnership Management Plan

The South Downs Partnership Management Plan (SDPMP) was adopted on 3 December 2013. It sets out a Vision and long term Outcomes for the National Park, as well as 5 year Policies and a continually updated Delivery Framework. The SDPMP is a material consideration in planning applications and has some weight pending adoption of the SDNP Local Plan.

The following Policies and Outcomes are of particular relevance to this case:

General Policy 1

Conserve and enhance the natural beauty and special qualities of the landscape and its setting, in ways that allow it to continue to evolve and become more resilient to the impacts of climate change and other pressures.

Visitor and Tourism Policy 43

Support the development and maintenance of appropriate recreation and tourism facilities and visitor hubs, in and around the National Park, including a mix of quality accommodation, which responds to market demands and supports a sustainable visitor economy.

General Policy 9

The significance of the historic environment is protected from harm, new discoveries are sought and opportunities to reveal its significance are exploited.

7. Planning Policy

The following policies of the Winchester District Local Plan Revised (2006) are relevant to this application:

- CE5 Landscape Character
- CE28 Sustainable facilities
- DP3 General Design Criteria
- DP4 Landscape And The Built Environment
- RT18 Holiday Homes
- HE4 Development in conservation areas

8. Planning Assessment

Principle of development

The proposal is to site 4 timber cabins to provide holiday and overnight accommodation at the Thomas Lord public house, a thriving gastro-pub in West Meon. This type of accommodation is supported through development plan policies, and tourism and recreation are one of Winchester District's 5 key sectors. In addition to this the second statutory purpose of the National Park is to "promote opportunities for the public understanding and enjoyment of the special qualities of their areas".

Policy CP6 Local Services and Facilities supports the development, extension and improvement of facilities and services. Policy CP8 Economic Growth and Diversification states that the Local Planning Authority will support development for tourism and recreation. Saved policies CE28, RT17 and RT18 all support the development of tourist facilities in the countryside provided they do not lead to significant harm to the rural character of the area, or conflict with the needs of forestry or agriculture. The site is within the existing built-up area of West Meon.

In particular, this development is supported by policy RT18 of the Winchester District Local Plan, which promotes small scale sites for low key tourist accommodation appropriate to the site, location and setting. The setting is the rear garden of the Thomas Lord public house, in the settlement boundary of West Meon, which has access to a range of services and facilities, and public footpaths leading to the longer distance South Downs Way and Monarch's Way footpaths.

The draft policies of the South Downs Local Plan (Preferred Options) particularly SD20 are also supportive of small development proposals provided they do not

lead to an increased level of activity which would detract from the experience of visitors or adversely affect the character, appearance and amenity of the area.

WDLP policy DP3 requires that development does not have an unacceptable adverse impact on adjoining land, uses or property.

Design and appearance

In total 4 cabin are proposed. The cabins are timber clad and stained a dark colour, windows and frames are grey coloured aluminium and a green living flat roof. The accommodation proposed is very modest: the single cabins contain a bedroom and en-suite and measure 6m by 3.4m at a height of approximately 2.5m. The family cabin is larger at 6m x 6m at the same height. The size of the cabins and the accommodation offered is likely to appeal for short stay customers.

The cabins are laid out away from the site's boundaries and with additional landscaping and paths running between each unit. The number of cabins has been reduced from 6 to reflect officers' advice and which leads to a more spacious and simply layout.

Impact on the character and appearance of the area

The West Meon VDS seeks sensitive development in and around the village's Conservation Area so as not to detract from historically important buildings and spaces. The timber cabins are set to the rear of the site behind the existing beer garden. As modest recessive structures set back from the road, they will not appear unduly intrusive and will be softening by proposed hedge planting along the frontage. The setback location, the planting and the modest scale of the cabins, will enable the proposal to sit quietly in this location and is unlikely to result in undue visual intrusion from the public realm. The proposal will therefore have a neutral impact on the Conservation Area and South Downs National Park.

Highways and parking

It is recognised that there are parking difficulties in the High Street but it is considered that 4 modest units with potentially 3/4 additional cars is unlikely to exacerbate this situation to a demonstrably harmful level. There are 17 parking spaces on site and public highway parking to the front of the site which does provide additional parking.

Based on this, the Council's highways officer has concluded that there is no justification for a highways reason for refusing this scheme.

Impact on neighbour properties

The existing activity on site is that which you would expect of a public house, with courtyard seating and beer garden. The site of the cabins could be laid out for outside drinking and eating although currently a underused grassed area.

The cabin closest to residential properties is a single unit, some 15m from the rear garden of the dwelling at Stones Yard, and further separated from it by a pathway and close boarded fencing. It is proposed to lay a hedge along this boundary.

The number of cabins has been reduced and re-siting away from the Stones Yard properties to reflect discussions and negotiations at pre-application stage. Having consulted with the Council's Environment Health department, it is considered that given the existing use of the site and associated activities and evening use of the garden, the development is unlikely to give rise to an unacceptable level of noise to the detriment of the occupants of neighbouring properties.

