
2016/1414

Applicant: Gary Manterfield, C/o M2 Design

Description: Change of use of existing function room on first floor to 3no B&B guest rooms.

Site Address: 24 The Market Inn, Wentworth Road, Elsecar, Barnsley, S74 8EP

**The application is being considered by Board at the request of Cllr Tim Shepherd.
2 Councillor representations.**

Site Description

The Market Inn is a 2 storey, stone built public house located at the convergence of Wentworth Road, Forge Lane, Fitzwilliam Street and Wentworth Road within the Elsecar Conservation Area. It is located within a predominantly residential area and is adjacent to the Elsecar Heritage Centre, a group of Grade II listed buildings.

The property benefits from 2no functions rooms, a ground floor room, predominantly used as a pool room and an upstairs room primarily for large functions, each room accommodates approximately 100 people.

In 2013 planning permission was granted for the conversion of an outbuilding to 2no en-suite bedrooms.

Proposed Development

The applicant seeks permission to change the use of the upstairs function room to 3no. en suite bedrooms. There are no external alterations proposed following the removal from the plans of the raised rear balcony which was considered unacceptable.

Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making. The development plan consists of the Core Strategy and saved Unitary Development Plan policies. The Council has also adopted a series of Supplementary Planning Documents and Supplementary Planning Guidance Notes, which are other material considerations.

The Council has produced the Publication Consultation Document of the Local Plan. It establishes policies and proposals for the development and use of land up to the year 2033. The document is a material consideration and represents a further stage forward in the progression towards adoption of the Local Plan. As such increasing weight can be given to the policies contained within the document although this is still limited by the need to consider any comments received during the consultation and with the knowledge that the Inspector can require changes to the plan.

Saved UDP Policies

Policy H8B Non Residential Uses in Residential Areas states that non-residential uses may be allowed in residential areas where they do not harm the amenity of existing residential occupiers or the street scene.

Core Strategy

Core Strategy Policy CSP 29 – Design – sets out the overarching design principles for the borough to ensure that development is appropriate to its context. The policy is to be applied to new development and to the extension and conversion of existing buildings.

Core Strategy Policy CSP 30 –The Historic Environment – Development which affects the historic environment and Barnsley’s heritage assets and their settings will be expected to protect or improve the character of the area.

SPD

SPD ‘Parking’ provides parking requirements for all types of development.

NPPF

The National Planning Policy Framework sets out the Government’s planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

In respect of this application, these policies above are considered to reflect the 4th Core Principle in the NPPF, which relates to high quality design and good standard of amenity for all existing and future occupants of land and buildings.

With Regards to Conservation, paragraph 133 of the NPPF is relevant ‘Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.

Consultations

Ward Councillors –have raised concerns with regard to the lack of on-site parking at the pub.
Highways DC – No objections
Pollution Control – No objections
Conservation Officer – No objections
Culture/Sport – No objections
CAMRA – Support

Representations

Neighbour notification letters were sent to surrounding properties and a site notice posted adjacent to the site. A letter of representation has been received from Milton Hall in relation to the lack of parking at the public house and the current problems they have with cars parked in front of their building. Concerns were also raised with regards to the changes to the rear elevation and its impact on the Conservation Area although this was before the plans were changed and the rear balcony removed from the scheme.

Assessment

Principle of Development

The site is located within a Housing Policy Area where Policy H8B allows, in some circumstances, non-residential uses in residential areas where it can be demonstrated that, amongst other things they would not harm the amenity of existing residential occupiers or the character and appearance of the area. In this case the use is established and as such consideration can only be given to the impact of the extension on residential and visual amenity. The site is also located within a designated Conservation Area where development is expected to preserve or enhance the character of the conservation area.

Highway Safety

It is acknowledged that there is no off street parking which serves the pub. There is a car park directly behind but this serves the heritage centre and is locked at night. However, there is a public car park located to the south of the site which serves the woodland and the park with 24 hour access. This is within walking distance of the pub.

Notwithstanding the above, the creation of 3no 2 letting rooms is relatively minor in terms of the traffic movements and parking requirements associated with the site given that the proposal sees the change of use of a function room which currently accommodates approximately 100 people. The proposed three bedrooms are unlikely to give rise to more than one vehicle per room and it is therefore considered that the proposal would not result in any significant increase in traffic generation or parking demand in the area compared to the existing use. In addition, the frontage of the site is already affected by waiting restrictions, double yellow lines, for approximately 240m to the north, 120m to the south and 30m to the North West. Forge Lane, to the east is not accessible to private vehicles. The Council's Highways Section have been consulted and consider that the scheme would not have a detrimental impact on highway safety and have raised no objections.

The concerns raised in relation to the parking to the front of Milton Hall are acknowledged however this is an existing parking issue which cannot be solely attributed to the patrons of the public house and, if highway safety is currently being compromised, would be subject to separate highways enforcement.

Visual Amenity

There are no proposed alterations to the external appearance of the property and as such, the character of the conservation area and the setting of the neighbouring listed buildings would be preserved in accordance with CSP 29 and CSP 30.

