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| ITEM: | | RECOMMENDATION: APPROVAL |
| REF NO: | 3PL/2023/0036/F | CASE OFFICER Matthew Blackie |
| LOCATION: | WATTON Hare And Barrel, 80 Brandon Road | APPNTYPE: Full |
| APPLICANT: | Mr M Rueben Hare And Barrel 80 Brandon Road | POLICY: In Settlemnt Bndry |
| AGENT: | AM Planning Consultants Limited 222 Branston Road Burton On Trent | CONS AREA: N |
| PROPOSAL: | Change of use from a privately-run residential care facility (C2) to a hotel (C1). | |
| | | LB GRADE: N |
| | | TPO: N |

REASON FOR COMMITTEE CONSIDERATION

The application is brought to planning committee following a call-in request from the local ward member.

KEY ISSUES

Principle of Development
Design & Appearance
Impact on Amenity
Impact on Highways
Nutrient Neutrality
Other Matters

DESCRIPTION OF DEVELOPMENT

The application seeks the change of use from a privately-run residential care facility (C2) to a hotel (C1).

SITE AND LOCATION

The application site is at the Hare and Barrel, 80 Brandon Road in Watton. The site currently operates as a privately-run residential care facility (C2) and previously operated as a hotel (C1).

EIA REQUIRED

No

RELEVANT SITE HISTORY

3PL/2018/1520/F

Withdrawn

29-04-19

BRECKLAND COUNCIL - PLANNING COMMITTEE - 18th April 2023

Change of use of premises from use as a hotel to a residential treatment centre

3PL/2020/0300/F Permission 29-09-20

Change of Use of Hotel (C1) To A Residential Care Facility (C2).

3PL/2020/1309/VAR Permission 22-12-20

Variation of Condition No 4 on 3PL/2020/0300/F - Revised Fencing

POLICY CONSIDERATIONS

The following policies of the Breckland Local Plan, including the Proposals Maps, have been taken into consideration in the determination of this application. The provisions of the National Planning Policy Framework and National Planning Policy Guidance have also been taken into account, where appropriate

| | |
|-------|-------------------------------|
| COM01 | Design |
| COM03 | Protection of Amenity |
| EC07 | Tourism Related Development |
| GEN02 | Promoting High Quality Design |
| INF03 | Local Plan Policy Review |
| TR02 | Transport Requirements |

OBLIGATIONS/CIL

Not applicable

CONSULTATIONS

WATTON TOWN COUNCIL

Watton Town Council has no objections to this proposal.

NORFOLK COUNTY COUNCIL HIGHWAYS

No objection, subject to a condition.

ENVIRONMENTAL HEALTH OFFICERS

I have looked at the application submitted and, based on the information provided to me at this time; there are no objections or comments on the grounds of Environmental Protection, providing the development proceeds in line with the application details.

COUNCILLOR TINA KIDDELL

I am fully supportive of this ONLY if it is a hotel with a bar open to the general public and not to be used as a hostel.

REPRESENTATIONS

Neighbourhood consultation expired 15/02/2023.

Site Notice expired 13/02/2023.

Weekly list expired 17/02/2023.

1 Letter of support:

- Well thought out plan and needed development

2 Letters of Concerns:

- No objection subject to bar being open to public

- No objection subject to it being solely used as holiday accommodation

3 Letters of Objection:

- Concern over true intention of the applicant given short lived business use of existing use

- Concern over potential long term use by tenants of proposed use

- Potential increase in crime rates

- Site being advertised as a hotel

ASSESSMENT NOTES

1.0 Principle of Development

1.1 The application seeks the change of use from a privately-run residential care facility (C2) to a hotel (C1). The previous use for the site was a hotel (C1) prior to its permitted use which was approved under planning permission ref. 3PL/2020/0300/F. The proposed change of use is considered acceptable as the use is near the town centre for Watton and the previous use was considered acceptable.

1.2. All tourism related development are considered against policy EC07 of the Breckland Local Plan (adopted 2019) and against the following criteria:

All development proposals will be assessed against the extent to which they meet the following criteria:

- *Bring regeneration benefits, particularly through the redevelopment of brownfield land;*
- *Are accessible by sustainable modes of transport or where a proposal is not readily accessible by sustainable modes of transport, it can be demonstrated that the development relies on a specific geographical resource or contributions are made to improve accessibility;*
- *Offer the potential to improve access to rights of way, and/or green infrastructure; and*
- *In the case of proposals in the countryside, demonstrate the need for a rural location for that development.*

1.3. The site is situated inside the settlement boundary of Watton which is classified as a market town, it is aimed to direct tourism related development to the market town within the district. There will be no external changes to the site except alterations to the car park to accommodate the proposed change of use to enable both visitor and staff parking. It is considered the proposed change of use is acceptable and compliant with policy EC07 of the Local Plan.

