

AGENDA ITEM NO: 8/3(d)

Parish:	Ringstead	
Proposal:	Single and two storey extensions to existing cottage forming guest accommodation with the Gin Trap	
Location:	The Gin Trap 6 High Street Ringstead Hunstanton	
Applicant:	Astley Period Homes Ltd	
Case No:	16/01374/F (Full Application)	
Case Officer:	Mr C Fry	Date for Determination: 14 October 2016 Extension of Time Expiry Date: 14 November 2016

Reason for Referral to Planning Committee – The views of Ringstead Parish Council are contrary to the Officer recommendation.

Case Summary

The site lies within the village of Ringstead. Ringstead is classified as a "Smaller Village and Hamlet" according to the Core Strategy Policy CS02

The site contains the Gin Trap Public House and associated outbuildings.

The buildings on the site are Grade II listed.

The proposal seeks consent for single and 1 ½ storey extensions to an existing outbuilding to the rear of the site to form guest accommodation.

Key Issues

Principle of Development
Planning History
Impact upon the setting of Designated Heritage Assets
Highway Safety
Arboricultural Implications
Impact upon Neighbour Amenity
Other Material Considerations

Recommendation

APPROVE

THE APPLICATION

The application site lies within the village of Ringstead. Ringstead is classified as a "Smaller Village and Hamlet" according to policy CS02 of the Core Strategy 2011.

The site is on the eastern side of High Street.

16/01374/F

Planning Committee
7 November 2016

Residential properties are located to the west and north of the site. Ringstead Village Hall is to the south of the site. To the east of the site is an agricultural field.

The site contains a two storey public house, "The Gin Trap" and an associated outbuilding to the front of the site, adjacent to the northern boundary. This outbuilding is currently undergoing construction works to convert it into guest accommodation in association with the Public House.

There is also an outbuilding to the rear of the site, which has been used for staff residence. The outbuilding is single storey and finished in carstone and pantiles.

Parking is provided to the front of the site and towards the rear adjacent to the northern boundary.

The proposal seeks consent to extend the outbuilding to the rear of the site to provide additional visitor accommodation.

The extensions will project from the southern and northern ends of the outbuilding. The northern extension will be single storey, with timber boarding on the western and eastern elevations with pantile roof. The northern extension scales 9.6 (l) x 5.4m (d) x 4.9m (h). The southern extension will be 1 ½ storey, with a single storey link. The building will be finished in either carstone or flint, with brick quoin detailing. The building will have a pantile roof. The 1 ½ storey extension scales 14.1m (l) x 9.25m (d) x 7.35m (h).

The proposal will result in 3 x 1 bedroom units and 2 x 2 bedroom units. The existing outbuilding which has 2 bedrooms will be retained and is currently used for staff accommodation.

SUPPORTING CASE

The application has been supported by a Design and Access Statement and a Heritage Statement

- The Gin Trap Inn is c1700 and the building to which this application relates is listed by virtue of being contained within the curtilage of the Grade II listed building.
- The application is for an extension to the original outbuilding for 5 holiday units.
- Thought has been given to the design of the extension so that the existing cottage is not lost as the main feature of the rear block in comparison to current application 04/01113/F which can still be constructed.
- Single storey extension either side of the cottage with a cart-shed appearance to resemble the cartshed. Oak posts have been added to reflect the cart shed appearance, which complements the conservation area.
- The 1/1/2 storey extension accommodation block comprising two units, reflects barn style unit with low eaves and a large opening typical for barns.

Heritage Statement

- The 2004 permission which is extant, to provide 7 bedrooms, involved the demolition of the cottage. This scheme has been partially implemented by the former owner, but the demolition of the cottage, to provide the bedroom accommodation, has not proceeded.
- The Gin Trap is grade II listed and dates back to C1700, whitewashed clunch with brick dressings, red pantile roof. 2 storey lobby entrance plan, with lean to additions

at north and south. Ground floor has arched headed casements and first floor with straight headed casements comprising 2 ground and 2 first floor 3 light windows.

- The site is also within the Conservation Area
- To the rear of the Gin Trap is a small cottage with an adjoining cart shed (garage). This is not a listed building, but is deemed listed by virtue of being in the curtilage of the public house. The building being constructed before 1948, the cottage dates back to tithe maps of 1887.
- The Gin Trap is of high significance and the buildings are of significance and the whole group makes a positive contribution to the character and appearance of the Conservation Area.
- The proposal results in less bulk than the permitted scheme. The significance of the heritage asset is not affected and is certainly less affected than it would be if the approved scheme was built.
- A more modest, lower development is proposed still using traditional materials of carstone, brick, weatherboard and clay pantiles with timber joinery details.
- This will necessitate the rebuilding of the existing rubble wall to incorporate the gable. It is proposed to do this using matching traditional material.
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PLANNING HISTORY

