

SUBJECT DEVELOPMENT APPLICATION REPORTS ITEM 7

REPORT OF Head of Planning & Building Control

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| <p>APPLICATION NO. APPLICATION TYPE REGISTERED PARISH WARD MEMBER(S) APPLICANT SITE PROPOSAL</p> | <p>P08/E1278 & P08/E1279/LB Full & LBC 25th November 2009 Pishill Rodney Mann and Angie Paterson Wild Ash Ltd Stonor Arms Hotel, Stonor. Planning Permission and Listed Building Consent for: Refurbishment of existing building; partial demolition of rear extensions and remodelling including addition of a first floor rear extension over existing floor. Demolition of ancillary buildings and rebuilding as a retail unit, connecting original buildings to the remodelled rear buildings and alterations to front boundary wall. Planning Permission for: Maintain existing uses as a Public House with restaurant, cafe, private functions (conference) and staff accommodation together with change of use of part of former hotel to retail. Repositioning of existing access and creation of new access with new parking areas. Formation of Cafe terrace to rear and restaurant garden terrace on northern side and associated landscaping. Listed Building Consent for: Internal alterations involving infill, demolition and partial demolition.</p> |
| <p>AMENDMENTS</p> | <p>Amended plans, revised design and access statement, amended justification, transport statement and other supporting information.</p> |
| <p>GRID REFERENCE OFFICER</p> | <p>473673/188527 Paul Lucas</p> |

1.0 INTRODUCTION

- 1.1 This application is reported to the Planning Committee as a result of a call-in by Councillor Rodney Mann.

- 1.2 The application site is shown on the OS extract **attached** as Appendix 1. The application site comprises a plot of about 4,700 square metres containing a large two storey building on the eastern side of the B480, the main road through the small settlement of Stonor. The building is Grade II listed and consists of historic elements towards the front and modern additions towards the rear. It is currently vacant and in a poor state of repair. It was historically used as an inn, but most recently operated as a combination of pub/restaurant(66 covers)/hotel(15 bedrooms). The front of the

building dates from the 18th Century, with 19th Century additions to the side and rear. This part of the building is constructed from red bricks (although the front and southern side elevations have been painted with blue colourwash) and slate roof tiles arranged with gable and half-hipped ends with a hidden flat roof over the oldest part of the building. The other extensions were all added in the latter half of the 20th Century and comprise a mixture of two and single storey elements and the materials include dark-stained timber weatherboarding, brick and flint and a glazed conservatory. Most of the roofs contain slates, but there is a large section of flat roofing. There is also an ancillary structure accommodating electricity supply equipment and fuel tanks, located towards the south-east corner of the site.

- 1.3 The site is adjoined by residential properties to the north (Thornton Lodge) and the south (9 & 11 Stonor). There are also dwellings opposite the site (21-27 Stonor). The site is generally flat, but rises steeply towards the rear and continues to rise into wooded countryside to the rear of the site. The access into the site is positioned close to the building, leading to a large area of concrete hardstanding on the south side of the building. There is also a small lay-by next to the north side of the pub, where historically deliveries have taken place. The front boundary of the site consists of a brick and flint wall, which is low-rise on the southern section of road frontage and higher on the northern section. It appears that this is of 20th Century construction, with the northern section replacing an earlier lower wall. The northern and southern boundaries consist of a combination of close-boarded fencing and evergreen hedges. There are numerous trees and shrubs located throughout the site. The area to the north of the building was recently a pub/restaurant garden, but has become overgrown. The open areas to the rear and the north-east corner of the building surround the more functional parts of the building and are more informal in appearance, blending into the woodland behind. Most of the site and the properties to the south and opposite lie within the Stonor Conservation Area. The dwellings adjacent to the south and opposite are also Grade II Listed buildings. Stonor lies within the Chilterns AONB.