Other matters

This application has been the subject of pre-application discussions between the applicant and officers, and the scheme submitted has been revised in line with that advice. The number of cabins has been reduced from 6 to 4 and they have been pulled away from the boundaries with the residential properties to the east and west. The reduction in number has also allowed for a simpler and more spacious layout with additional room for soft landscaping.

9. Conclusion

The proposal seeks to provide 4 modest, small scale units of tourist accommodation within the settlement boundary of West Meon, in the existing garden of The Thomas Lord public house. The recessive and simply designed cabins will sit quietly on the site with space around each for soft planting. The scheme has been amended on officer advice and is now considered acceptable. The proposal is supported by the Council's planning policies which seek to support the rural economy and economic development and diversification within the District. This proposal is also supported by the statutory purposes of the South Downs National Park to promote opportunities for people to enjoy the special quality of the South Downs National Park.

10. Recommendation

It is recommended that the application be approved subject to the conditions set out below

1. The development hereby permitted shall be carried out in accordance with the following plans:

Plan Type	Reference	Version	Date on Plan	Status
Plans - EXISTING BLOCK PLAN AND LOCATION PLAN	253-01		07.04.2016	Approved
Plans - PROPOSED BLOCK PLAN AND LOCATION PLAN	253-02		07.04.2016	Approved
Plans - PROPOSED FAMILY UNIT	253-04		07.04.2016	Approved
Plans - PROPOSED SINGLE UNIT	253-03		07.04.2016	Approved

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

02. 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 (1) of the Town and Country Planning Act 1990 (as amended)./ To comply with Section 51 of the Planning and Compulsory Purchase Act 2004

03. The timber cabins hereby permitted shall be used for holiday accommodation only which shall be limited to any one occupier occupying the building for a maximum period of 4 weeks and for no more than 3 times per year, with a break between each occupation, by the same occupier, of 4 weeks. A register of the names of the occupiers of the units and their arrival and departure dates shall be kept by the developer and shall be produced to the Local Planning upon reasonable notice.

NB: The term one occupier refers to a person or group of persons which does not consist of any person occupying the unit previously or subsequently within a period of 4 weeks.

Reason: To accord with the terms of the application since the site lies within an area where residential properties would not normally be permitted.

04. No development/demolition or site preparation shall take place until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological mitigation work in accordance with a Written Scheme of Investigation that has been submitted to and approved by the local planning authority in writing. No demolition/development or site preparation shall take place other than in accordance with the Written Scheme of Investigation approved by the Local Planning Authority. The Written Scheme of Investigation shall include:

- o The programme and methodology of site investigation and recording
- o Provision for post investigation assessment, reporting and dissemination
- o Provision to be made for deposition of the analysis and records of the site investigation (archive)
- o Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

REASON: To mitigate the effect of the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for future generations Policy HE.1 Winchester District Local Plan Review; Policy CP19, CP20 of the Winchester District Joint Core Strategy

05. Following completion of archaeological fieldwork a report will be produced in accordance with an approved programme including where appropriate post-excavation assessment, specialist analysis and reports and publication. The report shall be submitted to and approved by the Local Planning Authority.

REASON: To ensure that evidence from the historic environment contributing to our knowledge and understanding of our past is captured and made publicly available. Policy HE.1 Winchester District Local Plan Review; Policy CP19, CP20 of the Winchester District Joint Core Strategy

06. The development shall be carried out in accordance with the materials stipulated in the Design and Access Statement and planning application form. For the avoidance of doubt the materials shall be natural timber cladding (stained

dark), aluminium windows and frames (coloured anthracite) unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory visual relationship between the development and surrounding built and natural environment and to accord with policy CP13 and CE5.

07. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; hard surfacing materials; hedge planting details to include species and density, details of the green roof planting and maintenance, proposed and existing functional services above and below ground. Development shall be carried out in accordance with those approved plans.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.

08. No lighting or floodlighting shall be used on the site without the prior written approval of the Local Planning Authority.

Reason: To minimise the nuisance and disturbances to neighbours and the surrounding area.

09. Development shall not begin until drainage works have been carried out in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure satisfactory provision of foul and surface water drainage.

Informatives

1. In accordance with paragraphs 186 and 187 of the NPPF Winchester City Council (SDNP/WCC) take a positive and proactive approach to development proposals focused on solutions. SDNP/WCC work with applicants/agents in a positive and proactive manner by;

- offering a pre-application advice service and,
- updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

2. The Local Planning Authority has taken account of the following development plan policies and proposals:-

Winchester District Local Plan Review 2006: DP3, DP4, CE5, CE28 RT17, RT18, HE4
Local Plan Part 1 - Joint Core Strategy: DS1, MTRA4, CP8, CP10, CP13, CP19, CP20
The South Downs Partnership Management Plan
South Downs National Park Preferred Options Local Plan