

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

Three Horseshoes Inn, The Street, Charsfield, IP13 7PY



# Updates

- A committee site visit was held on Thursday 21 March 2024 following the deferral of the application at the extraordinary planning committee on 06 March 2024.
- An email was also forwarded on by the agent from Vernon Blackmore who runs The Anchor in Woodbridge, The Duck in Campsea Ashe and the Easton White Horse. This provides comments in respect of the proposed development from someone within the pub trade. A copy of the email received is included on the update sheet.

# Proposal

This is a **full planning application** for the residential development of three, two-storey, terraced dwellings (with parking and amenity space), which will fund the renovations and extensions to the public house, including:

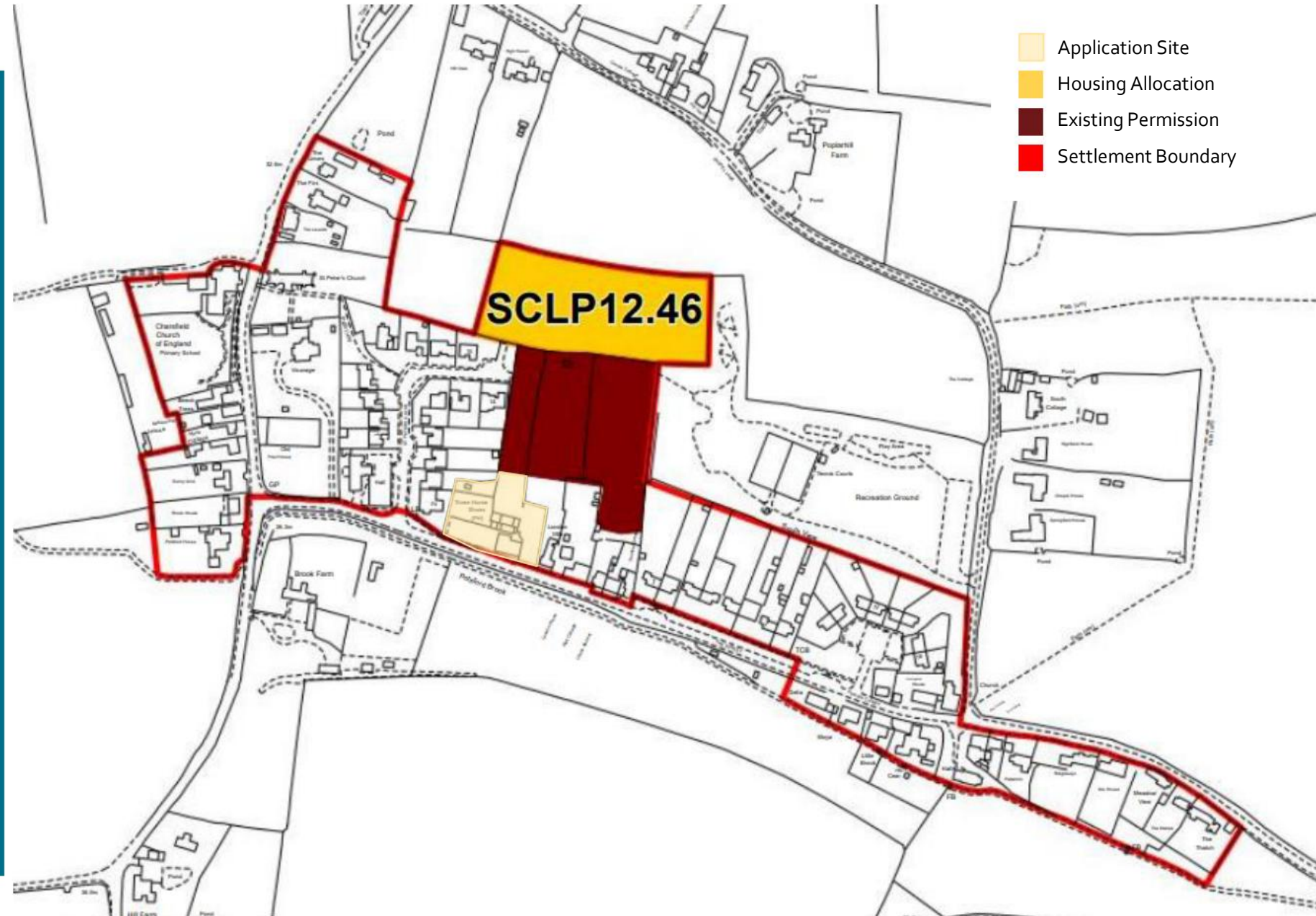
- Erection of single-storey extension to the public house to provide additional kitchen, additional seating, a rear foyer and improved toilet facilities;
- New porch and terraced seating to south and west of public house;
- Removal of existing storage building to rear;
- Creation of designated beer garden;
- Improved access and improved parking for 19 cars, including EV charging, powered two-wheel vehicles, cycle storage and three disabled parking bays;
- New footway link to St Peters Close to the north.

# Principle of development

The site is located within the settlement boundary for Charsfield.

*The Principle of residential development on the site is considered to accord with SCLP5.2 and SCLP5.7.*

Charsfield has a population of approximately 342 residents (2021)



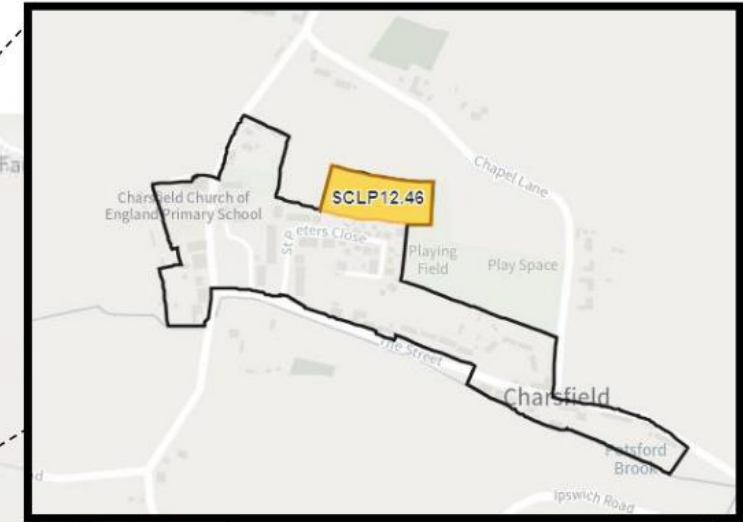
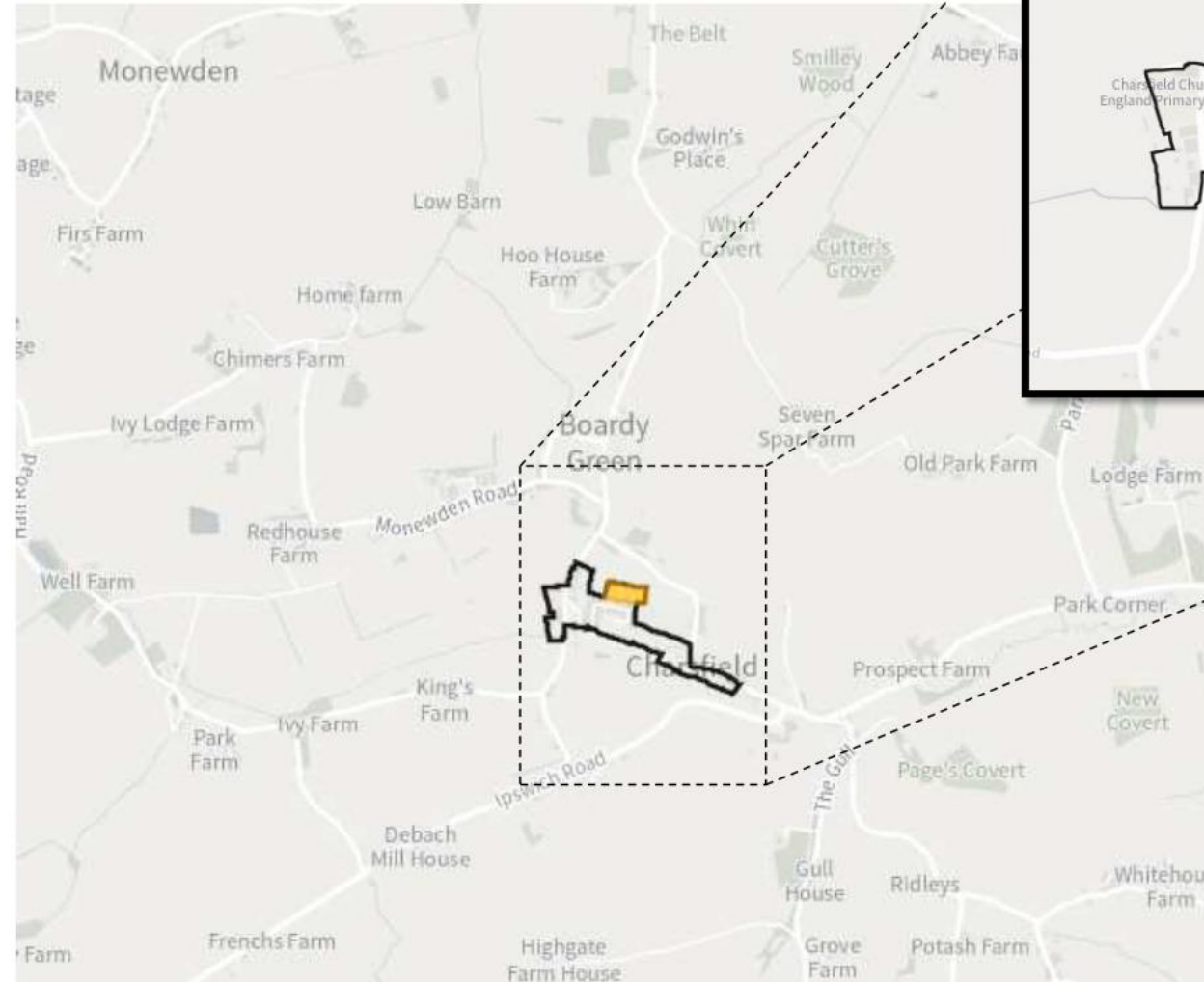


# Site context

The site is comprised of an area of approximately 0.26ha towards the centre of the parish.

To the north is the residential development initially permitted under DC/14/1844/OUT and DC/17/4587/ARM for the use of land for the creation of 20 dwellings (including 6 affordable houses) and vehicular access off St Peters Close.

The site is located within the settlement boundary of Charsfield, which is defined as a 'small village' within the Local Plan's Settlement Hierarchy (Policy SCLP3.2).

