



Peter Wade Consultancy
CONSULTING ENGINEERS

Peter Wade Consultancy

PLANNING STATEMENT

REF:- PWC/2424

**PROPOSED CHANGE OF USE TO A DWELLING
THREE TUNS INN PUBLIC HOUSE
MAIN STREET, WEST LUTTON,
MALTON, NORTH YORKSHIRE.
YO17 8TA**

Peter Wade Consultancy

Consulting Civil & Structural Engineers

Stockrail House
Waggon Lane
Upton
Pontefract
WF9 1FE

Tel: 01977 654300

Fax: 01977 647823

Email: mail@peterwadeconsultancy.co.uk

RYEDALE
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1. Planning Statement

- 1.1 A planning application associated with this statement has been submitted to Ryedale District Council and given the reference no. 14/00362/FUL. The application is for a change of use to convert an existing public house, the Three Tuns Inn, into a private detached dwelling house.
- 1.2 The public house is the only licensed premises in West Lutton and ceased to trade in June 2013. The freehold property was offered for sale through Guy Simmonds Business Transfers Ltd, a specialist licensed property agency. Following almost a year on the market and unable to find a group or individual wishing to purchase the public house and continue trading the applicant wishes to convert the property to a dwelling.
- 1.3 CAMRA are a campaign group campaigning, amongst other things, against the closure of traditional British pubs. They reported in April 2012 that 12 pubs per week close across Britain, 8 in suburban areas, 4 in rural areas. Mike Benner, CAMRA Chief Executive reports '*Whether situated in a small village, city high street, or on the edge of a housing estate, pubs are so central to our society that whole communities can grow around a particular pub. A threat to the future of traditional pubs is therefore also a threat to countless social groups within Britain that thrive because of their local.*' There is little doubt that a village public house is an integral part of the community however the high costs involved in maintaining a public house require financial support from the local community. The Three Tuns Inn is located in the small rural village of West Lutton which has less than 100 homes, and by the spring of 2013 there were not a sufficient number of residents sustaining the local public house.
- 1.4 The property has been offered for sale for more than a year and there have been no offers. Under these circumstances there is no prospect of re-opening.
- 1.5 The last licensed tenant of the pub operated for 5 years, according to the advertising material provided by Guy Simmonds, before ceasing to trade.

CAMRA have regularly laid the blame for pub closures on high taxation on alcohol resulting in higher and higher running costs.

- 1.6 The Three Tuns Inn is the only public house in West Lutton and will no doubt be a loss to a few members of the community. West Lutton does have a primary school, Luttons Community Primary School, which is located at the Eastern end of the village. The school may in the future provide a facility for community groups as a meeting place.
- 1.7 The conversion to a dwelling should not require a great deal of alteration works, the building was originally constructed as a dwelling house.
- 1.8 The original village pub, The Village Inn, is located next to the Three Tuns and has been converted to a dwelling, the works undertaken several years ago.
- 1.9 The appearance of the detached building is in character with the other buildings in the village. This would be anticipated considering that the pub was originally built as a dwelling. The scale, height, proportions and construction materials all blend harmoniously with adjacent properties.
- 1.10 The plot dimensions are also similar to neighbouring dwellings and the proposed rear garden will have a common boundary, at the sides, with rear gardens to the neighbours. To the South is a line of tall mature conifer trees providing a screen to the agricultural buildings to Church Farm. There are several agricultural buildings in West Lutton, such is the nature of rural villages.
- 1.11 The applicant has discussed the proposals with the neighbours who all support the proposed conversion and the proposed landscaping works at the rear to remove the existing car park and beer garden to the pub.
- 1.12 It is not proposed to alter the existing drainage arrangements of the building and the proposed works will not increase the risk of drainage to other areas. The Environment Agency data warns that the site is in a high risk area of

flooding by rivers or sea and in a medium risk area of flooding by surface water. On completion of the conversion works the occupiers are to be advised to prepare a flood emergency plan as recommended in the Environment Agency guide book 'Preparing for a flood'.

- 1.13 The proposed conversion works are required to be in accordance with the relevant sections of Ryedale District Council 'Ryedale Plan – Local Plan Strategy' planning document. The proposals do not require that new buildings are to be constructed, or altered externally, or that existing site boundaries and vehicular access to site be created. It is therefore anticipated that the proposals will be relevant only to a small part of sections of the planning documents.
- 1.14 Section SP1 requires that development is accommodated without detriment to the character of the settlement. The building meets with this requirement, it has existed for approximately 200 years and is part of the fabric of the village. Its continuous usage as a public house has not been supported by the local community resulting in its closure.
- 1.15 Section SP1 also requires that development satisfactorily addresses highway safety. The closure of the pub has resulted in a reduction of vehicle movements through the village, improving road safety.
- 1.16 Section SP2 recognises that to meet the target of 3000 new homes in Ryedale between the period 2012-2027 conversion of existing non-residential buildings to dwellings is to be permitted, within settlement limits. The proposed conversion is in accord with this directive.
- 1.17 Section SP11 acknowledges that public houses provide a valuable contribution to sustainable communities. However, the section also concedes that a service to the community may be lost if it is no longer economically viable. The community of West Lutton have not supported the public house in sufficient numbers over recent years to allow the pub to remain in business. The owners have engaged the services of a specialised agent to find new owners and have

offered the building for sale as freehold. The property still remains unsold almost a year after closing.

- 1.18 Section SP21 requires that new development meets the housing needs of the local community by imposing occupancy restrictions on who is to reside in new dwellings. The Three Tuns is odd in the context of Section SP21 because it is currently part dwelling, the first floor has provided a home for the pub landlord for many years. The existing three bedroom accommodation can currently support a small family. The planning application is to convert the public areas of the pub and assimilate these into the current dwelling. It is not proposed to create a new dwelling but to enlarge an existing one. The planning application is merely a change of designation of the building as a whole.
- 1.19 Section SP21 recognises that as a business fails and closes it may be permissible to remove the occupancy restrictions should the closure result in a new home be offered for sale, providing efforts have been made to continue the running of the business. The Three Tuns has not traded for almost a year and the owner has advertised the building for sale through a specialised agent without finding anyone wishing to continue the operation of the public house.
- 1.20 In conclusion, the Three Tuns has not been supported economically by the local community which has led to closure almost a year ago. The building, which was formerly a dwelling, is an integral part of the fabric of the village and sits in harmony with surrounding dwellings. The conversion to a dwelling is supported by the neighbours and the proposals will provide a positive contribution to the sustainability of the village.