



Committee Report

Planning Committee South - 29 June 2021

Application no DC/21/1942/FUL

Location

The George Community Inn
High Street
Wickham Market
Woodbridge
Suffolk
IP13 OSD

Expiry date 22 June 2021

Application type Full Application

Applicant The George Community Pub (Wickham Market) Ltd

Parish Wickham Market

Proposal Removal of Modern Extensions to Rear. Conservation and repairs to Historic Timber Framed Range to Front. New Two & One Story Extensions to rear in keeping with local vernacular. Internal Fit out of New Pub, Bar, Kitchen and Community Spaces.
Refurbishment of Rear External Space to new Outdoor Courtyard.
Refurbishment of end of Outdoor Courtyard for Bin/Keg Store & Plant.

Case Officer Katherine Scott
07867 155568
katherine.scott@eastsoffolk.gov.uk

1. Summary

- 1.1. This application seeks full Planning Permission for the repair and restoration of the fire damaged George Public House, in Wickham Market. The scheme also includes part two-storey and part single-storey rear extensions, and associated works to its curtilage. The building is proposed to be used as a public house with community rooms on the first floor.
- 1.2. It is a Grade II listed building which had been used as a Public House for centuries prior to being badly damaged in a fire in 2013. It is located within Wickham Market Conservation Area and is within the defined District Centre which is focused around 'The Hill'.

- 1.3. There is also currently an associated Listed Building Consent Application (DC/21/1943/LBC).
- 1.4. Both applications are recommended for approval, subject to appropriate conditions, contrary to the views of the Parish Council. Therefore the referral process was triggered and the process route for the determination of the applications was decided by the Referral Panel on 15 June 2021, where the applications were referred to South Planning Committee for determination.
- 1.5. The applications have been referred to Planning Committee as it is a project of wider public interest. The scheme has been submitted by a Community Benefit Society to restore a community facility, the Parish Council has objected and there have been a significant number of material considerations raised within the third-party representations both in support and objecting to the scheme.

2. Site description

- 2.1. The George is a Grade II Listed Building located on the eastern side of the High Street (also known as Snowdon Hill), to the north of the Market Place, Wickham Market. It is located within the settlement limits, Wickham Market Conservation Area, and within the District Centre, as defined in the Local Plan.
- 2.2. To the rear of the building there is a yard/garden area which is roughly triangular in shape, enclosed by a brick wall with gates on the northern side on to George Lane.
- 2.3. The buildings on the opposite side of the High Street (Nos 82 and 84) and directly to the south of the application site (no 93) are also Grade II Listed Buildings.
- 2.4. Directly to the north of the building lies George Lane, which provides access to the rear of the public house and the residential properties to the north. It is also a public footpath, providing pedestrian access to the footpaths and the allotments to the rear/east of the site.
- 2.5. The Wickham Market Conservation Area Appraisal (2016) describes The George and its immediate vicinity as:

"All of Wickham's former coaching inns survive as buildings together with remnants of their stabling; as a group they are amongst the settlement's most distinctive and memorable buildings. All, but the fire-damaged George, however, are no longer in use for their original purpose as inns." (page 13)

And

"The George Public House, No. 95 High Street is set back slightly from the road on its eastern side, at the southern corner of 45 George Lane. It was a pleasant, largely unspoilt Grade II listed historic building which contributed strongly to the streetscape in this part of the Conservation Area - and still could do so. The George was badly damaged by fire in 2013 and is still waiting full restoration.

The George is actually a late-medieval timber-framed dwelling, altered in the early eighteenth century and again in the later nineteenth when the attractive pilastered pub fascia was added to the central section of its street façade. It had a gabled plain tiled crown-post roof (now lost), traditional bargeboards and eaves, rendered walls with mock ashlar coursing, and sash windows. The nineteenth century sash windows are paired with margin lights to each sash. The pub front has pilasters, panelling below the window sills, two four panelled doors and a fascia and cornice. There is a surviving large red brick chimney stack at ridge level. A high original internal ground floor level suggests that the High Street in this area has been lowered over the centuries.

To the rear of the pub's car park is an impressive flint and stone cobble wall with brick piers.

Wall to the Rear of the George

George Lane runs alongside the pub to the north. It connects through to the allotments, new housing estates, and open countryside in the valley to the east. It has been resurfaced and improved along with the pub yard and parking area. A windmill stood on this lane until the late nineteenth century.