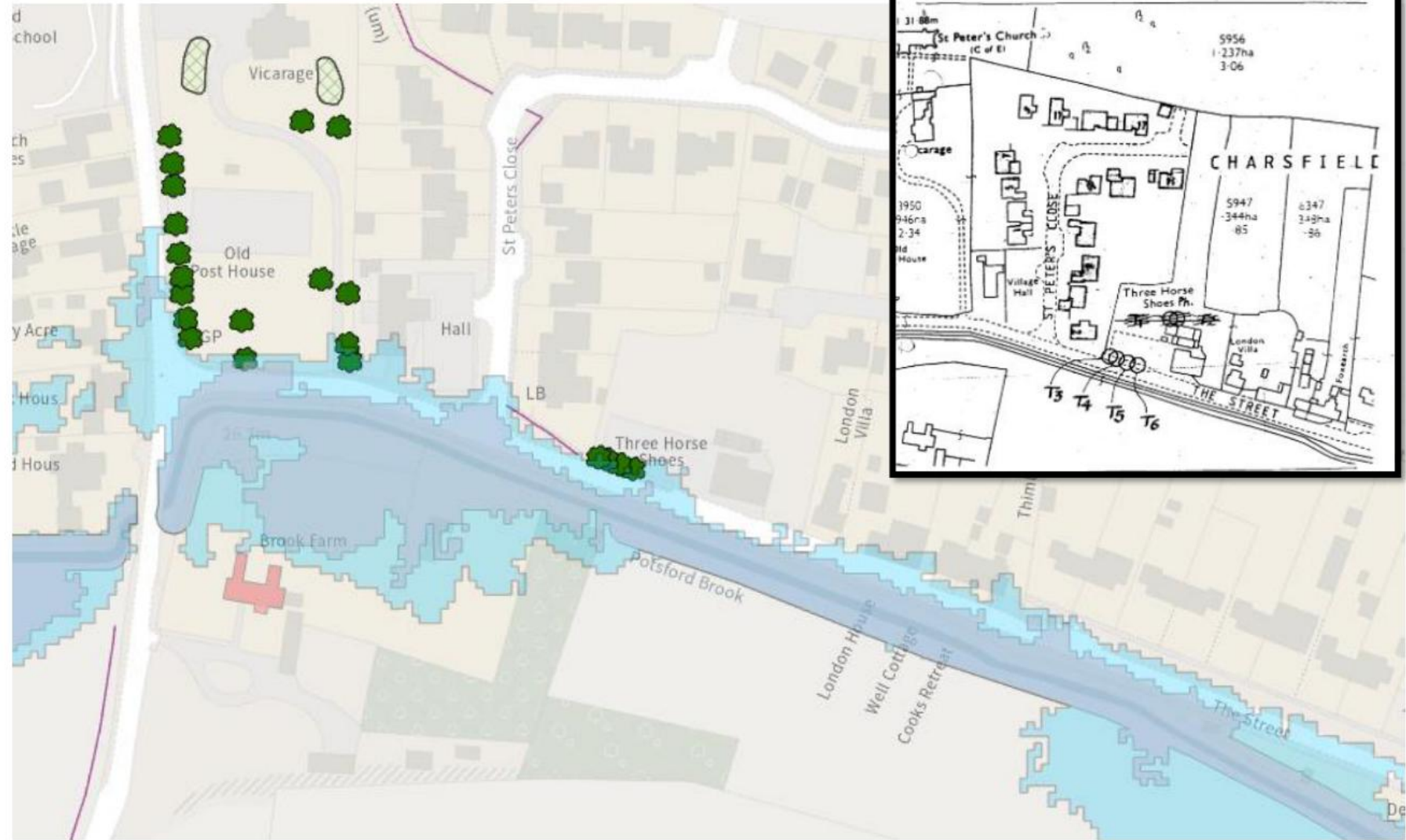


## Site context

The PH is not listed, nor are any of the immediate neighbouring properties. The site is not within a Conservation Area or the Suffolk and Essex Coast and Heaths National Park (formally the AONB).

There are four TPO's on the site frontage.

Flood Zones 2 and 3 are located to the south of the site, broadly following the flow of Potsford Brook; a very small portion of the site frontage falls within Flood Zone 2.



## Site context

Public Right of Way 23 is located to the west of the site.





## Site context

The site was listed as an Asset of Community Value (ACV) on 28 November 2018 which expired on 11 December 2023. However, the site was relisted as an ACV on 28 November 2023, which runs for a period of five years and does not expire until 28 November 2028.



## SCLP8.1 Community Facilities and Assets

The proposal does not  
result in the loss of an  
ACV.

### Policy SCLP8.1: Community Facilities and Assets

Proposals for new community facilities and assets will be supported if the proposal meets the needs of the local community, is of a proportionate scale, well related to the settlement which it serves and would not adversely affect existing facilities that are easily accessible and available to the local community.

Proposals to change the use, or redevelop for a non-community use, a facility registered as an asset of community value, will not be permitted.

Proposals to change the use, or redevelop for a different use, a community facility which is not registered as an asset of community value, will only be permitted if:

- a) It can be demonstrated that there is no community need for the facility and the building or the site is not needed for an alternative community use;
  - b) It can be demonstrated that the current, or alternative community uses are not viable and marketing evidence is provided which demonstrates the premises have been marketed for a sustained period of 12 months in accordance with the Commercial Property Marketing Guidance;
- Or
- c) Development would involve the provision of an equivalent or better replacement community facility either on site or in an alternative location in the vicinity that is well integrated into the community and has equal or better accessibility than the existing facility which meets the needs of the local population.



Aerial View  
*(Wider view)*





Aerial View  
*(Closer view)*

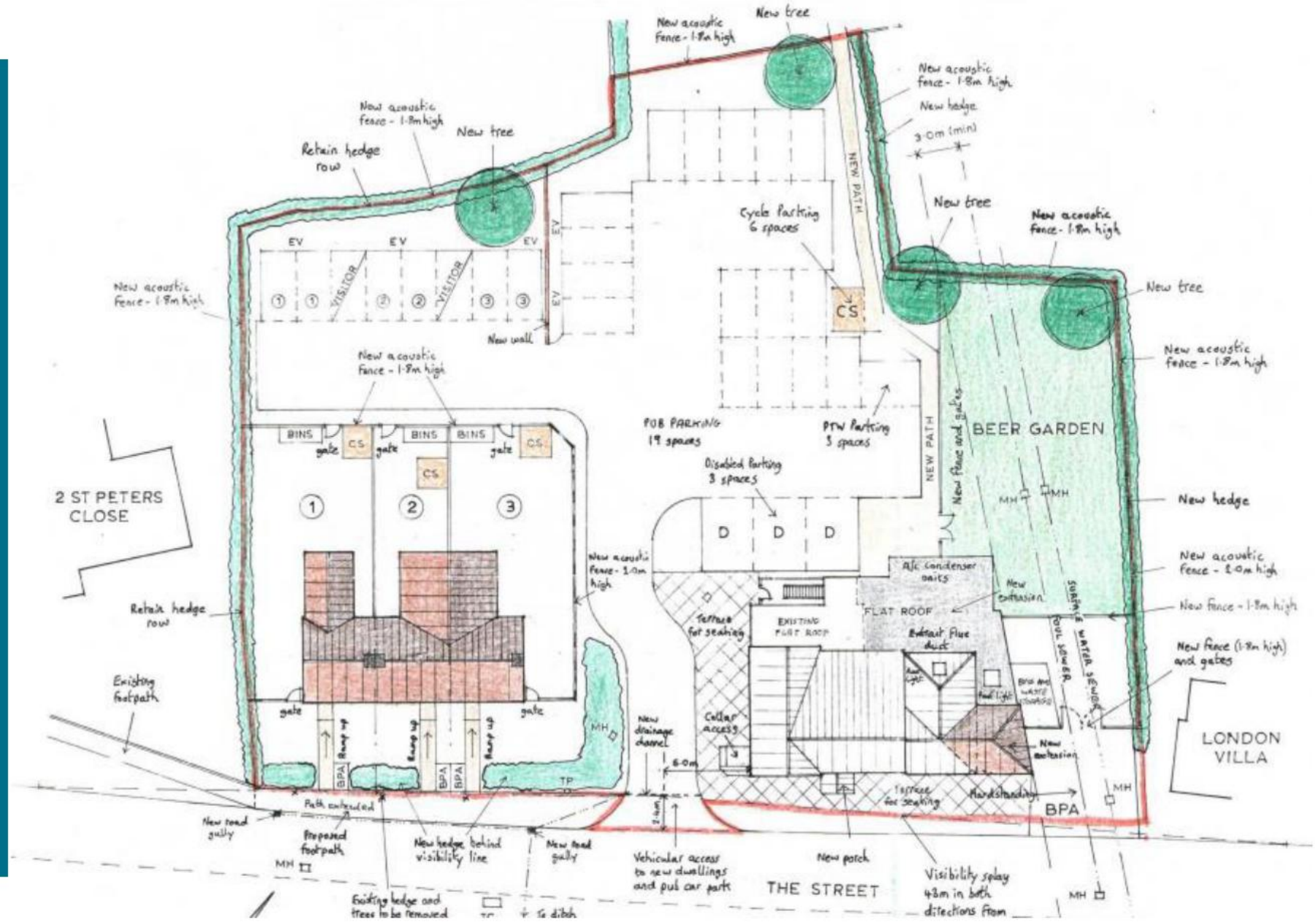




# Site Location Plan



# Proposed Block Plan



# Photographs

*(Looking east on The Street)*





# Photographs

*(Looking east on The Street)*



# Photographs (Existing PH)





# Photographs

*(Existing access point  
and informal parking  
area)*



# Photographs

*(Looking west on The Street)*





# Photographs

*(Looking west on The Street)*



# Photographs

*(Looking towards dwellings on St Peters Close)*





# Photographs

*(Former car park area)*



Photographs  
*(Looking back towards  
The Street – PH to left  
and housing site to  
right)*





# Photographs

*(Area for residential dwellings)*



# Photographs

*(Looking towards St Peters Close)*





# Photographs

*(Looking north-west)*





# Photographs

*(Looking north towards  
new housing on St  
Peters Close)*



# Photographs

*(Looking east towards  
the amenity space of  
London Villa)*





# Photographs

*(London Villa and area of PH extension)*





# Photographs

*(Area of proposed side extension)*





# Photographs (Western side of PH)



# Photographs *(Existing outbuilding)*





# Photographs

*(Internal Images)*





Photographs  
*(Internal Images)*

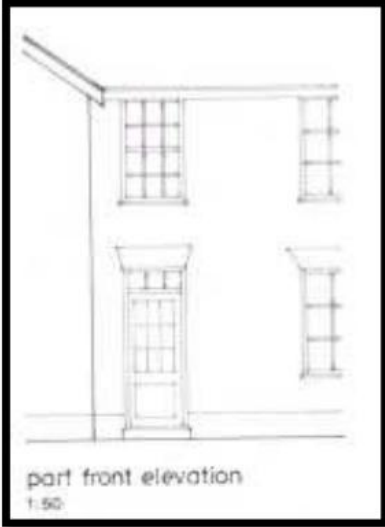
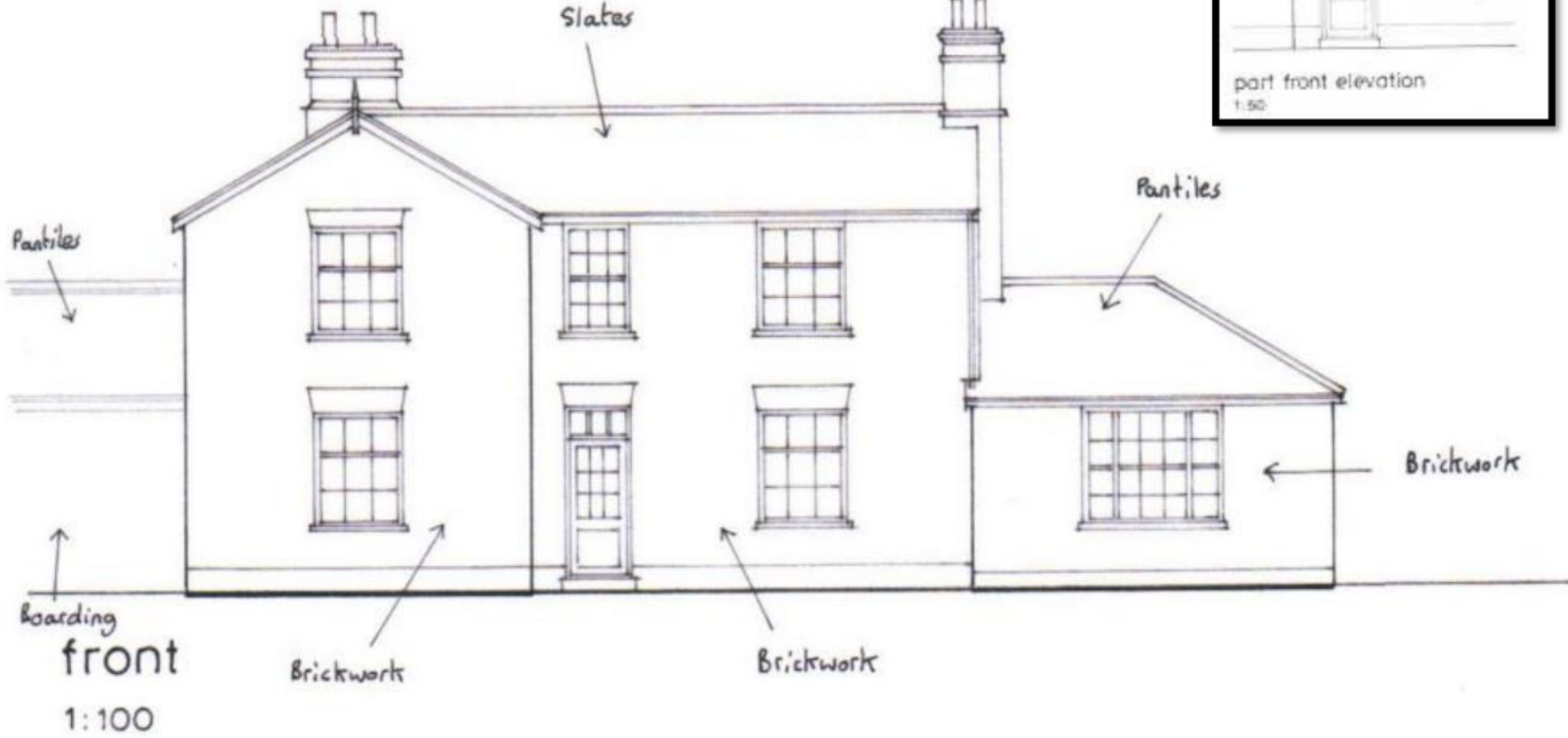