1.4. An objector raised a concern that the building should be retained as a health-care facility for the wider community. The objection is noted but it is considered the residential health care facility was not viable due to

a lack of demand in the local area. Furthermore, the building was operated as a hotel previously and it is deemed the use is acceptable.

2.0 Design and Appearance

2.1 Policies COM01 and GEN02 of the Breckland Local Plan (2019) seeks to ensure high quality standard for new developments and to help with protecting the character of the wider area.

2.2. No external changes are proposed to the building and the only changes will be internal to convert rooms back to hotel accommodation. No bar has been proposed as part of the floor plans and the agent has confirmed it is a matter they will explore in the future as part of the operation of the hotel.

2.3. The alterations to the site will include a new revised layout to the car park and two new bike sheds for the storage of up to six bikes, the sheds will be situated on south-western corner of the site. The proposed bike shed will be constructed from a 6.4 x2.9 Metal Bike Shed with Ramp - Green (1.95m x 0.88m). The proposed bike shed is considered as acceptable and would not result in detrimental impact on the wider character of the area.

2.4. Overall, the proposed development is considered acceptable regarding impact on design & appearance, according with policy COM01 and GEN02 of the Breckland Local Plan (adopted 2019), as well as the National Planning Policy Framework (2021).

3.0 Impact on Amenity

3.1 Policy COM03 of the Breckland Local Plan (2019) seeks to avoid unacceptable effects on the residential amenity of neighbouring occupants, or development which does not provide for adequate levels of amenity for future occupants.

3.2. The building has permission for and has been a privately-run residential care facility and was used previously as a hotel. Environmental Health were consulted as part of the application and raised no objection. The application site is centrally located, within a defined settlement boundary for a market town, the proposed use is considered acceptable on that basis.

3.3 Overall, the proposed development is considered acceptable regarding impact on amenity, according with policy COM03 of the Breckland Local Plan (adopted 2019), as well as the National Planning Policy Framework (2021).

4.0 Impact on Highways

4.1 Policies TR01 and TR02 of the Breckland Local Plan (adopted 2019) seek to promote sustainable transport. Policy TR01 requires development to minimise the need to travel; promote opportunities for sustainable transport modes; not adversely impact on the operation or safety of the strategic road network; improve accessibility to services; and support the transition to a low carbon future. Policy TR02 requires development to integrate into existing transport networks; mitigate highways impacts; protect and enhance access to public rights of way; provide safe, suitable and convenient access for all users, including appropriate parking; and avoid inappropriate traffic generation and do not compromise highway safe

4.2 The Highways officer was consulted as part of the application and raised no objection, subject to a condition and informative note. On this basis, the proposal is considered acceptable and in accordance with Policies TR01 and TR02 of the Breckland Local Plan (adopted 2019), and the National Planning Policy

Framework (2021).

5.0 Nutrient Neutrality

5.1 This application has been assessed against the conservation objectives for the protected habitats of the River Wensum Special Area of Conservation and the Broads Special Area of Conservation and Ramsar site concerning nutrient pollution in accordance with the Conservation of Species and Habitats Regulations 2017 (as amended) (Habitats Regulations). The Habitat Regulations require Local Planning Authorities to ensure that new development does not cause adverse impacts to the integrity of protected habitats such as the River Wensum or the Broads prior to granting planning permission. This site is located outside of the catchment area of the sites identified by Natural England. The applicant has demonstrated that the development proposed does not drain into the Catchment and is such it is unlikely to lead to a significant effect as it would not involve a net increase in population in the catchment. This application has been screened, using a precautionary approach, as unlikely to have a significant effect on the conservation objectives either alone or in combination with other projects and there is no requirement for additional information to be submitted to further assess the effects. The application can, with regards nutrient neutrality, be safely determined with regards the Conservation of Species Habitats Regulations 2017 (as amended).

6.0 Other Matters

6.1 Breckland, and all Norfolk Authorities, have signed up to the Norfolk Green Infrastructure and Recreational impact Avoidance and Mitigation Strategy (GIRAMS). This strategy has looked at the in combination increase in recreational pressures on Habitat Sites, the impact has been evidenced by GIRAMS which shows that schemes which create additional recreational impact (in combination with other development), in the zone of influence of European Protected wildlife site, will likely have a significant effect through recreation impact i.e. visiting sites for recreational purposes. Breckland District Council, along with all other Norfolk Authorities, require a one-off tariff of £185.93 per unit to go towards the Norfolk Recreation Impact Avoidance Mitigation Strategy to be secured through a Unilateral Undertaking. This will need to be agreed and signed prior to the determination of the application and monies paid prior to commencement of development. A draft Unilateral Undertaking, £75 administration fee and £75 monitoring fee have yet to be received and it is sought to delegate this matter to officers if Members resolve to approve the application.

