



PLANNING COMMITTEE SOUTH - UPDATE SHEET

26 March 2024

Item 7 – DC/22/4714/FUL – Pub refurbishment & extensions, improved access & car park and outside facilities together with the construction of 3 no. two-bedroomed cottages at Three Horseshoes Public House, Charsfield

Following deferral at the extraordinary planning committee held on 06 March 2024, members undertook a site visit on 21 March 2024.

An email was also received from the agent on 20 March 2024 which included an email from Vernon Blackmore who currently runs public houses within the district and has made comment through the agent, in respect of the proposed development. This is included below:

“To whom it may concern,

I have operated hotels, pubs and restaurants in and around the Woodbridge area for 40 years with a mix of town centre and rural establishments and understand the challenges this industry can bring, particularly in rural areas.

I currently run The Anchor in Woodbridge, The Duck in Campsea Ashe and the Easton white horse.

Each of my rural pubs have required an upgrade to both exterior and interior to encourage trade. A beer garden and terrace area is definitely a draw when the weather is clement but also in colder climes with good heating. This has proved crucial to attracting additional business which for a rural pub is essential. An area of approx 375m² is important for providing additional covers and revenue.

It is my belief that the 3 horseshoes could prove to be very successful with the right management couple in place, involving themselves within the community, and providing a draw for the locals and newcomers alike. Great food , local beer and a warm welcome are also key ingredients.

LEGAL ADDRESS East Suffolk House, Station Road, Melton, Woodbridge IP12 1RT
DX: 41400 Woodbridge

POSTAL ADDRESS Riverside, 4 Canning Road, Lowestoft NR33 0EQ
DX: 41220 Lowestoft

The 3 horseshoes would greatly benefit from an upgrade, both interior and exterior including adequate parking (which has proven problematic in other rural pubs).I have found that customers are more likely to frequent a venue knowing there are options to park , sit comfortably inside, or outside with a terrace and beer garden. They would make the trip knowing these were in place.

Pubs matter. A village pub is an important social hub and has been a huge part of British culture and communities for centuries. It is where people meet, celebrate and relax. Covid proved how much they were missed. We need to do what we can to preserve this British institution.”

Item 8 - DC/23/3237/ARM - Land adjacent to Reeve Lodge, High Road, Trimley St Martin ES/1898

Case Officer comments in bold italics

Suffolk County Council – Highway Authority

Notice is hereby given that the County Council as Highway Authority make the following comments:

The layout to meet the reserved matters application is broadly acceptable to SCC as the local highway authority.

It is noted that the LLFA still have a holding objection ***(This is no longer the case, they now have no objection to the Reserved Matters application)***.

With regards to the discharges of condition ***(these are not for determination by the Planning Committee)***:

Condition 12 Objects - as the LLFA still have a holding objection and SCC highways cannot assess the impact on the potential adopted highway, the rest of site does in principle broadly meet acceptance, however not enough detail has been included to show all requirements for section 38 adoption. So, any discharge does not give technical acceptance for section 38.

Condition 14 Does not object.

Condition 15 The site does technically meet the parking guidance for motor vehicles.

Condition 16 Objects - The cycle storage sheds are approx 1.8m x 1.2m and not the recommended size for two adult cycles to be stored for easy access and use. Our parking guidance page 12 recommends 1.8m x 2m <https://www.suffolk.gov.uk/asset-library/Suffolk-Guidance-for-Parking-v5.1.pdf> evidence should be provided if deviation to this provision is to be provided. ***(The shed sizes have since been updated to 2.4x1.8m on the majority of plots)***

Condition 17 Does not object as this is being covered in a section 278 agreement.

Condition 18 Objects - refuse bins appear to be on footways for presentation and not on plot for some examples: 115 to 120. Condition 22 Objects - as the LLFA still have a holding objection and SCC highways cannot assess the impact on the potential adopted highway. ***(Plans have now been informally shared to address this though this is to be concluded still)***

Additional Plans:

An amended pair of plans have been received (Site Plan and Parking Strategy Plan) covering the inclusion of larger sheds for cycle storage (2.4x1.8m)

An updated Drainage Strategy Briefing Note (Rev.C) has been submitted for the purpose of discharge of conditions.

Attention to Parish Council concerns:**In respect of the following point in the Objection from Trimley St Mary Parish Council**

“Trimley St Mary Parish Council planning committee would like it noted that the play area, orchard etc is within the boundary of Trimley St Mary and not Trimley St Martin. The Parish Council request that there is a substantial fence between this area and Trimley St Mary allotments on Great Field. Trimley St Mary Parish Council would like reassurance that management and costs of maintaining the green areas within the Parish of Trimley St Mary do not fall to the Parish Council. The Parish Council would like to understand the benefits to parishioners of Trimley St Mary.”

Bellway have agreed to install a fence on this boundary this can be approved under a condition. Its is considered that a post and rail fence with wire mesh is most appropriate for the boundary requirements and character of the open space.

Amended recommendation (now that the Highway Authority have no objection to approval of the Reserved Matters application) including additional condition:

Approve subject to the following conditions:

1. The development hereby permitted shall be completed in all respects strictly in accordance with the listed plans and documents, for which permission is hereby granted or which are subsequently submitted to and approved by the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority: to be listed when concluded.
Reason: For the avoidance of doubt as to what has been considered and approved.
2. Prior to the construction of any dwelling above slab level, a scheme shall be submitted to and agreed in writing by the Local Planning Authority in consultation with the County Council, for formalisation and construction of paths and surfacing over the site boundary with Byway 3 (Gun Lane).
Reason: To ensure that the Section 106 funded surface improvement works (to be delivered by the County Council) are suitably coordinated with the construction of the development to enable pedestrian and cycle connections in a timely manner.
3. Prior to the construction of any dwelling above slab level, details of a boundary fence to be provided on the eastern edge of the public open space with the village allotments shall be submitted and agreed in writing. The fence shall be installed prior to the first use of the associated Public Open Space.
Reason: To provide enclosure to the open space and avoid trespass into the adjacent allotment area.