Photographs  
*(Internal Images)*

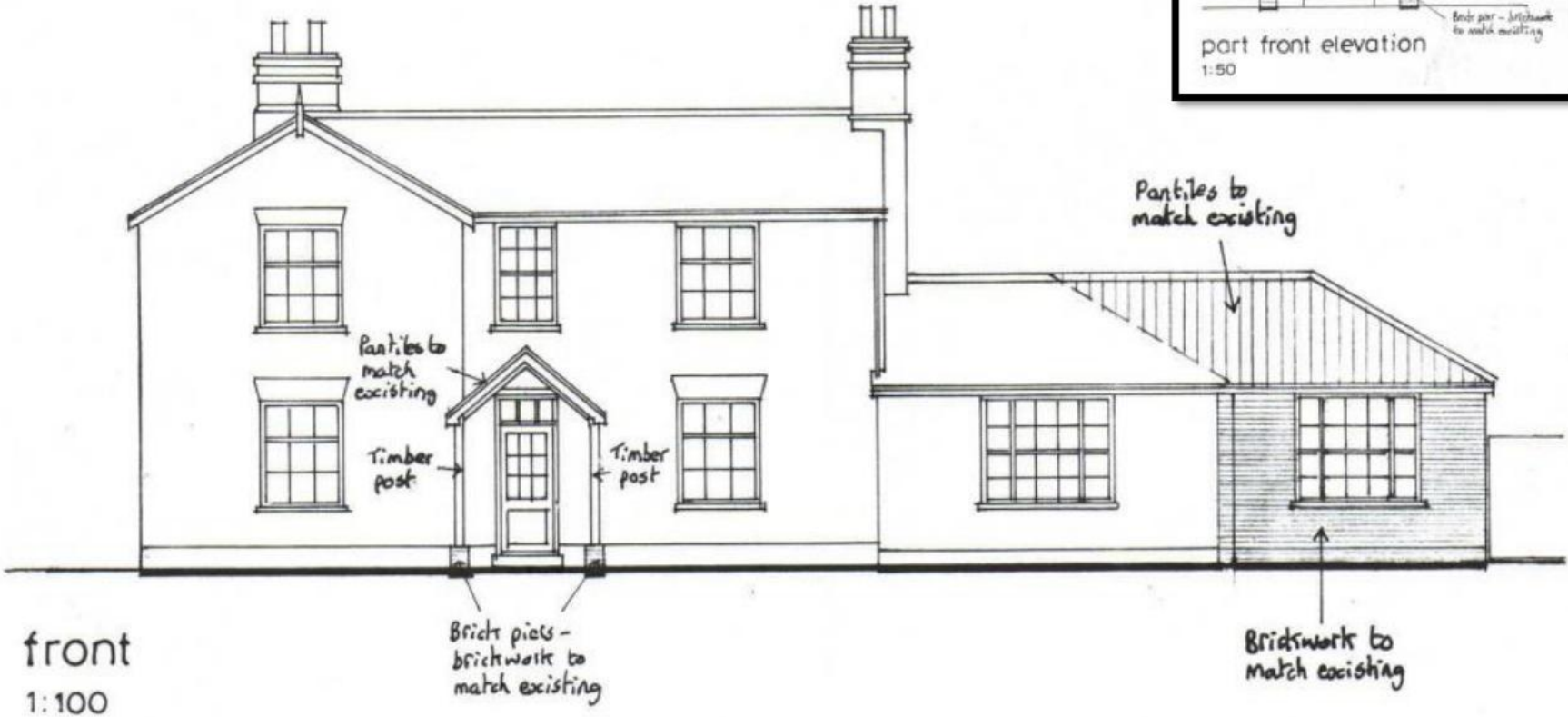




# Existing PH Front Elevations

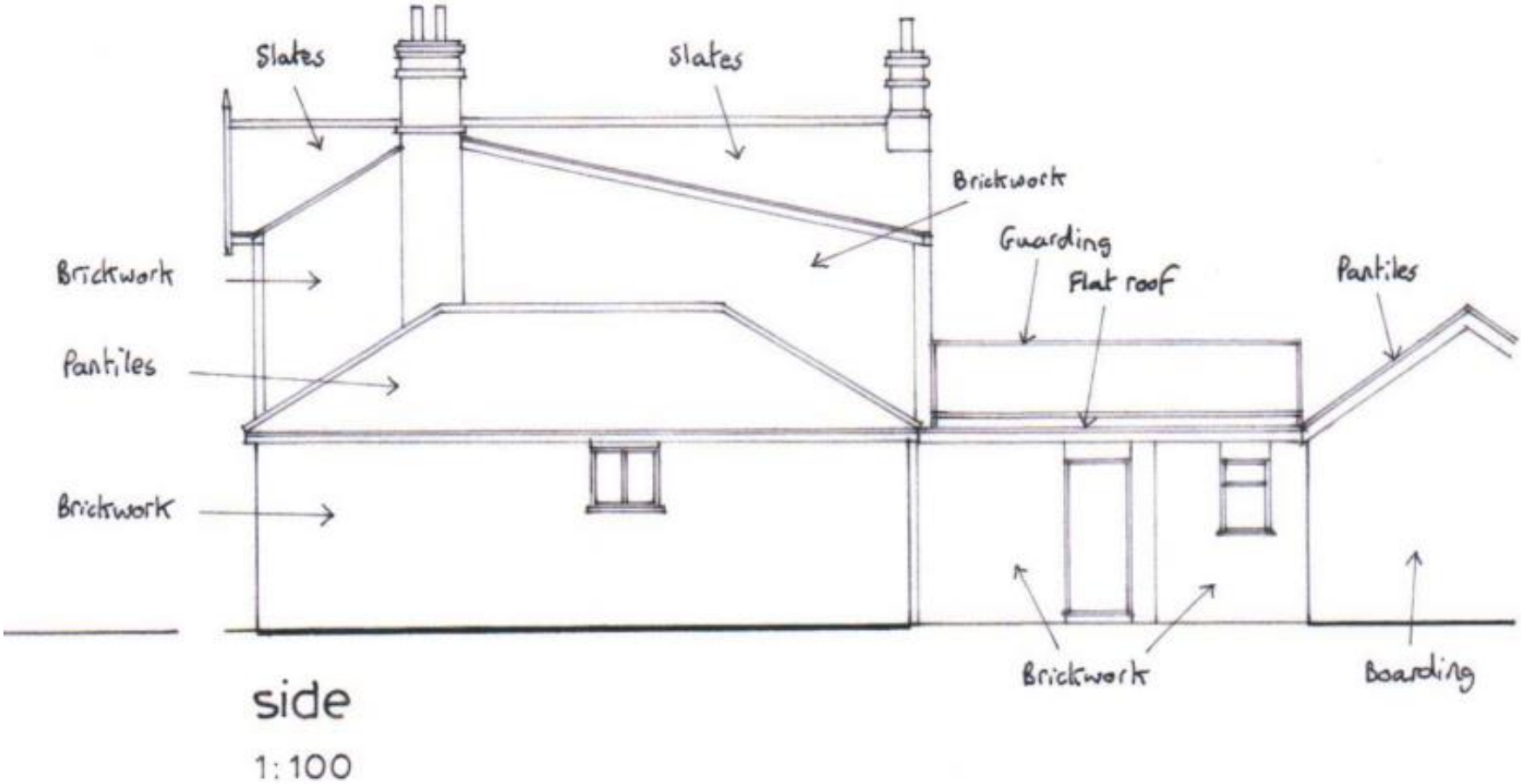


# Proposed PH Front Elevations

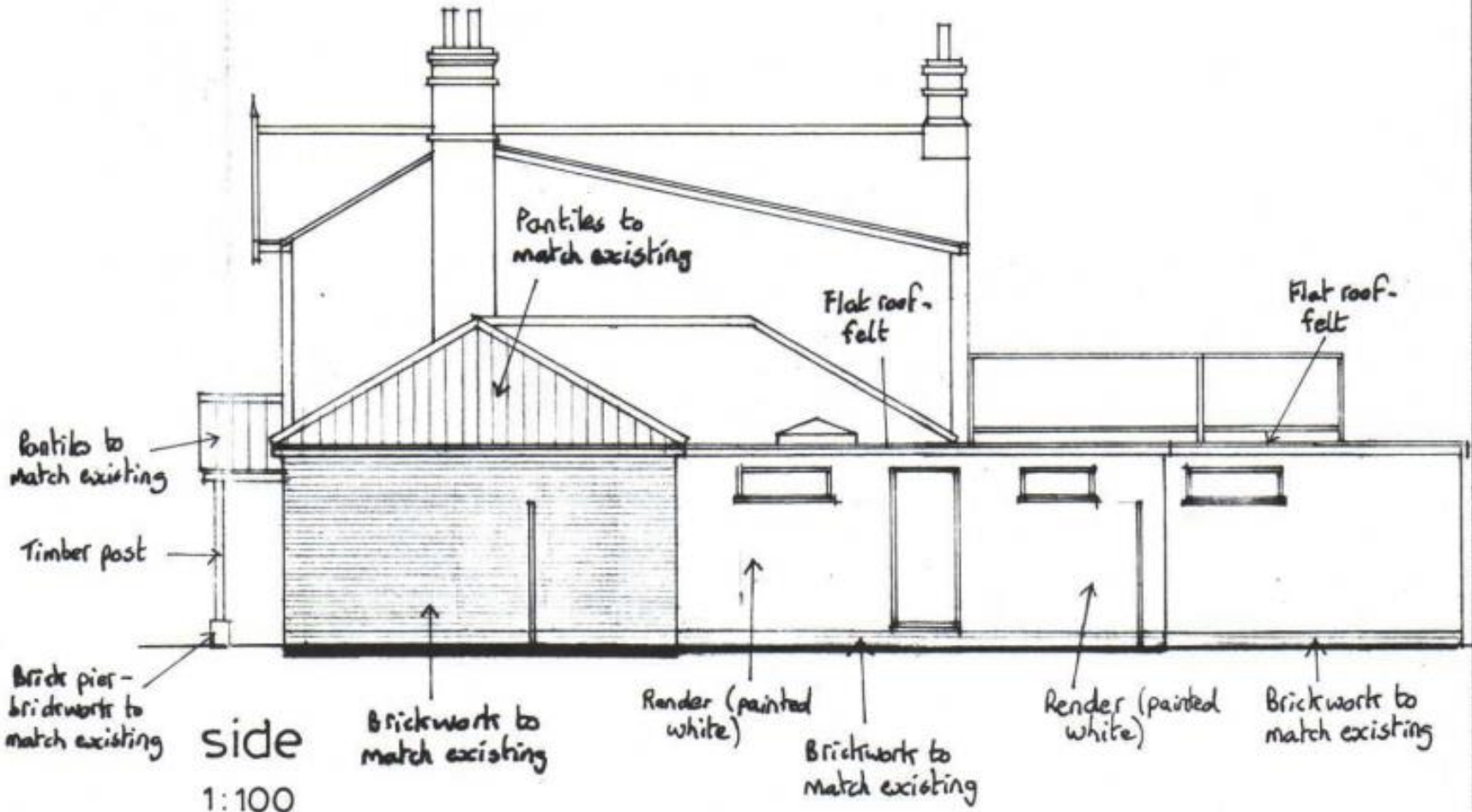




# Existing PH East Elevations

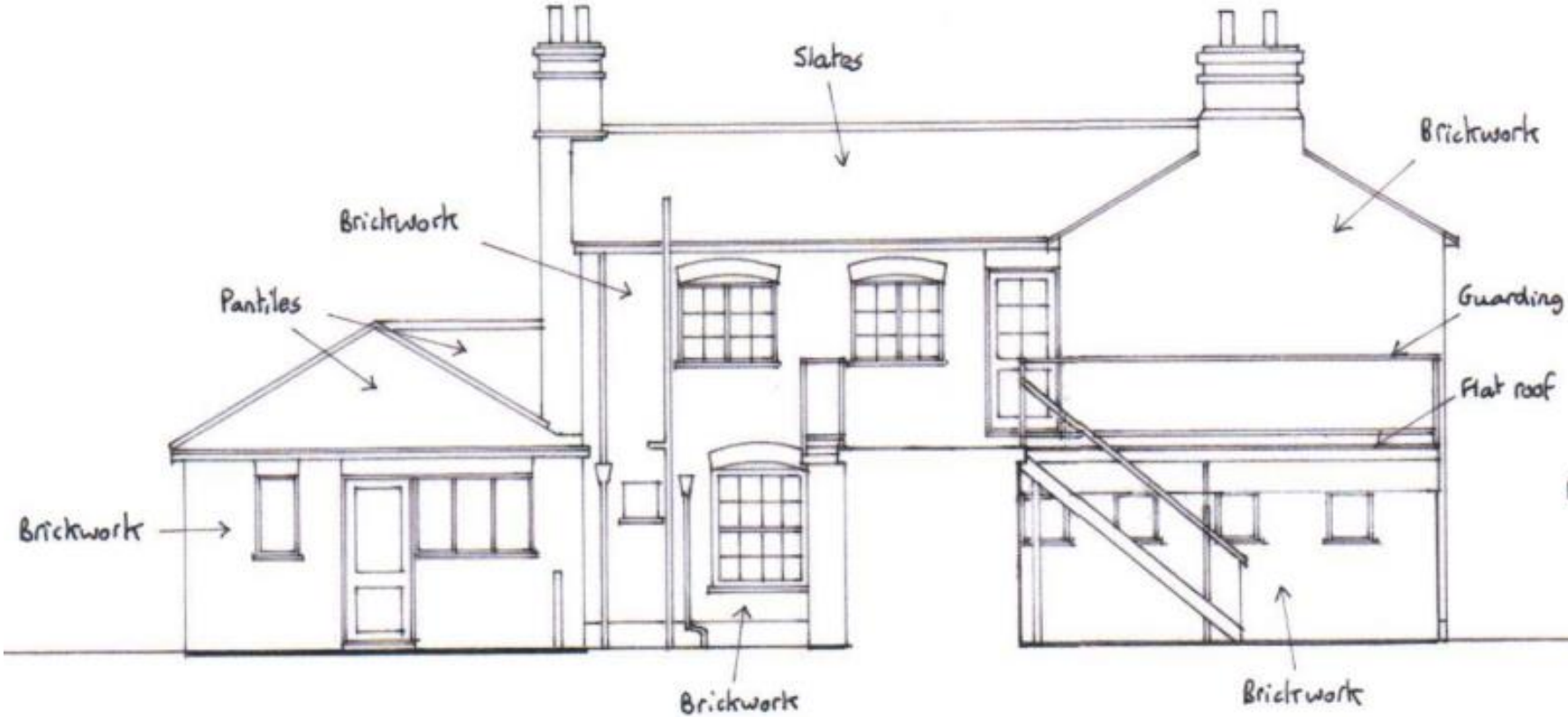


# Proposed PH East Elevations

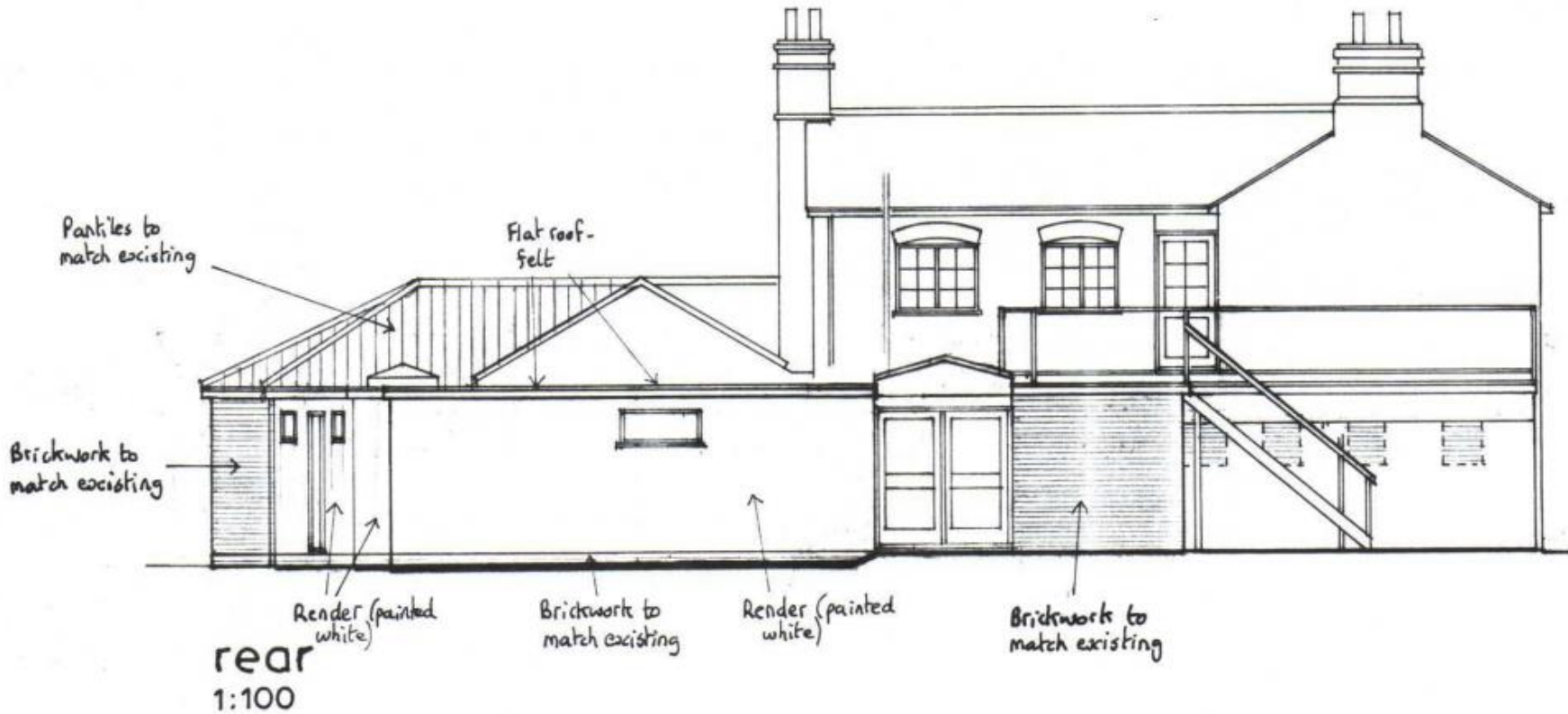




# Existing PH Rear Elevations



# Proposed PH Rear Elevations





# Existing PH West Elevations



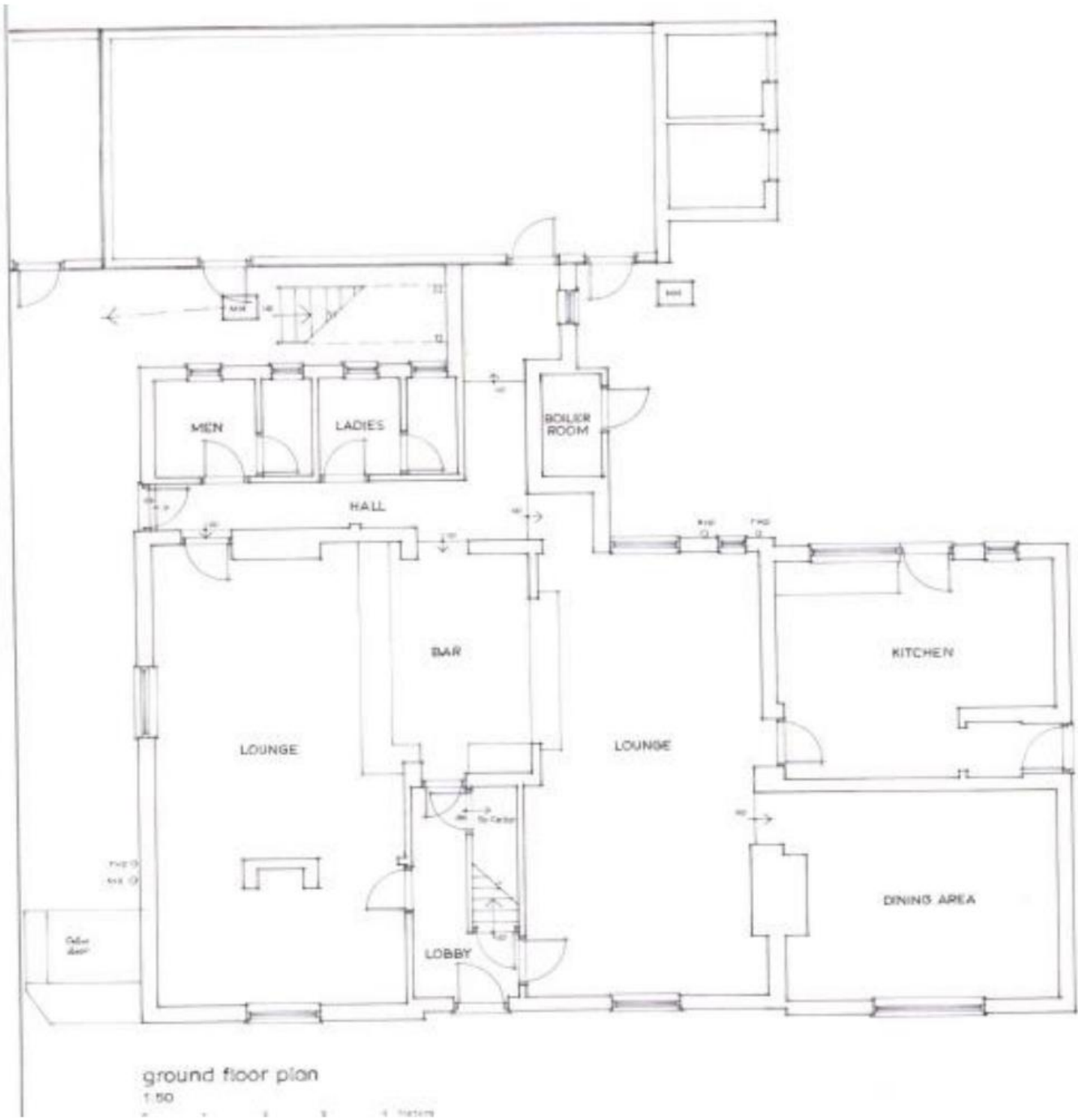
side  
1:100