2.0 **PROPOSAL**

- 2.1 Application P08/E1278 seeks full planning permission for the refurbishment and extension to the premises to facilitate a mixed use as a Public House with restaurant, cafe, retail, private functions (conference) and staff accommodation, incorporating alterations to the vehicular access arrangements and the outdoor areas. Application P08/E1279/LB seeks listed building consent for the refurbishment and extension to the premises including internal alterations.
- 2.2 The scheme proposes the removal of the north-facing conservatory, the flat-roofed extension and the single storey south-facing brick and flint extension. The proposals would restore the north-facing façade to the C18 pub and C19 extension, which would address a new formal garden area. The existing single storey flat-roofed and brick and flint extensions would be replaced by a single storey flat-roofed oak-framed extension and pergola with a green roof. The weatherboarded extensions would be retained and the single storey element would be extended to the rear to form additional ground and first floor accommodation using similar materials. Alterations to existing openings and additional openings would be provided on the north, south and east elevations of the weatherboarded structures. The pub would continue to be based in the C18 part of the building; the restaurant would occupy the C19 section with its kitchen in part of the modern addition. The retail element would be based in the flat-roofed addition and the café and its kitchen would be contained on two levels within the refurbished modern wing that runs north to south. The conference facilities would be located on the first floor of the extended rear wing running east to west. The ground floor below the conference would contain storage and toilets and some staff facilities. The main staff

accommodation would be located on the first floor of the C18 and C19 parts of the building.

- 2.3 The areas around the building would be landscaped to form an informal pub garden adjacent to the west elevation, a formal restaurant garden adjacent to the north elevation and a café terrace adjacent to the east elevation. The existing hardstanding to the south of the building would be extended towards the rear of the site and split in two by an entrance forecourt to create two separate car parks. The existing access would be kept in roughly the same position, but reduced in width through alterations to the front boundary wall by about 3 metres to 6.3 metres and would serve these two car parks. An additional access of 6 metres width would be formed in the north-west corner of the site to serve a third car park and service area, with an increase from 30 to 51 total parking spaces. The existing lay-by would be removed.
- 2.4 The internal alterations would involve a combination of infill, demolition and partial demolition. The major items of demolition would be the glazed conservatory and the single storey extension. The L-shaped rear extension would be partially demolished and rebuilt. There would be only minimal demolition in the historic part of the building and no original features would be removed.
- 2.5 The amended plans provided more detail to the internal alterations, and introduced changes to the extensions, external alterations and the treatment of the outdoor areas, including repositioning of the southern access further north than originally proposed to improve visibility. The applications were accompanied by a Design and Access Statement, Justification Statement, Transport Statement and addendum, Landscape and Trees Reports, Biodiversity and Bat Reports, Archaeological Brief and Green Roof Report. All of these can be viewed on the Council's website www.southoxon.gov.uk. The plans of the proposed development are **attached** as Appendix 2.

3.0 **CONSULTATIONS & REPRESENTATIONS**

- 3.1 **Pishill with Stonor Parish Council** – The applications should be approved. They welcome the mix of uses and consider that the proposal will be of tremendous benefit to the local community. The shop will provide a much needed local facility and the reinstatement of the pub/restaurant is what the majority of residents have been wanting to see since it closed some years ago. They consider that the proposed design is sympathetic to the listed building, with the demolition and major alterations being limited to those parts that have been added over the last 10 years. Concerns about the impact of the relocated access, lighting and noise levels on local residents could be addressed through technical information submitted via planning conditions.

- 3.2 **OCC Highways (LHA)** – The application for planning permission was initially recommended for refusal as the LHA considered the access and turning arrangements would be detrimental to highway safety and there would be a large increase in trips associated with the development when compared with the established hotel use, which would be dependent upon car use and therefore such development would be unsustainable. However, the most recent set of amendments moved the proposed southern access northwards to create better visibility and formed greater turning space for delivery and service vehicles in the northern entrance to reduce the likelihood of drivers reversing from the site. More information was provided via the TRICS database to demonstrate that the increase in trips would not be as great as was initially thought to be the case and the LHA has verified this. Traffic counts reveal that there would be sufficient gaps in the traffic at peak times for vehicles to turn safely. It is concluded that whilst recognised standards may not be met, the proposed development would not exacerbate problems of highway safety and sustainability associated to the site and would be acceptable subject to conditions relating to access, parking and turning and drainage.
- 3.3 **Environmental Services (Environmental Health)** – Noise and odour surveys required for extraction and air conditioning plant and kitchen extraction equipment to meet BS: 4142 and DEFRA guidance, respectively. Ideally reports should have been submitted up front, but it is possible to achieve the necessary standards through details provided to satisfy planning conditions. In addition, music in the conference room should be prohibited. Various conditions are also suggested concerning hours of use of the various elements, as specified in the application, delivery times and control of use of the outdoor areas. Lighting can be required via a planning condition. Many of these aspects can also be controlled through noise abatement and licensing legislation.
- 3.4 **Conservation Officer** – Amended plans have addressed earlier concerns; proposal supported subject to numerous conditions requiring further details to be submitted and agreed.
- 3.5 **English Heritage** – Amended plans have addressed the original concern about the retention of the primacy of the historic building and retention of most of the wall. New planting will go some way to ameliorating visual impact of the extended car parking areas. Unconcerned about latest position of southern access. No objection subject to a submission of a detailed schedule of works for the alterations to the C18 and C19 core of the complex, including a recording strategy.
- 3.6 **Tree Officer** – No objection to removal of Category R and C trees on basis of the significant replacement planting proposed and subject to landscaping and tree protection conditions, including details of tree pits, post planting watering regime and details of arboricultural input into the southern boundary retaining wall.
- 3.7 **Monson** – No objection subject to conditions requiring details of foul drainage and surface water drainage to be submitted and implemented as approved.
- 3.8 **OCC Archaeology** – No objection subject to a condition requiring an archaeological watching brief to be in place during development.
- 3.9 **Countryside Officer** – No objection subject to a condition to protect bats.