16/01375/LB: Application Permitted: 13/10/16 - LISTED BUILDING APPLICATION: Single and two storey extensions to existing cottage forming guest accommodation with the Gin Trap

16/00677/LB: Application Permitted: 26/05/16 - Listed Building Application: Change of use from former gallery and store to bed and breakfast accommodation with an extension forming new access to first floor

16/00398/F: Application Permitted: 26/05/16 - Change of use from former gallery and store to Bed and Breakfast accommodation with an extension forming new access to first floor

10/00403/F: Application Permitted: 26/04/10 - Retrospective application to retain air intake and extract flues to kitchen

10/00404/LB: Application Permitted: 06/05/10 - Listed Building application - Retrospective application to retain air intake and extract flues to kitchen

04/01286/LB: Application Permitted: 19/08/04 - Extensions and alterations to public house including demolition of outbuilding

04/01113/F: Application Permitted: 31/08/04 - Extension to public house and provision of detached wing of 7 letting bedrooms

2/03/0216/LB: Application Permitted: 28/03/03 - Store room extension new external rear doorway and refurbishment works/internal alterations

2/03/0215/F: Application Permitted: 28/03/03 - Store room new external rear doorway and refurbishment works/ internal alterations

2/97/0358/CU: Application Permitted: 13/03/98 - Conversion of barn to self contained residential accommodation

2/94/0485/A: Application Permitted: 16/05/94 - Non-illuminated projecting sign

2/95/0630/F: Application Permitted: 14/07/95 - Construction of double garage

RESPONSE TO CONSULTATION

Parish Council: OBJECTION we are pleased to see the business flourishing and have no wish to see otherwise but if the total number of rooms on the premises are to become 14, sufficient parking for residents and non-residents is not available.

Parishioners and councillors have witnessed [this year] dangerous, over-spill parking along a large part of the high-street.

NCC Highways:- NO OBJECTION

Environmental Health & Housing - Environmental Quality:- NO OBJECTION

Arboricultural Officer:- NO OBJECTION subject to condition

Conservation Officer:- NO OBJECTION

REPRESENTATIONS

None recieved

NATIONAL GUIDANCE

National Planning Policy Framework – sets out the Government's planning policies for England and how these are expected to be applied.

National Planning Practice Guidance - Provides National Planning Practice Guidance, in support of and in addition to the NPPF

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS10 - The Economy

CS11 - Transport

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PRE-SUBMISSION DOCUMENT

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

DM11 – Touring and Permanent Holiday Sites

PLANNING CONSIDERATIONS

The main planning considerations in regards to the application are:-

- Principle of Development
- Planning History
- Impact upon the setting of Designated Heritage Assets
- Highway Safety
- Arboricultural Implications
- Impact upon Neighbour Amenity
- Other Material Considerations

Principle of Development

The site lies within the village of Ringstead. Ringstead is classified as a “Smaller Village and Hamlet” according to Policy CS02 of the Local Development Framework Core Strategy. Development within Smaller Villages and Hamlets is limited to specific identified needs only in line with policy CS06

Policy CS06 states that in Smaller villages and hamlets “more modest levels of development, as detailed in Policy CS09, will be permitted to meet local needs and maintain the vitality of these communities where this can be achieved in a sustainable manner, particularly in regards to accessibility to housing, employment, services and markets, and without detriment to the character and surrounding areas.

Policy CS10 of the Local Development Framework Core Strategy 2011, covers economic development including tourism. The proposal is for new accommodation, and new tourism accommodation in rural areas is subject to the following criteria being met;-

- It should be located in or adjacent to our villages and towns;
- It should be of high standard of design in line with national guidance
- Will not be detrimental to the landscape;
- Mechanisms will be in place to permanently retain the tourism related use

Policy DM11 of the Site Specific Allocation and Development Management Plan Document relates to the Touring and Permanent Holiday Sites. The policy outlines a number of considerations to address when assessing applications for new holiday accommodation. Holiday accommodation will be acceptable where:

1. The proposal is supported by a business plan demonstrating how the site will be managed and how it will support tourism or tourist related uses in the area;
2. The proposal demonstrates high quality design in terms of layout, screening and landscaping ensuring minimal adverse impact on visual amenity and the historical and natural environmental qualities of the surrounding landscape and surroundings; and
3. The site can be safely accessed;
4. It is in accordance with national policies on flood risk
5. The site is not within a coastal hazard zone, or within areas identified as tidal defence breach hazard zone.

Furthermore in Policy DM 11 it states that “Small scale proposals for holiday accommodation will be acceptable within the Norfolk Coast Area of Outstanding Natural Beauty (AONB) only where it can be demonstrated that the proposal will not negatively impact on the landscape setting of the AONB. Proposals that adversely affect Sites of Specific Interest (SSSIs) or European Sites will be refused”.