# Proposed PH West Elevations

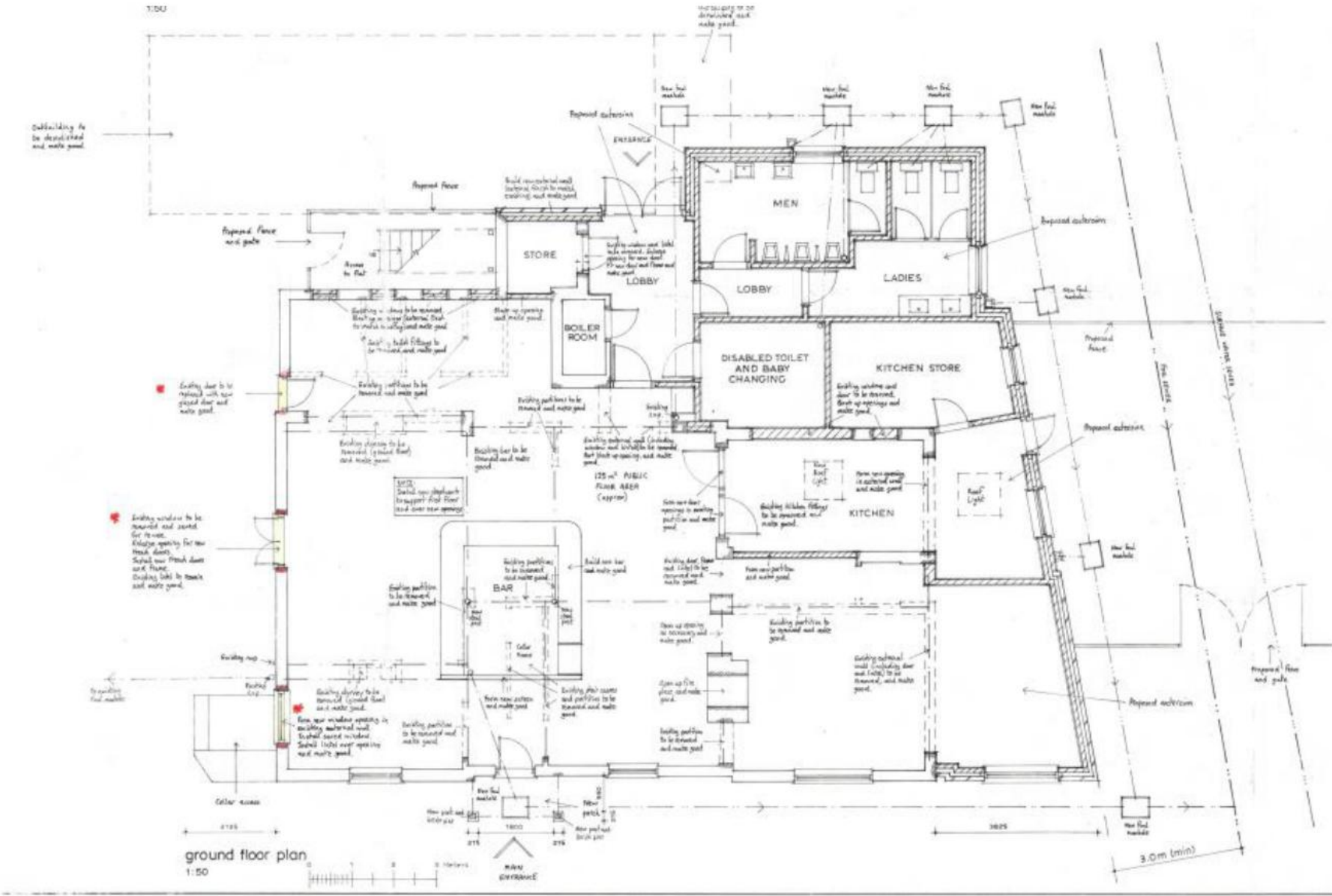




# Existing PH Ground Floor Plan

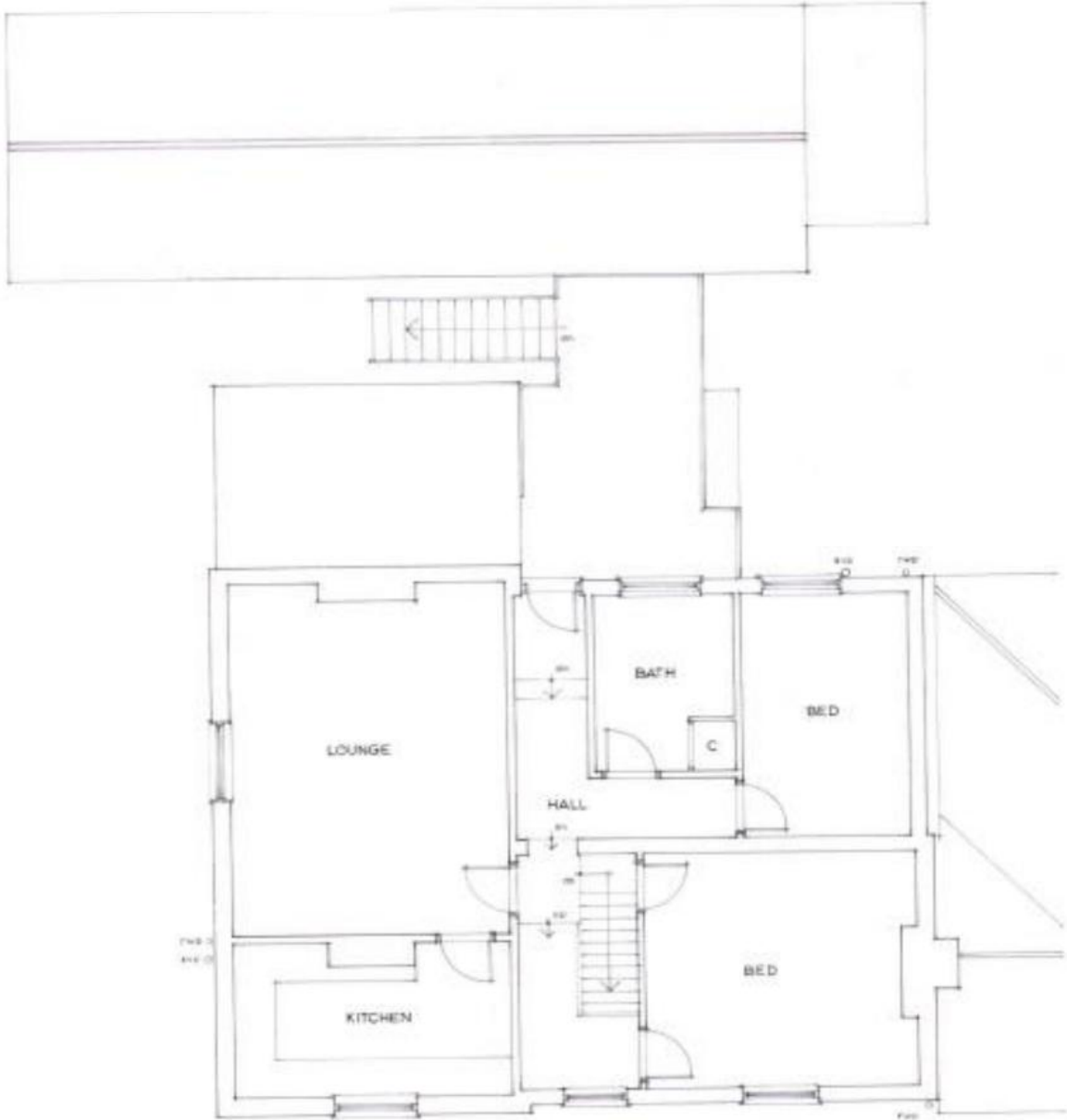


# Proposed PH Ground Floor Plan



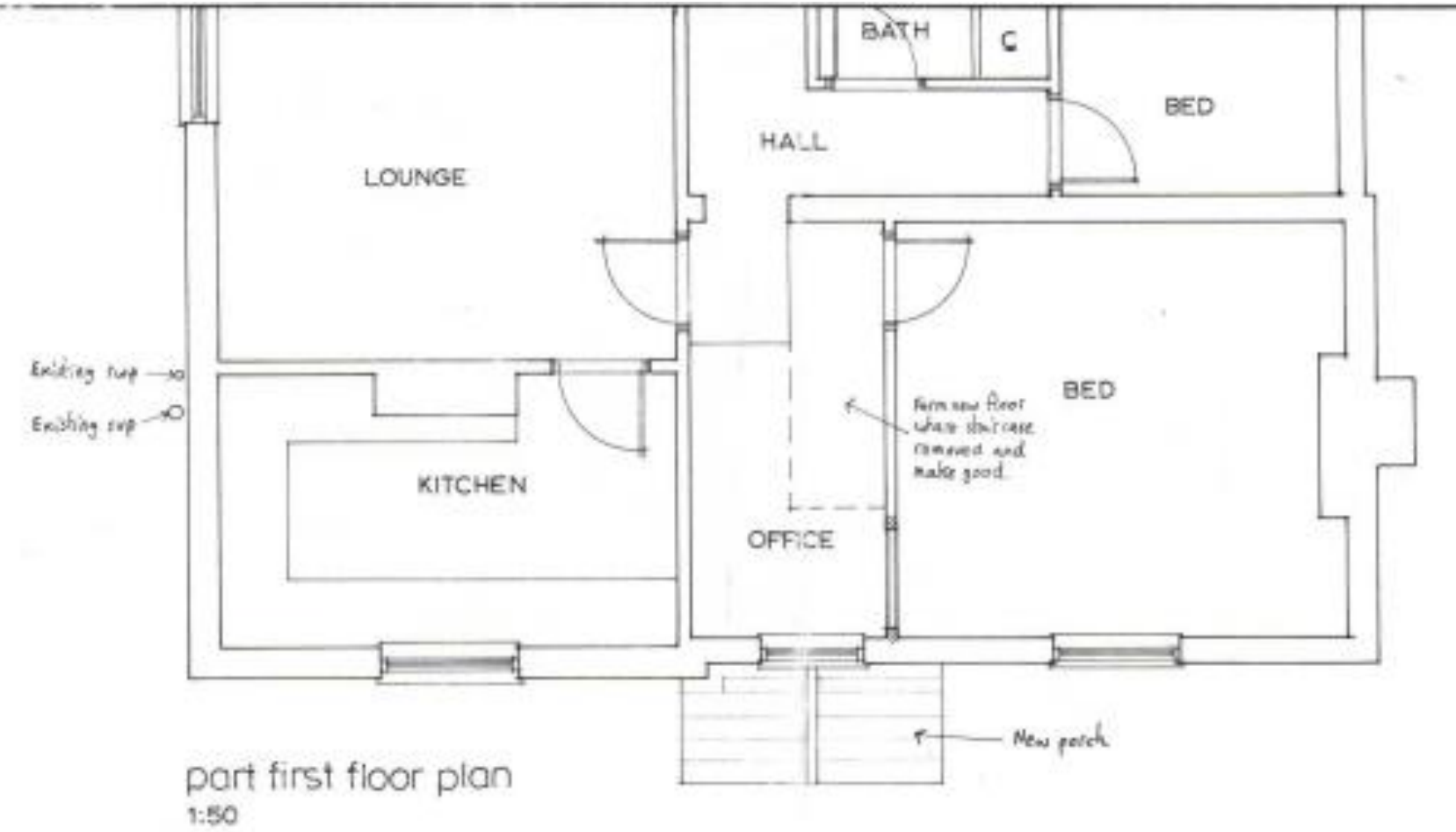


# Existing PH First Floor Plan



first floor plan  
1:50

# Proposed PH Part First Floor Plan



# Proposed Front Elevations of Dwellings

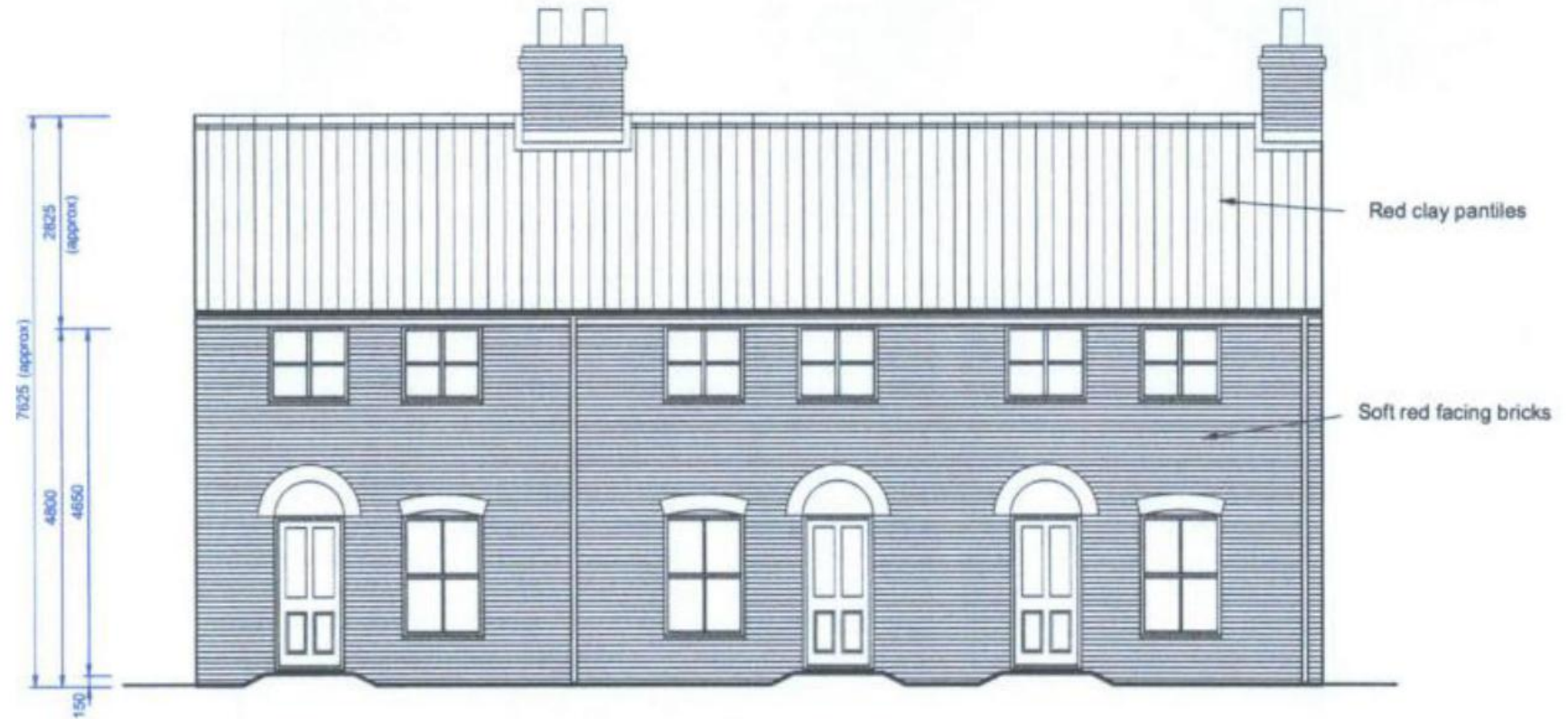
## MATERIALS

Windows - White UPVC

Doors - UPVC

Rain water goods - Black UPVC

Fascias, bargeboards and soffits - White UPVC