- 3.10 **Crime Prevention Design Advisor** – In order to maximise potential for natural surveillance into the car parking areas, the hedge and plants should not be more than 1 metre in height and the tree canopies no less than 2 metres from the ground to strike a balance between screening the car park and allowing a clear field of vision to deter potential offenders. This could form part of the maintenance element of a landscaping condition. Car parking areas would be covered by CCTV, details of which could be required via a planning condition.
- 3.11 **Chiltern Society** – The refurbishment and reopening of The Stonor Arms would benefit the local community and would enhance the attraction of this part of the Chilterns.
- 3.12 **The Georgian Group** – Objection to original plans concerning demolition of original outbuildings (this is not proposed) and extension would reduce historic core of building into a mere appendage. Contrary to guidance in PPG15. No further comments received on amended plans.
- 3.13 **Neighbours** – Seven representations received from local residents to the proposals as originally submitted. Four of these were of objection, three were of support. The initial set of amended plans generated additional representations from five of these residents, 3 reiterating their objections, one reiterating support and one stating that previous objections had been overcome and offering support. Three further representations of support from different residents were received. After the final amendments, an additional representation of objection from a previous objector and two further representations of support were received from additional residents. The various points raised are summarised as follows:

Objections/Concerns:

- Intensification of uses including expansion of outdoor areas would constitute an overdevelopment of the site, harmful to the setting of the listed building, the character of the Stonor Conservation Area and the loss of residential amenity.
- New uses would import goods and attract car-borne customers to an unsustainable isolated rural location that is not easily accessed by other modes of transport and would be harmful to vitality of Henley Town Centre.
- Enabling development should not be granted unless a convincing case can be made to demonstrate that the benefits substantially outweigh any disbenefits. There is no financial appraisal to justify the need for the additional uses on the site.
- Repositioned southern access more dangerous than existing entrance and would interfere with vision and manoeuvres associated with the existing access to No.11 (access subsequently repositioned).
- Visibility splays associated with southern access go across land outside of the applicant's control.
- Visibility splays do not accord with the standards set out in relevant guidance.
- New northern access would result in large vehicles encroaching on the northbound carriageway in front of The Old Almshouse, detrimental to highway safety and convenience.