Residential Amenity

The conversion of the upstairs function room to residential rooms would not increase levels of overlooking of the surrounding residential properties as the proposed windows serving the habitable rooms would not extend beyond to building line of the original building where habitable room windows exist. In addition, the proposed rooms would provide acceptable levels of accommodation and light.

Given the current use of the site as a public house with function rooms, the proposed increase in accommodation and subsequent reduction in function room would be relatively modest and could potentially reduce noise and disturbance to the benefit of residential amenity and as such is considered acceptable.

Summary

The conversion of the upstairs function room into 3no letting rooms would maintain visual amenity and preserve the character of the conservation area. The rooms would provide adequate levels of residential amenity for future occupants and would maintain residential amenity levels for existing residents. Despite no off street parking being provided, the proposal would not significantly increase traffic movements or demand for parking. Therefore, the proposal would comply with Saved UDP Policy H8B and Core Strategy policies CSP29 and CSP 30.

Recommendation

Grant subject to conditions:-

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.

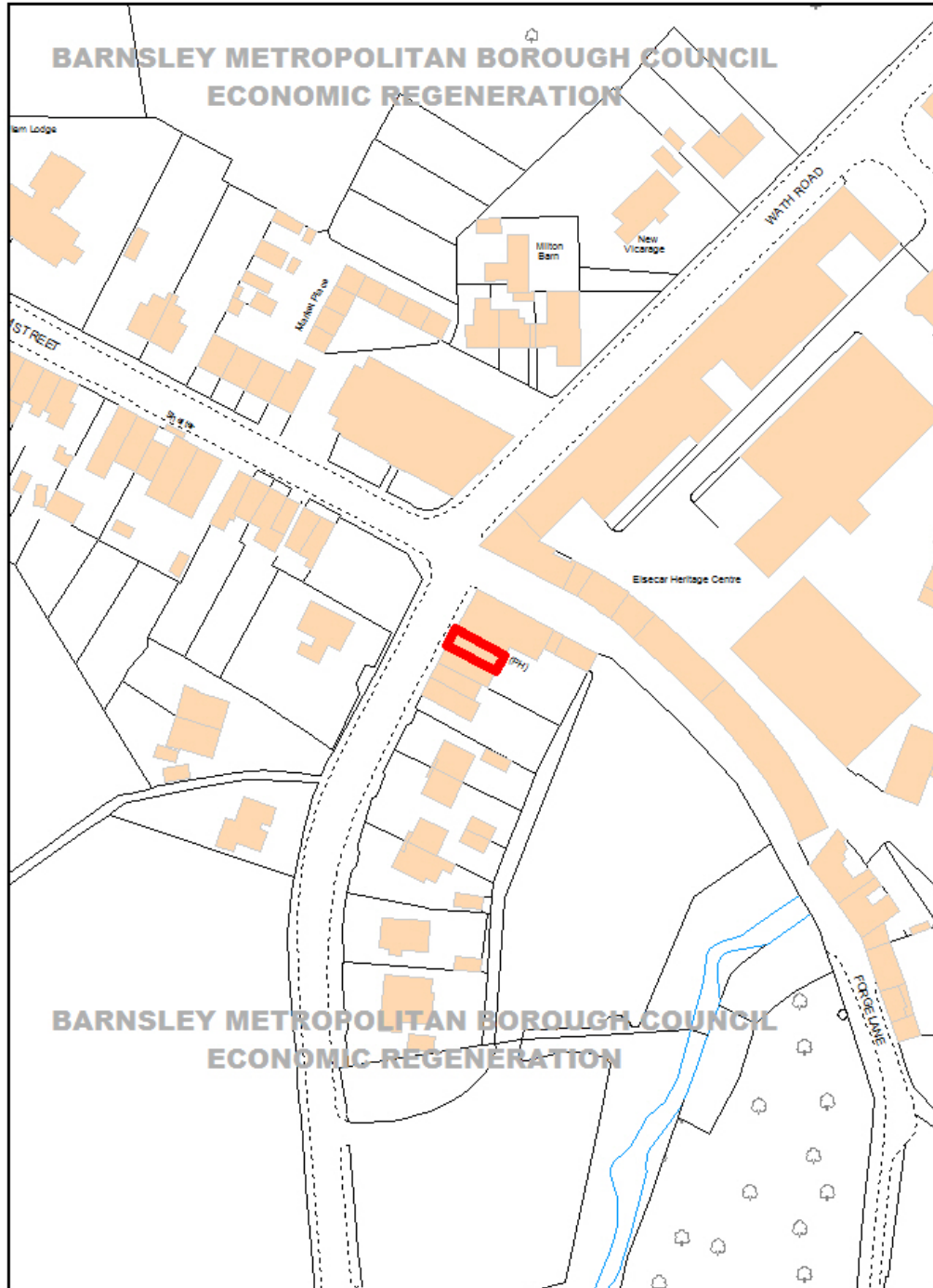
- 2 The development hereby approved shall be carried out strictly in accordance with the amended plans (16024/01 Rev A, 16024/02 Rev A, 16024/03 Rev B & 16024/04 Rev C) and specifications as approved unless required by any other conditions in this permission.
Reason: In the interests of the visual amenities of the locality accordance with Core Strategy Policy CSP 29, Design.

PA reference :-

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