# Proposed Side Elevations of Dwellings

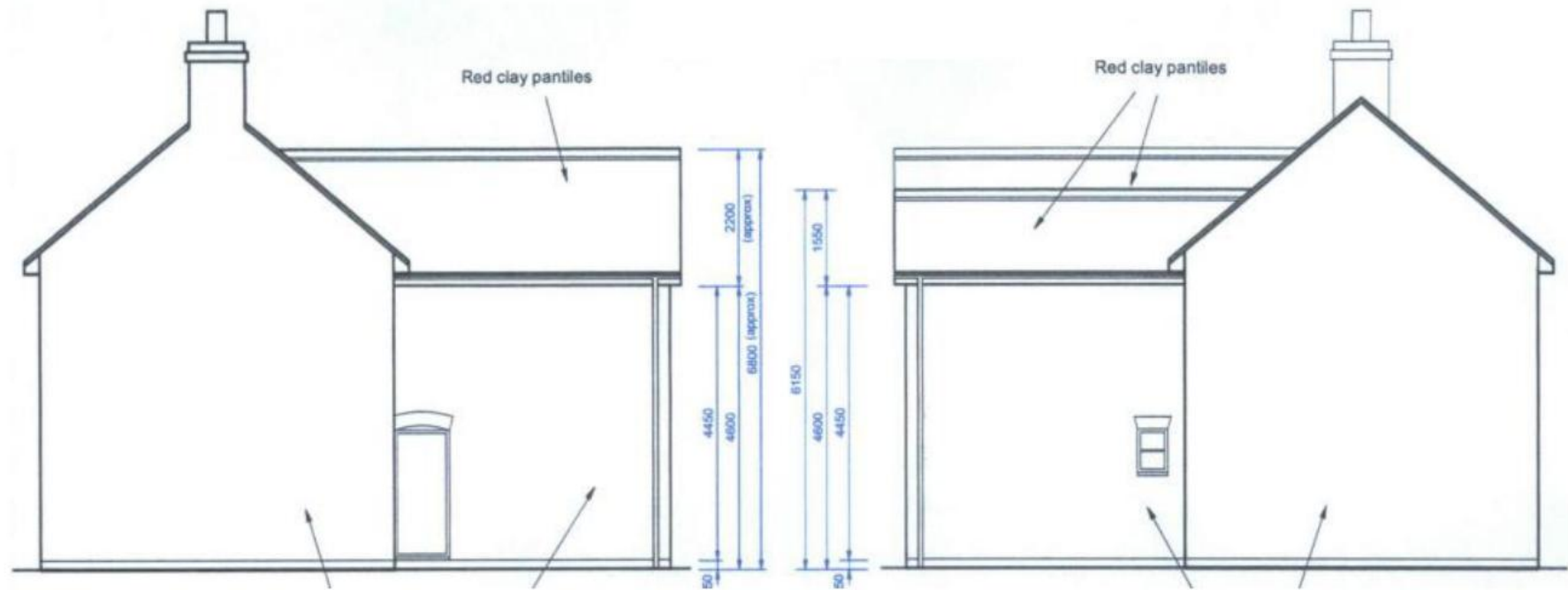
## MATERIALS

Windows - White UPVC

Doors - UPVC

Rain water goods - Black UPVC

Fascias, bargeboards and soffits - White UPVC



# Proposed Rear Elevations of Dwellings

## MATERIALS

Windows - White UPVC

Doors - UPVC

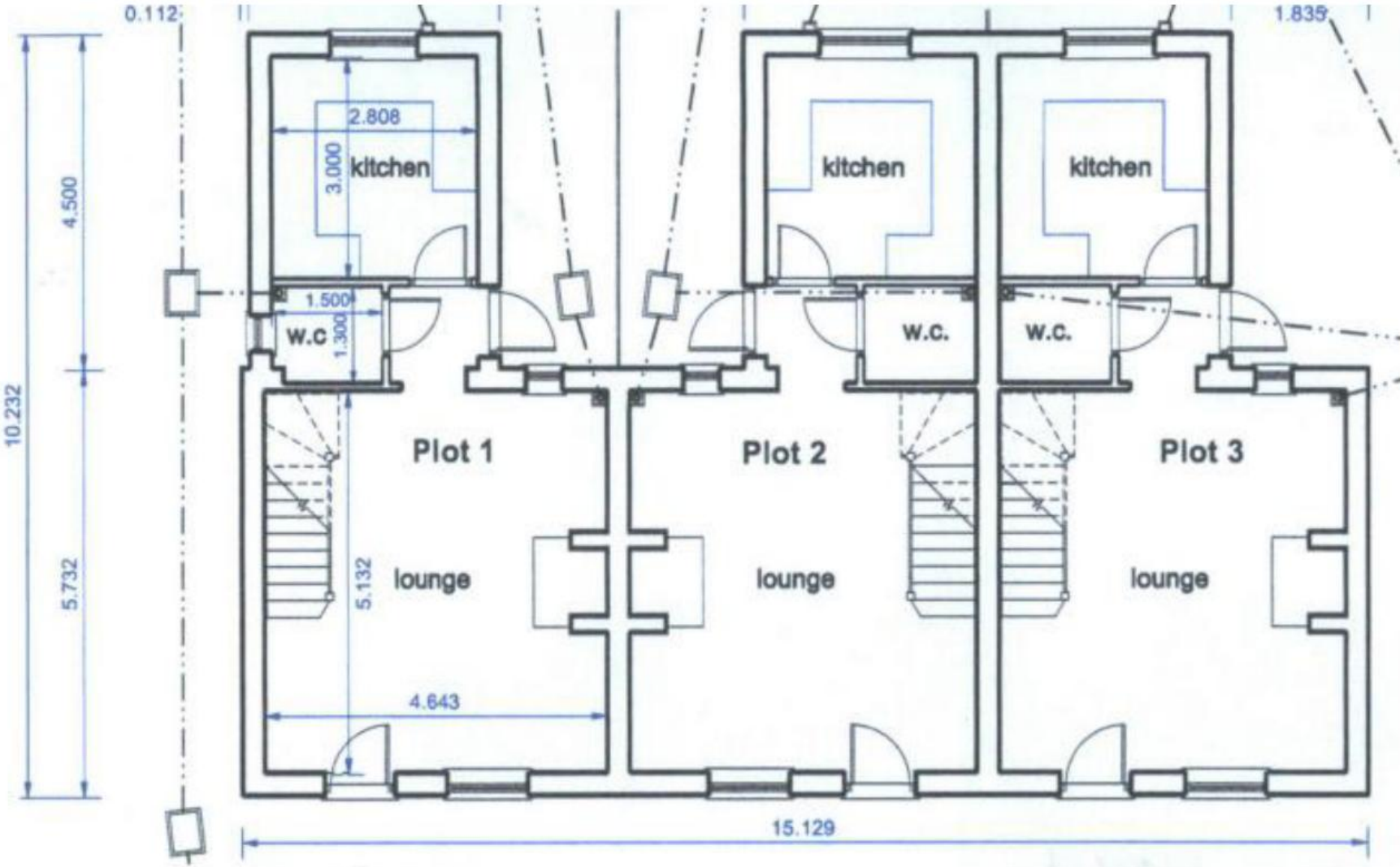
Rain water goods - Black UPVC

Fascias, bargeboards and soffits - White UPVC



# Proposed Ground Floor of Dwellings

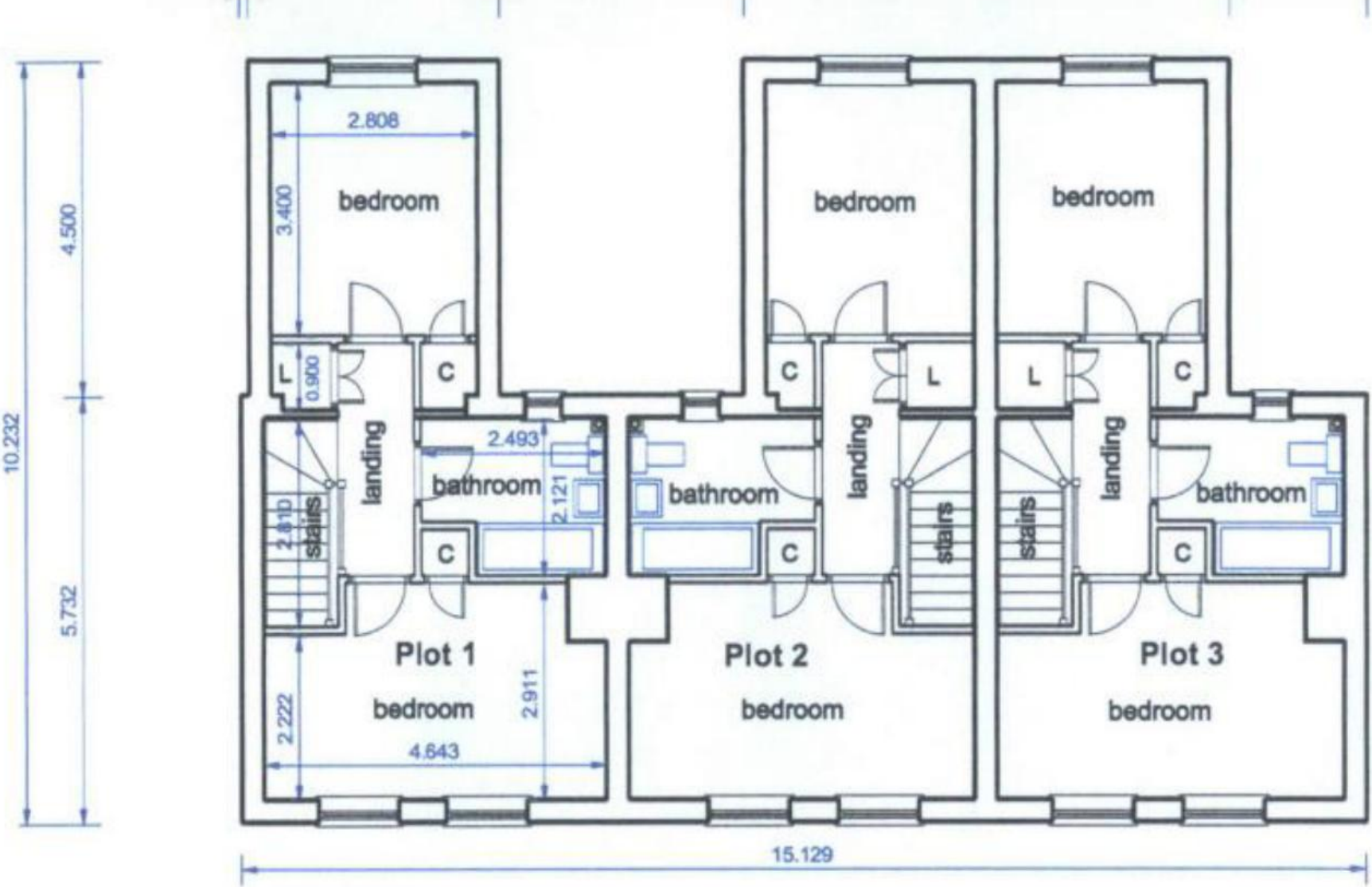
GLAZING AND VENTILATION REQUIREMENTS	
Plot 3 lounge	RW 31db with background ventilation