- Insufficient off-street parking to accommodate visitors and staff associated with the various uses.
- Traffic Regulation Order should be imposed to limit parking, loading and unloading.
- No attempt to consider the potential for travel to and from the site by non-car modes.
- A Travel Plan should be provided detailing a package of measures to influence the potential for non-car travel.
- Noise disturbance to No.11 and The Old Almshouse from additional vehicular trips to and from the site and movements on gravel surface and from entrance gate.
- Lack of details of existing or potential noise levels as a result of increased traffic and new plant and machinery, deliveries and customers including use of external areas and how this would be controlled
- Noise should not emanate beyond the curtilage of the proposed development and strict guidelines should be enforced regarding opening times and music etc.
- Cumulative effect of lighting for walkways, the pub, shop, restaurant entrances and the café, pub, restaurant terraces and signage.
- Light pollution from car headlights in northern car park and security lighting shining into living room and dining room of Thornton Lodge.
- Air pollution from exhaust fumes, particularly in summer.
- Loss of established screening vegetation and ecological habitats, which would not be compensated for by replacement planting.
- Loss of part of brick and flint wall, which is part of historic fabric of site to facilitate northern access.
- Limited scope for replacement planting to become established to the same extent as existing.
- Proposed trees on either side of southern entrance would obstruct views and block daylight to north-facing windows of No's 9 & 11 Stonor.
- Proposed trees close to boundary with No.11 overhanging and roots trespass.
- Soakaway from car park resulting in underground water causing more damp to No's 9 & 11, because cottage floors set below ground level.
- Increased weight of traffic would exacerbate an existing problem with the main water drain outside No.11.

Support:

- Site is an eyesore, a fire hazard and likely to attract further vandalism.
- Delay jeopardising financial risk for owner (not a planning matter).
- Café would provide much-needed social centre for local residents and walkers, ramblers and cyclists.
- Village lost its previous post-office and shop and the proposed retail element would be of benefit to local population.
- Increase in traffic would not be disproportionate to when the Stonor Arms was last open 5 years ago.
- Precedent set by farm shop being opened in Britwell Salome.
- Would be likely to provide local employment.
- Reduction in car journeys for local people.
- Fears about traffic generation are unfounded given established hotel use and levels of traffic along this B-route and that greatest use of the proposals would not coincide with rush hour traffic.

4.0 RELEVANT PLANNING HISTORY

4.1 In the 1950s, the premises comprised a public house with a dining area and guest accommodation on the first floor and to the rear of the main building. During the period 1987 to 2003 there were numerous planning and listed building consent applications granted (one at appeal) involving the expansion of the premises into a larger hotel with 15 bedrooms and a conference room and establishing the footprint that exists on site today. There were no planning conditions imposed on any of the consents to control either hours of use or requiring mechanical equipment or noise levels to be contained within specified standards.

4.2 P05/E0727 & P06/E1109 were planning applications involving in the first instance, the conversion of the premises into 6 dwellings and the erection of two houses and in the second instance the erection of 6 houses and the demolition, extension and alterations to the premises. These applications and the corresponding listed building consent applications were withdrawn in February and December 2006 following Officers' indication that the principle of residential development could not be supported.

5.0 POLICY & GUIDANCE

5.1 South Oxfordshire Local Plan 2011 Policies:

- G1 – General Restraint and Sustainable Development
- G2 – Protection and Enhancement of the Environment
- G3 – Locational Strategy
- G4 – Development in the Countryside and on the Edge of Settlements
- G5 – Making the Best Use of Land
- G6 – Promoting Good Design
- C1 – Landscape Character
- C2 – Areas of Outstanding Natural Beauty
- C4 – Landscape setting of Settlements
- C6 – Biodiversity Conservation
- C8 – Species Protection
- C9 – Landscape Features
- CON2 – Alterations and Extensions to Listed Buildings
- CON3 – Alterations and Extensions to Listed Buildings
- CON5 – The Setting of Listed Buildings
- CON7 – Proposals Affecting a Conservation Area
- CON11-14 – Archaeology and Historic Building Analysis and Recording
- EP1 – Prevention of Polluting Emissions
- EP2 – Noise and Vibrations
- EP3 – Light Pollution
- EP6 – Surface Water Protection
- D1 – Good Design and Local Distinctiveness
- D2 – Vehicle and Bicycle Parking
- D3 – Plot Coverage and Garden Areas
- D4 – Privacy and Daylight
- D5 – Promoting Mixed Use Development
- D6 – Design Against Crime
- D7 – Access for All
- D8 – Energy, Water and Materials Efficient Design
- D10 – Waste Management
- CF2 – Provision of Community Facilities and Services
- E3 – The Rural Areas
- E4 – General Employment Policies
- E5 – General Employment Policies

TSM3 – Serviced Accommodation, Public Houses and Restaurants
TC7 – Protecting Town Centres from Out-of-Centre Development
T1 – Transport Requirements for New Developments
T2 – Transport Requirements for New Developments
T3 – Transport Assessments and Travel Plans