6.2. Policy INF03 of the Breckland Local Plan (adopted 2019), includes a requirement for the Council to undertake a Partial Update of the Plan with regard to housing, non- travelling gypsy and travellers, accessibility of homes standards and economic development by November 2022. On this basis, the Council has carried out a Single Policy Partial Update of Policy INF03. The Partial Update was submitted for Examination on 29 November 2022. The Partial Update of the Local Plan sets out the rationale behind the approach. The Council therefore concludes that it has met the requirement set by Policy INF03 and that the relevant policies within the Development Plan, against which this application has been considered, remain up to date and have been given full weight in the determination of this application.

6.3. Concerns have been raised locally by a resident over the potential use of the hotel as a hostel for longer term residents. A condition restricting the number of stays at the premises has been imposed to ensure the proposed change of use does operate as holiday accommodation.

6.4. Concerns were raised over the no facility of a bar being open to the public included as part of the application. It is noted that a bar was previously open to the public, the application is assessed against both local and national policy which considers the proposed change of use as acceptable. Planning applications are assessed upon the plans and documents submitted against local and national planning policy, the proposed change of use is considered compliant with policy EC07 of the Local Plan. It is not consider the

proposal needs a bar in planning terms to be acceptable under this policy. The applicant and agent have confirmed they will look to submit a future planning application to reinstall the bar into the building.

6.5. Concerns were raised over the hotel already being in operation and permission not being approved. Retrospective applications are permissible and must be considered on their own merits, in accordance with adopted policies, as set out above.

7.0 Conclusion

7.1. Overall, the application seeks the change of use from a privately-run residential care facility (C2) to a hotel (C1). The application is acceptable regarding principle of development, design & appearance, impact on amenity, impact on highways, nutrient neutrality and other matters. The application accords with the Breckland Local Plan (adopted 2019) and the National Planning Policy Framework (2021).

7.2. Officer request that matters of GIRAMs is delegated to officers, if the application is accepted for approval.

7.3. On this basis, the application is recommended for approval, subject to conditions.

RECOMMENDATION

On the basis of the above assessment, the application is recommended for APPROVAL subject to conditions.

CONDITIONS

- 1 Full permission 3 year time limit**
The development hereby permitted shall be begun before the expiration of THREE YEARS from the date of this permission.

Reason for condition:- To comply with section 91 of the Town & Country Planning Act 1990 (as amended).
- 2 In accordance with submitted plans NEW 2017**
The development shall be carried out in strict accordance with the application form, and approved documents and drawings as set out in the table at the end of this notice.

Reason for condition:- To ensure the satisfactory development of the site, in accordance with Policy COM01 of the Breckland Local Plan (adopted 2019).
- 3 Holiday Accommodation**
Notwithstanding Classes C2, C2A, C3 and C4 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), the development hereby approved shall be restricted as follows:
 - (a) The use shall be to provide holiday accommodation only and shall not be used as permanent unrestricted accommodation or as a sole or primary place of residence.
 - (b) No individual(s) Families or Groups shall occupy the holiday accommodation for more than one calendar month consecutively and shall not return within the following calendar month, unless otherwise agreed in writing with the local planning authority.
 - (c) A register of lettings, occupation and advertising shall be maintained at all times and

shall be made available for inspection by the local planning authority upon request at any time.

Reason for condition:- To enable the Local Planning Authority to retain control over the development which has been permitted, in accordance with policy EC07 of the Breckland Local Plan (adopted 2019) and where the occupation of the development as full-time residential accommodation would be contrary to policy GEN01 of the Breckland Local Plan (adopted 2019).

4 Prior to the first occupation/use of the development hereby

Prior to the first use of the development hereby permitted the proposed car and cycle parking/servicing/loading/unloading/turning/waiting area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.

Reason for condition:- To ensure the permanent availability of the parking/manoeuvring areas, in the interests of satisfactory development and highway safety in accordance with Policies TR01 and TR02 of the Breckland Local Plan (adopted 2019).

5 Variation of approved plans

Any variation from the approved plans following commencement of the development, irrespective of the degree of variation, will constitute unauthorised development and may be liable to enforcement action.

You or your agent or any person responsible for implementing this permission should inform the Development Control Section immediately of any proposed variation from the approved plans and ask to be advised to the best method to resolve the matter. Most proposals for variation to the approved plans will require the submission of a new application.