All other rooms	RW 29db with background ventilation



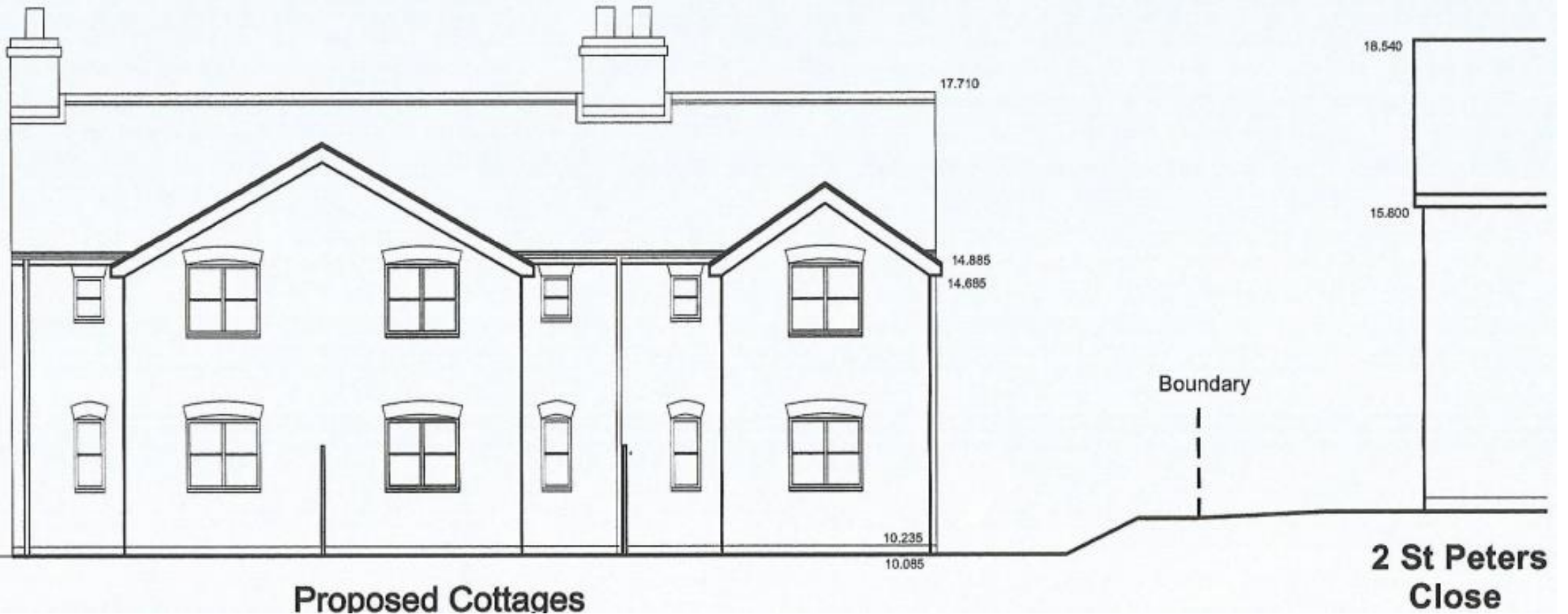


# Proposed First Floor of Dwellings

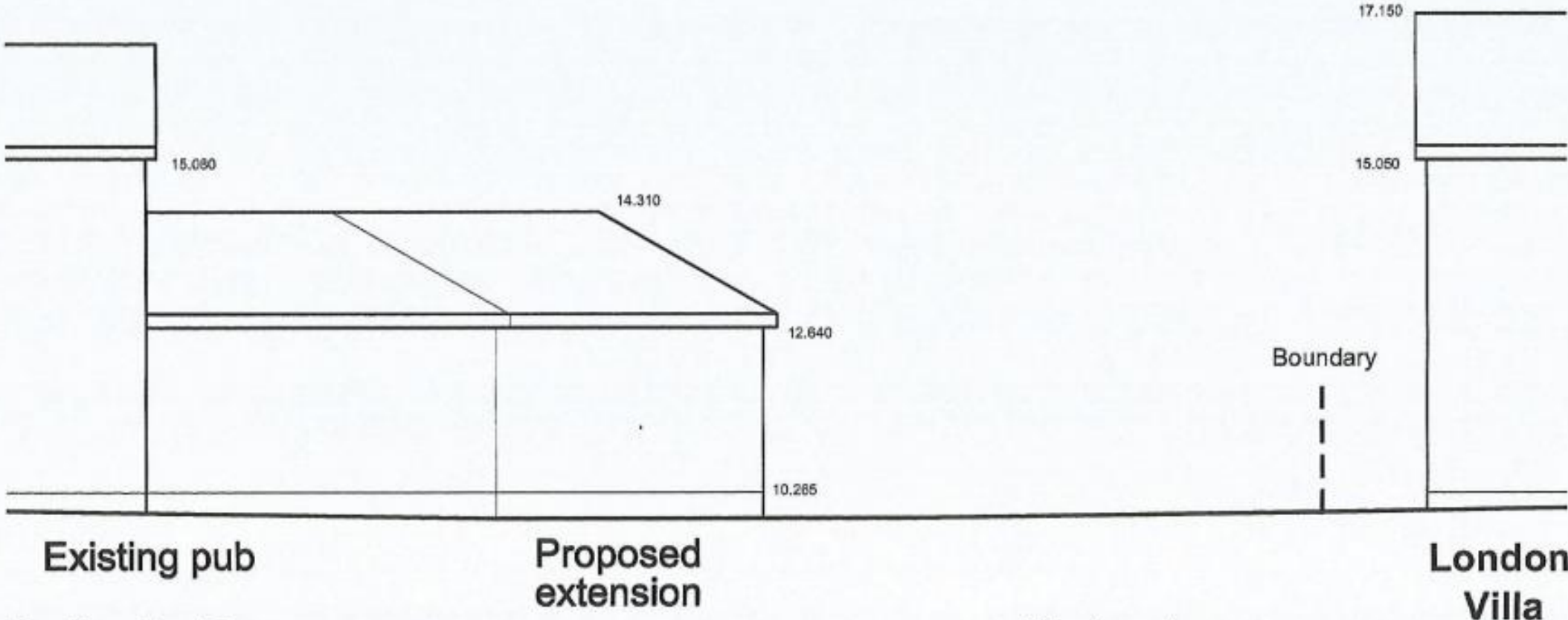
GLAZING AND VENTILATION REQUIREMENTS	
Rear bedrooms	RW 314db with individual mechanical ventilation (trickle vents not to be installed) Opening sashes to be installed to allow for opening window as a matter of occupant choice
All other rooms	RW 29db with background ventilation



# Cross Section



# Cross Section





# Proposed Streetscene



*(Google – Aug 2011)*





## Historic Images of PH Garden – 2000

Larger area of garden  
space around all sides  
of PH



## Historic Images of PH Garden – 2007

A smaller more  
restricted area adjacent  
to the car park





Examples of other  
Public Houses in  
the District

The Unruly Pig  
Bromswell





## Examples of other Public Houses in the District

### The Unruly Pig Bromswell

*(approx. 30 covers outside)*





## Examples of other Public Houses in the District

### Ship Inn, Levington

*(recently approved  
permission to extend  
under DC/23/2694/FUL  
& DC/23/2695/LBC)*