In respect to the Core Strategy and Site Specific Allocation Document Policies the following should be considered:-

1. The proposal has not been supported by a business plan that demonstrates how the proposal will support tourism. However this is not considered to be a particular issue in this instance. The holiday accommodation is linked to an existing business on the site that already has guest accommodation under 16/00398/F. Furthermore an extant permission for guest bedroom, 04/01113/F, at the rear of the site can be built out.
2. The design of the proposal is discussed in the subsequent section "Impact upon setting on Designated Heritage Assets".
3. The site's access is discussed in the highway safety section of the report.
4. The site is within the least restrictive flood zone
5. The site is not within the coastal hazard zone

The site is contained within the AONB and the impact upon the AONB is discussed in a subsequent section.

Subject to good design and highway safety, the principle of development can be supported.

Planning History

The site has the benefit of an extant planning permission; 04/01113/F. 04/01113/F was for extensions to the public house and the provision of a 7 bedroom holiday accommodation block at the rear of the site, following the demolition of the outbuilding adjacent to the rear boundary. The permission is extant by virtue of the extension to the rear of the Public House being built out.

The 7 guest bedroom accommodation block would have a central, 1 ½ storey element that provides 4 guest bedrooms. The central element would then have single storey wings attached to its southern and northern ends which provides a further 3 guest bedrooms. The single storey wings would have ridge heights that progressively step down in height from the 1 ½ storey element's ridge. The accommodation block extends along the majority of the eastern boundary.

The building would be constructed from second hand Antique Red Norfolk Pantiles, red facing brick and limestone clunch infill. Detailing includes the use of Corbels, quoins and header treatments.

No part of the carparking area was designated to be used in association with this accommodation block.

This is a material consideration in regards to this application.

Impact upon Designated Heritage Assets

The outbuilding is deemed to be listed by virtue of being within the curtilage of the Grade II listed Public House, and is contained within the Conservation Area.

The Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) places statutory duties upon Local Planning Authorities. In determining applications that affect a Listed Building or its setting Section 66(1) states that the Local Planning Authority 'shall have special regard to the desirability of preserving the building or its setting'. Section 72 requires the LPA to pay special attention to the desirability of preserving or enhancing the character or appearance of a Conservation Area when

determining applications affecting buildings or land within the Conservation Area or its setting.

In addition, paragraphs 126-131 of the National Planning Policy Framework (NPPF) refer to the need for Local Planning Authorities to take into account the need to sustain and enhance the significance of heritage assets. The intent of these paragraphs is to ensure that new development makes a positive contribution to local character and distinctiveness.

At a local level, specifically in relation to Heritage Assets, Policy CS12 seeks to protect and enhance the historic environment, identifying the crucial role played by the historic environment in delivering environmental quality and well-being.

Core Strategy Policies CS03 and CS08 and SSADMP DM15 refer to the general requirements of good design such as: scale, height, massing, materials and layout of the development needing to be appropriate in a given context.

The Ringstead Conservation Area Character Statement, states in relation to the site, which is near the southern corner of Foundry Lane, "that the building adjacent to the northern boundary overlooks the forecourt has been left attractively simple, with the surface un-tarred, and a single fine mature tree. The cinder covered car park is partly screened by a former field wall (south)." No specific mention is made of the outbuilding within the Conservation Area Character Statement.

The Conservation Area at the southern end of High Street opens up and feels less enclosed compared to the character of development demonstrated in High Street leading up towards Chapel lane.

Glimpses of the rear elevation of the public house are seen from Foundry Lane, through gaps in the hedging on the northern boundary. The development in Foundry Lane comprises of 2 storey semi-detached properties and a single storey nursery building. The majority of the buildings on Foundry Lane are constructed solely from brick. The southern side of Foundry Lane, beyond the application site comprises of a paddock.

The Conservation Area Character Statement refers to a number of materials used in the construction of the buildings in the vicinity of the site being chalk, rubble, squared, carstone, pieces of red chalk and flint with red gault brick.

The application has been accompanied by a Heritage Appraisal which assesses the impact of the proposal upon the listed building and Conservation Area.

The statement justifies the design approach to extending the outbuilding and refers to the extant permission 04/01113/F.

In summary the Heritage Statement, states that "in this case no harm is caused to the significance of the heritage asset, then the amount of public benefit which accrues should outweighs the harm caused. In this case the public benefit is to secure the future of the pub business, which provides a local facility but will contribute to the tourist economy of the borough...The minimal level of the harm is outweighed by the public benefits."

The Conservation Officer comments that this proposal will see the outbuilding retained and put to a viable and ongoing use as part of a wider scheme and although the extensions are large, the resultant structure will actually be less bulky and more in keeping with the pub than the scheme which already has consent. It is worth noting that the corresponding listed building consent 16/01375/LB - has been granted.