5.2 Supplementary Planning Guidance:
South Oxfordshire Design Guide 2008.
Chilterns Buildings Design Guide.
South Oxfordshire Landscape Assessment – Character Area 9

5.3 Government Guidance:
PPS1 – Delivering Sustainable Development
PPG4 – Industrial, Commercial Development and Small Firms
PPS7 – Sustainable Development in Rural Areas
PPS9 – Biodiversity and Geological Conservation
PPG13 – Transport
PPG15 – Planning and the Historic Environment
PPG16 – Archaeology and Planning
PPS23 – Planning and Pollution Control
PPG24 – Planning and Noise

6.0 **PLANNING CONSIDERATIONS**

6.1 The proposal would be located within the small settlement of Stonor. The planning issues that are relevant to the planning application are whether:

- The principle of the development would be in conformity with the aims of the Council's Local Plan and Government guidance to steer development towards locations which are well served by services and facilities;
- The development would result in an unacceptable deficiency of off-street parking spaces for the development or other conditions prejudicial to highway safety;
- The development would have an adverse impact upon the special architectural and historic qualities of the Grade II listed building or its setting or the setting of the other listed buildings in the vicinity;
- It would preserve or enhance the character and appearance of the Stonor Conservation Area and the landscape setting of the village within the Chilterns AONB;
- The living conditions of neighbouring residential occupiers would be compromised through the physical impact of the development or from the levels of activity associated with it; and
- Any other material planning considerations.

The issue relevant to the listed building consent application is whether:

- The works would have an adverse impact upon the special architectural and historic qualities of the Grade II listed building or its setting;

Principle of Development

6.2 Policy G3 of the SOLP 2011 states that locations, which are close to services and facilities and that are well served by public transport will be favoured. Policy CF2 explains that proposals involving the provision of additional community facilities or services within settlements will be permitted, provided that there are no overriding amenity, environmental or traffic objections to the proposals. Development that would give rise to a significant increase in traffic generation in relatively inaccessible or

isolated rural locations will not be permitted. Stonor is a relatively isolated settlement, with no direct access to public transport and where new development of this scale would not normally be permitted. However, over the passage of time, the premises has expanded from a small inn to a pub/restaurant and 15-bed hotel and although the premises have remained vacant for several years, this is the authorised use of the building that could be recommenced.

- 6.3 The proposed development would involve new uses in the form of the retail element and the café and these would be in substitution for the existing hotel use. The existing pub/restaurant/conference uses that formed an integral part of the established use would be carried forward by the proposal. It is accepted by the applicant that there would be an overall increase in activity and use of the site when compared with the previous use. Whilst these uses would be of benefit to people who live in the village, it is expected that existing car journeys to larger settlements for Stonor residents to reach other services and facilities would still be necessary and therefore existing retail centres would not be undermined. However, the latest transport statement submitted with the application makes reference to relevant TRICS data for the established and proposed uses, which reveals that the increases in vehicular trips to and from the site would be small and not dissimilar to daily fluctuations. This data has been verified by the Highway Liaison Officer. On balance, it is considered that the impact in sustainability terms of the proposed development would not be significantly greater than the established use of the site and would comply with the thrust of Policy G3 and the relevant Government guidance.

Highways and Parking

- 6.4 Criterion (i) of Policy T1 of the SOLP 2011 explains that development should provide for a safe and convenient access to the highway network. criterion (iii) requires development to be accessible by public transport and criterion (iv) states that it should be served by an adequate road network. Policy T2 requires compliance with various adopted parking and turning standards. Policy D2 sets out that parking should be provided in a safe, discreet and sensitive matter. The existing access already has substandard vision. The proposed level of visibility would be an improvement to the existing situation, because although the southern access would still have visibility below standard to the left for vehicles leaving the site, the amount of traffic would be reduced compared with the levels that could use the existing access if the hotel was re-opened. This is due to the creation of the northern access, which would be used by some traffic, including larger vehicles and would achieve the required vision splays.
- 6.5 Provision has been made for turning of large vehicles in the northern car park, allowing for simpler turning of a large vehicle within the site, which would reduce the likelihood of drivers reversing from the site. Whilst the concerns of the LHA have not been addressed with any remedial measures, traffic counts along the adjacent highway suggest that at peak times there would be appropriate gaps in the traffic for vehicles to turn safely. Consideration must also be given to the existing arrangements for deliveries, where vehicles park on the highway causing an obstruction to the detriment of the safety and convenience of highway users. The number of parking spaces would be increased, but the sum of the maxima standards for all uses would be in excess of the level proposed. However, the peak parking demand for each use would occur at different times and also a reduction should be made for linked trips (e.g. visiting the café and the farm shop). The proposed level of parking would therefore be appropriate and unlikely to lead to on-street parking. Although there are no practical alternatives to car use to access the site, trip generation as a result of the development would not be significantly greater than existing levels. As such, the proposal would accord with the above Policies and Government guidance in PPG13.