# Examples of other Public Houses in the District

## Ship Inn, Levington

*(Informal and formal  
outdoor space)*





## Examples of other Public Houses in the District

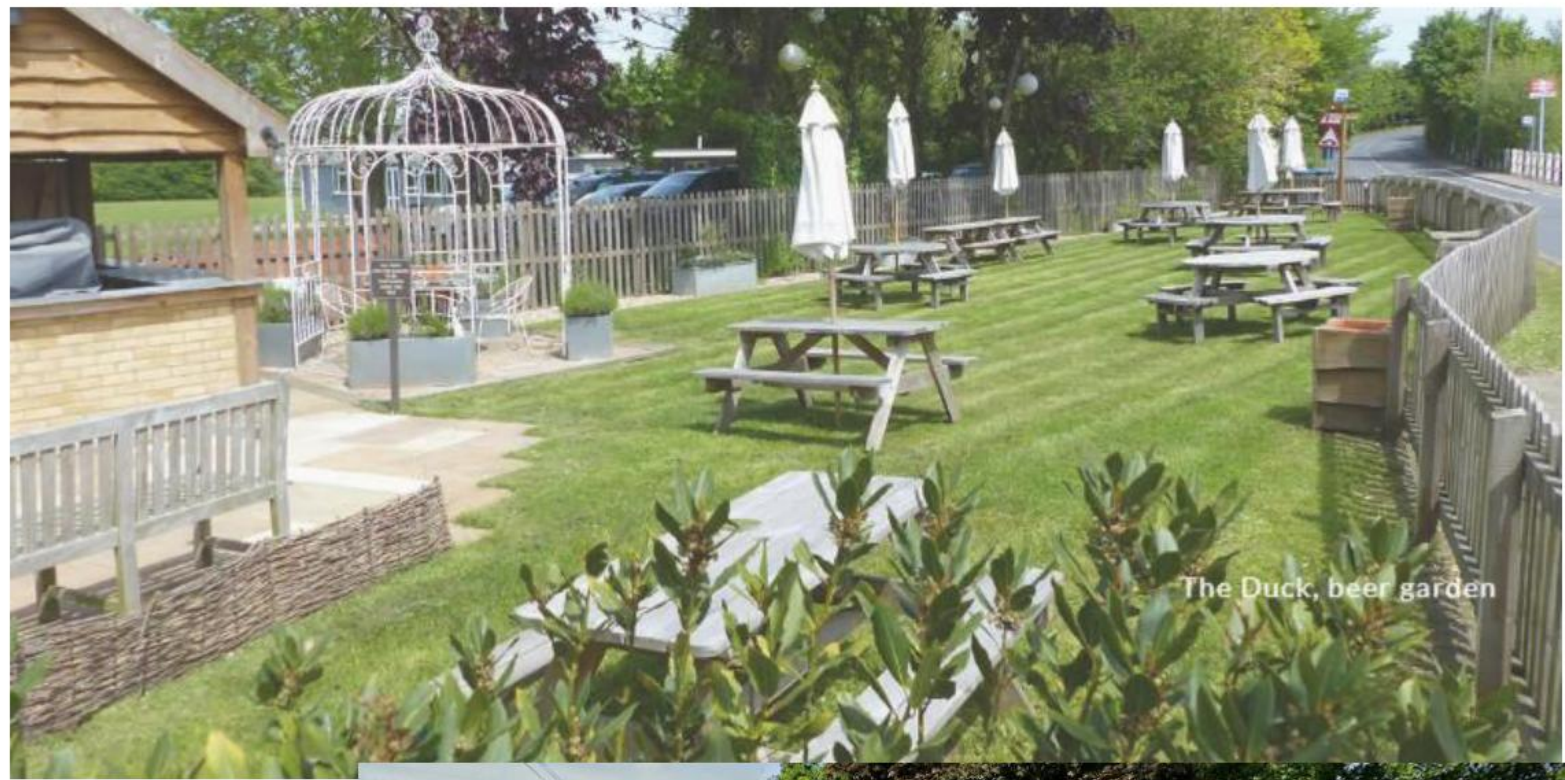
The Duck,  
Campsea Ashe





## Examples of other Public Houses in the District

### The Duck, Campsea Ashe





## Examples of other Public Houses in the District

The Coach and  
Horses, Melton



## Examples of other Public Houses in the District

### The Cretingham Bell, Cretingham





## Examples of other Public Houses in the District

The Cretingham Bell, Cretingham





## Examples of other Public Houses in the District

The Coach and  
Horses, Melton



# Planning considerations

**The following considerations have been addressed within the officers report:**

- Principle of Development
  - Public House Renovations
  - Erection of three dwellings
- Design and Layout
- Asset of Community Value
- Affordable Housing
- Landscape & Visual Impact
- Biodiversity & Ecology
- Residential Amenity (including noise)
- Highways and Public Rights of Way
- Flood Risk and Surface Water Drainage
- Land Contamination
- Archaeology
- Legal Obligations (s106 agreement)



## Accordance with development plan

The proposed development is considered to be in accordance to the following policies, subject to compliance with conditions/obligations as applicable:

- SCLP3.2 - Settlement Hierarchy
- SCLP3.3 - Settlement Boundaries
- SCLP4.3 - Expansion and Intensification of Employment Sites
- SCLP5.2 - Housing Development in Small Villages
- SCLP5.7 – Infill and Garden Development
- SCLP5.8 - Housing Mix
- SCLP5.10 - Affordable Housing on Residential Developments
- SCLP7.1 - Sustainable Transport
- SCLP7.2 - Parking Proposals and Standards
- SCLP9.2 - Sustainable Construction
- SCLP9.5 - Flood Risk
- SCLP9.6 - Sustainable Drainage Systems
- SCLP10.1 - Biodiversity and Geodiversity
- SCLP10.4 - Landscape Character
- SCLP11.1 - Design Quality
- SCLP11.2 - Residential Amenity
- SCLP11.7 - Archaeology

# Conditions

*(as set out in officers report)*

## Proposed conditions (as detailed in section 11 of the report):

- Time limit
- Compliance with approved plans
- Materials as submitted
- Levels to be submitted
- Landscaping scheme to be submitted
- Landscape implementation
- Removal of permitted development
- Ecological avoidance, mitigation, compensation and enhancement
- Further survey for protected species/habitats before works commence to the PH
- Noise from fixed plant/machinery to be submitted
- Noise assessment for boundary treatment mitigation
- Extract ventilation to prevent odour
- Working hours –construction
- PH opening hours
- Construction management plan – for surface water, environmental protection and highways mitigation.
- Disposal of surface water - highways
- Highways details – visibility, gradient, parking, access layout, EV infrastructure, cycle storage, refuse and refusing storage and presentation areas.
- Details of footway links to be submitted
- Signage for private parking
- External lighting details to be agreed
- No external equipment for amplification of sound/music
- Details of retaining walls to be submitted
- Screening details for the first floor of PH to be agreed

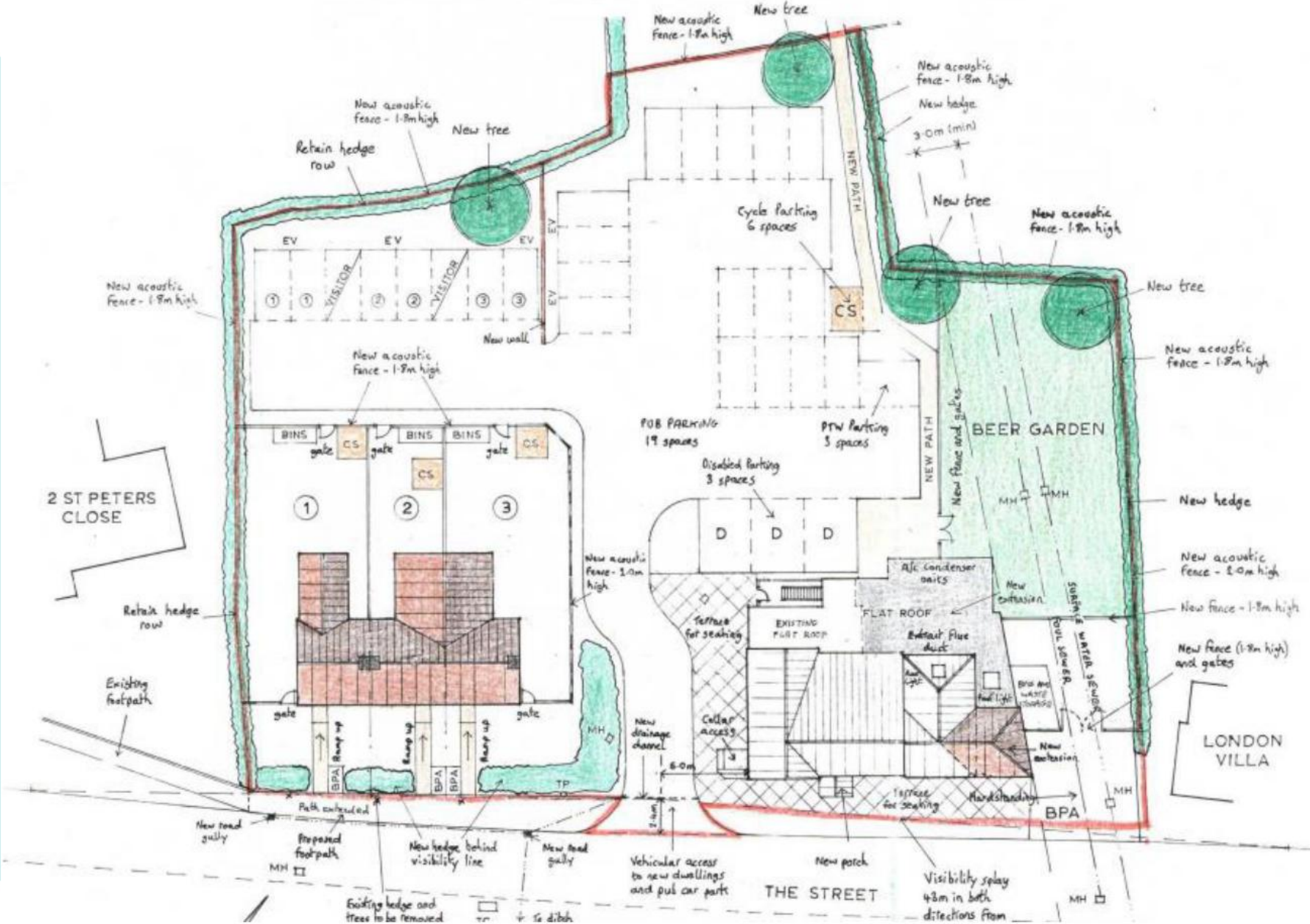


## Recommendation

**Authority to approve** planning permission subject to agreement of planning conditions as summarised above and noted in full within section 10 of the Committee Report and the completion of a Section 106 Legal Agreement for (and not limited to) the completion of all extensions and alterations to the pub prior to the occupation of the dwellings and the provision of a contribution towards Suffolk RAMS.



# Proposed Block Plan







# Suffolk Coastal Local Plan 2020

## Policy SCLP8.1: Community Facilities and Assets

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# Report #7.51

Local Plan Policy SCLP8.1 does not specifically address works to retain a community use or ACV but does, as a whole, seek to support new community facilities where it meets the needs of the local community, is of a proportionate scale, well related to the settlement which it serves and would not adversely affect existing facilities. Thus, the proposal is considered to be supported in principle and there is no conflict with SCLP8.1.



# Suffolk Coastal Local Plan 2020

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Footpath link to new housing

Three Horse Shoes Garden

Car Park

Pub buildings

London Villa

The St

The St

Potsford Park

ACV now: pub + car park + pub garden

ACV proposed: pub + car park + housing

= change of use and redevelopment for a non-community use of an ACV

What does SCLP 8.1 say:

Proposals to change the use, or redevelop for a non-community use, a facility registered as an asset of community value, will not be permitted.

What about the rest of the site, the bit that is not ACV?

Now: large area of pub garden

Proposed: small area of pub garden

= reduction in community facility

Proposals to change the use, or redevelop for a different use, a community facility which is not registered as an asset of community value, will only be permitted if:

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# Charsfield Pub Garden 2000





“Queen” entering Car Park during the Golden Jubilee Celebrations







Pub Garden before major development





## Charsfield Pub Garden 2007!

“ If our opinion counts then without a doubt our summer trade was significantly reduced. And clearly the potential opportunity is greatly affected, if you don't have it, you can't fill it!

.....We heard a while back that the car park was earmarked for development and if its size was being reduced it would greatly impact the ability of the pub to sustain itself.”

*Martin Tilbury 22/3/24 – Landlord in 2007*

New boundary fence erected just prior to the commencement of the tenancy





The 'Informal' Car Park of the 3 Horseshoes during the Queens 90<sup>th</sup> Birthday





Charsfield Resident's Wedding in 2015 on Car Park





## During the Queen's Platinum Jubilee Celebrations