The current proposal retains the curtilage listed outbuilding and the massing of the extensions to it are less imposing on the listed Public House, when compared to the extant permission. The barn and stable block design visually relates well to the Public House and could be read to be a coach house and stable block in association with the public house. Albeit a small group of conifer trees are to be removed as part of the scheme, the majority of the proposal will be well screened from the Conservation Area. Those elements of the scheme that can be seen in the Conservation Area will be seen in association with the group of buildings on the public house site.

The proposal through its design, sustains the character of the Conservation Area and whilst there is some harm it is not significant to the setting of the listed buildings. The harm caused is outweighed by the public benefit the scheme brings to maintaining an existing employment facility in the village. There are also indirect benefits in providing additional accommodation to the tourist economy.

Impact upon Area of Outstanding Natural Beauty

Paragraph 115 of the NPPF requires great weight to be given to conserving landscape and scenic beauty in Areas of Outstanding Natural Beauty (AONB) which have the highest status of protection in relation to landscape and scenic beauty.

Part of the south and east elevations of the accommodation block will be seen in the AONB, but its scale, massing and siting within the group of buildings on the site, limits its impact.

The Coastal Partnership Manager has no objection to the impact upon the AONB.

Highway Safety

The Parish Council are concerned that by providing additional guest accommodation on the site it will lead to further on street parking on High Street.

The proposed accommodation block, even when taking into account the number of bedrooms in the existing outbuilding (2), will provide a total of 7 bedrooms. This is no greater than the extant scheme which provided 7 guest bedrooms.

The 04/01113/F consent did not request any further or dedicated parking area to be associated with the accommodation block.

The highways officer initially objected to the scheme proposed in this application as there was no additional parking provision detailed with the accommodation block, which would normally be expected.

However in drawing the Highway Officer's attention to the extant permission for the 7 guest bedroom accommodation block, the officer has withdrawn his objection to the scheme with no conditions requested.

Arboricultural Implications

The proposal will result in the loss of a small group of conifer trees along the eastern boundary of the site and a number of saplings.

Two significant trees on the site, one Ash, one Sycamore are proposed to be retained and protected, as identified in the accompanying arboricultural report

The Arboricultural Officer has no objection to the proposal subject to condition that the development is carried out in accordance with the submitted report.

Impact upon Neighbour Amenity

The neighbours on Foundry Lane would not be detrimentally affected by the proposal. The scale of the northern extension is only single storey and this negates issues of being overshadowed, overlooked and being overbear.

There are no residential neighbours immediately to the rear/come east of the site.

The village hall is immediately to the south of the Gin Trap and the nearest neighbour to the south east is East End Farm some 56 away from the site.

It is therefore considered that the proposal does not cause any detrimental impact upon neighbour amenity.

CONCLUSION

The application has been brought to committee on the basis that the Parish Council has objected to the application on what they consider to be a shortfall in the parking arrangements for the site as a result of the proposed development. However, with an extant permission for the erection of a 7 bedroom accommodation unit at the rear of the site, following the demolition of the existing outbuilding, the highways officer has no objection to the scheme.

The scale, siting and appearance of the extensions to the outbuilding do not cause any detrimental impact upon the character of the deemed listed outbuilding, the Grade II listed Public House and the Conservation Area. The little harm caused to the significance of the this heritage assets is outweighed by the Public benefit that the scheme brings in so far as supporting an existing business and indirectly supporting tourism facilities.

There are no outstanding issues that cannot be addressed by way of condition.

RECOMMENDATION:

APPROVE subject to the imposition of the following condition(s):

- 1 Condition The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 Reason To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition The development hereby permitted shall be carried out in accordance with the following approved plans:-
 - Proposed Elevations and Block Plan drawing no. 150629/03 Rev E dated 4th October 2016.
 - Proposed Ground and First Floor Plans drawing no.150629/02 Rev C dated 16th August 2016
- 2 Reason For the avoidance of doubt and in the interests of proper planning.

- 3 Condition The development hereby permitted shall be carried out in accordance with the Arboricultural Report by Richard Morrish dated March 2016- finalised July 2016 received
- 3 Reason To ensure that existing trees and hedgerows are properly protected in accordance with the NPPF. This needs to be a pre-commencement condition given the potential for damage to protected trees during the construction phase.
- 4 Condition The accommodation hereby approved shall be for holiday purposes only and shall be made available for rent or as commercial holiday lets:-
- the accommodation shall be for short stay accommodation only (no more than 28 days per single let) and shall not be occupied as a person's sole or main place of residence; and
 - The owners/operators shall maintain an up-to-date register of lettings/occupation and shall make these available at all reasonable times to the Local Planning Authority.
- 4 Reason The site lies within an area in which the Local Planning Authority would not normally permit permanent residential development. This permission is granted because accommodation is to be used for holiday purposes only in accordance with the NPPF.