Listed Building Issues

- 6.6 Policies CON2 and CON3 of the SOLP 2011 state that extensions and alterations to a listed building must respect its established character and not diminish its special historical or architectural qualities. Policy CON5 of the SOLP 2011 explains that proposals for development which would adversely affect the setting of a listed building will be refused. This Grade II listed building is in a poor state of repair, having been disused for several years. It has been subject to a number of unfortunate extensions during the latter half of the 20th Century, which have somewhat undermined the qualities of the historic part of the building. The internal works requiring listed building consent only, would in the main relate to more modern parts of the building and would preserve historic features. The external alterations involve the removal of some of the later extensions, notably the conservatory from the northern elevation and structures attached to the southern elevation, which combined with the removal of the colourwash would expose more of the historic part of the listed building. The remaining modern additions would be refurbished and the proposed extensions have been amended so that they would be no higher than the existing structures and so that the design details would be more sympathetic to the historic core of the building.
- 6.7 The external areas would generally have a more formal appearance. However, the immediate area around the oldest part of the building would have a pub garden reinstated, which would be of an informal character, to reflect the original use of the building as an Inn. Although the changes to the southern section of boundary wall would be minimal, there would be some new openings in the northern section of the boundary wall in order to create the second vehicular access and a pedestrian access. Whilst any break in the historic line of the boundary wall would be regrettable, evidence suggests that the existing wall was a later 20th Century replacement of a historic wall and as such is probably not curtilage listed. The impact on the setting of this listed building and others in the vicinity arising from the alterations would not be sufficient to sustain a reason for refusal. The Council's Conservation Officer and English Heritage have no objections to the most recent proposals subject to several conditions. In the light of the above assessment, the proposals would be in compliance with the above Policies and Government guidance in PPG15.

Conservation Area and Landscape Character

- 6.8 Policy CON7 explains that the Council has a statutory duty to ensure that development preserves or enhances the character and appearance of conservation areas. Policy C2 seeks to safeguard the natural beauty and landscape quality of AONBs. Although centrally located in the settlement, the site is not especially prominent in views along the main road or from other wider viewpoints in the open countryside. It is mainly seen against the backdrop of the wooded slope to the east. In spite of significant alterations to the external appearance, the overall bulk and massing of the premises would not change significantly as a result of the proposals. The changes to the external areas would have a greater impact on the surroundings with the formalisation of some areas and the removal of established planting. However, the proposal would also incorporate a detailed landscaping scheme, which would involve planting of some significant trees and high quality materials could be required for areas of hard-surfacing. This would help the development to assimilate quickly into its surroundings. As discussed above, the alterations to the boundary wall would not have a significantly detrimental impact on the surroundings. As such, the proposal would be in accordance with the above Policies and Government guidance in PPS7 and PPG15.

Living Conditions of Nearby Residents

- 6.9 Policy CF2 of the SOLP 2011 explains that proposals of this nature should not generate any overriding amenity objections. Policy EP1 seeks to control polluting emissions. Policy EP2 is concerned with protecting existing occupiers from noise nuisance as a result of new development and Policy EP3 seeks to ensure that light pollution is mitigated. The proposals would inevitably introduce a level of activity to the site that has not been present for several years. Although the combined trip generation of the proposed uses would produce a slight overall increase when compared with the established uses, it is important to note that the peak times for each use would be at different times of the day. The Council's Environmental Health Officer would have preferred to have acoustic reports submitted in advance, but has advised that it would be possible for mechanical equipment to achieve the necessary standards to prevent excessive noise and smells through submissions via pre-commencement conditions. Officers consider that adequate controls over hours of use and deliveries, the use of outdoor areas, restrictions on the use of the conference room and on lighting levels could also be achieved through planning conditions. It is important to note that, whilst many of these areas can also be controlled by the Council through licensing and noise abatement powers, there are no planning conditions of this type that could be applied to the similar activity levels that would occur, were the hotel to reopen. The physical alterations to the building would retain the existing level of separation between the premises and adjoining residential occupiers to the north and south and consequently there would be no significant loss of light or outlook. On the basis of the above assessment, the development would not result in a significant loss of residential amenity to nearby occupiers and would satisfy the above Policies and relevant Government guidance.

Other Material Planning Considerations

- 6.10 Officers consider that the proposal is not enabling development, because, as the above assessment demonstrates, the development has been found to comply with the relevant planning policies. Applications for signage would be required and would be assessed at the appropriate time. Matters of air pollution are dealt with by the imposition of Air Quality Management Areas and these are normally only imposed in town or village centres with higher traffic levels. In respect of drainage issues, the Council's drainage consultants have confirmed that the proposals would be acceptable, subject to the imposition of standard conditions. The proposals have ensured that adequate provision remains to accommodate a population of bats, which are a protected species. The implementation of sustainable measures and a scheme for waste storage and collection, an archaeological watching brief and CCTV could be agreed via planning conditions.

7.0 **CONCLUSION**

- 7.1 The planning application proposal would comply with the relevant Development Plan Policies, Supplementary Planning Guidance and Government Guidance and it is considered that, subject to the attached conditions, the planning application for the proposed development would be acceptable in principle, would not result in conditions prejudicial to highway safety, would safeguard the special architectural and historical qualities of the Grade II listed building and its setting, would preserve the character and appearance of the Stonor Conservation Area and the landscape setting and would not materially harm the living conditions of nearby residents.
- 7.2 The listed building consent application would safeguard the special architectural and historical qualities of the Grade II listed building and its setting.

8.0 RECOMMENDATION

8.1 Grant Planning Permission

Subject to the following conditions:

- 1. Standard 3 Year Time Limit**
- 2. Details of doors and windows**
- 3. Details of internal and external lighting**
- 4. Details of flues, vents (including roof ventilation), pipes, ducts and rainwater goods including gutter between green roof and building**
- 5. Samples of all external materials including, sample panel of lime mortar/brick for main buildings and lime mortar/brick/flint for boundary wall**
- 6. Details of colour swatches for paint finishes**
- 7. Details of archaeological watching brief**
- 8. Details of hard and soft landscaping including tree pits and incorporating SUDS**
- 9. Tree protection as set out in submitted arboricultural method statement**
- 10. Scheme for mitigation for bats to be implemented as approved**
- 11. Details of mechanical extract plant – noise assessment and control**
- 12. Details of mechanical extract plant – odour assessment and control**
- 13. Conference room for meetings only and no music**
- 14. Restaurant Garden Terrace shall not be used by customers for the consumption of food and/or alcohol at any time unless suitable provision is made for such customers to be seated at tables. Details of number of covers to be submitted and agreed**
- 15. No amplified/live music on Restaurant Garden Terrace**
- 16. No patio heaters on pub terrace**
- 17. External doors and windows to be kept closed during hours of operation**
- 18. Hours of use to be as specified on the application forms**
- 19. Hours of deliveries or collections limited to between 8am and 6pm Monday to Saturday only and not Sundays or Bank Holidays**
- 20. Lighting to Institution of Lighting Engineers Guidance Notes for the Reduction of Obtrusive Light GN01 specifications**
- 21. Access, vision splays, parking and turning areas to be provided as plan prior to first use**
- 22. Details of cycle parking**
- 23. Details of a scheme of CCTV**
- 24. Details of foul drainage**
- 25. Details of surface water drainage**
- 26. Sustainable measures implemented as detailed in the application**
- 27. Details of waste management storage facilities**
- 28. Retail use to be restricted to 128 square metres floorspace (excluding storage) and the greater proportion of goods sold comprise locally-produced goods, as detailed in the March 2009 justification statement.**

8.2 Grant Listed Building Consent

Subject to conditions 1-6 above and:

- 1. Details of full repair and new work schedules including recording strategy**
- 2. Repair of historic fabric shall be like for like**
- 3. Details of fire prevention measures**
- 4. Details of damp treatment to timbers and brick walls**
- 5. Details of new insulation**

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