Opposite the pub car park there is a group of traditional outbuildings. An attractive old red brick garden wall on the northern side of the lane links back towards the main road and abuts a pleasant unspoilt hipped roofed cottage (April Cottage, No. 101 High Street) with painted brick walls and a fenestration of timber sliding sash and casement windows. The roof is covered with orange clay pantiles and there is a large red brick chimney stack. A single storey wing fills the gap between the building on the corner of the main road and has an attractive black glazed pan tile roof." (pages 44-45)

- 2.6. The building has historically been a public house, and was in that use when it was the subject of a fire in April 2013 (alleged arson), resulting in the loss of its late medieval crown-post roof and attic floor and the middle section of the first floor, and rendering the north gable unstable. The fire cause charring to the exposed timber frame and smoke damage throughout. As a consequence of the fire, the George Inn has been uninhabitable and at risk of further deterioration and loss.
- 2.7. Prior to the fire it was the sole Public House within Wickham Market, and since then no alternative public house has been created within the village. The last lawful use of the site was as a public house, and its lawful use remains as such because no intervening lawful use has commenced since the fire.
- 2.8. The listing description published in 1984, describes the building as:

"House now public house. Early C18. Timber framed and plastered with plaintiled roof. 2 storeys. 5 window range (one blocked): sashes in flush frames with glazing bars removed. Late C19 bar entrance with fixed light window and panels below; 2 boarded entrance doors. Fascia and cornice. Central brick stack."

- 2.9. The building is in fact much older than the Listed Description suggests. In July 2015 an Historic Building Record was provided to the Local Planning Authority following a laser survey and building archaeology survey of the upstanding remains.
- 2.10. This record suggested that the building was likely to be late 16th or early 17th century in origin with an 18th century frontage, and 19th and 20th Century rear additions. Documentary evidence records that the building was in use as an inn in the pre-civil war period (1642-51) and that this has been its historic use since.
- 2.11. An independent survey of the building undertaken in late 2013 after the fire, assessed that the main structure of the building, which comprised a timber frame with brick gables and extensions, survived to a degree which would allow restoration and reuse.
- 2.12. The then owners, Punch Taverns, subsequently erected a tower scaffold, undertook supervised clearance of the interior of the fire damaged building to allow inspection of the buildings structure and condition, and stabilised structurally fragile parts of the fabric. The scaffolding remains around the building.
- 2.13. In October 2014, the site was sold at auction to Montague Investments Ltd of Mill Street, London. They took possession of the title in December 2014 for the sum of £62,000 plus VAT.
- 2.14. In 2016, the then owners Montague Investments submitted applications for Planning Permission (DC/16/2829/FUL) and Listed Building Consent (DC/16/2830/LBC). These applications sought to demolish the building and erect two new buildings, which would have comprised a building on the site frontage to be used as a public house with letting rooms, and a building at the rear of the site to be used as a dwelling.
- 2.15. Both applications were considered by the South Area Planning Committee and refused, on the basis of the loss of the heritage asset that is the Listed Building, and harm to the other heritage asset that is the Wickham Market Conservation Area.
- 2.16. The Planning Application DC/16/2829/FUL was refused for the following reasons:

"1. The George Inn, a Grade II Listed Building, is a building of significant historic interest, which may have had an early or original use as a public house, and been in use for this purpose for over 350 years. Despite the damage caused by the 2013 fire, the building retains its significance as a late medieval timber framed building in the historic centre of Wickham Market, and still lawfully has its early or original use as a public house. It contributes positively to its surroundings and the character of the Conservation Area, has group value in conjunction with nearby listed buildings and contributes towards their settings.

The proposed demolition, would result in the total loss of this important and irreplaceable heritage asset. The building is capable of retention and reinstatement. The applicant has failed to justify the loss of this heritage asset and the proposal does not meet the requirements set out in Paragraphs 126, 132 and 133 of the NPPF. To allow the demolition of this building would also be contrary to the statutory duty of the Local Planning Authority set out in Section 16(2) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990."

And

"2. The proposed demolition of The George Inn would result in the loss of an important Grade II Listed Building, that as a building both on its own and as part of the group of surviving former coaching inns, and by virtue of its use as a Public House makes a highly important contribution to the character of the Conservation Area. Its demolition would represent substantial harm to the designated heritage asset that is the Conservation Area.

The proposed 'replacement' public house would be a facsimile of the existing public house, which would not in any way be historic, and destroy the surviving parts of the historic building. It would adversely affect the character and appearance of the conservation area to its detriment.

The proposal is therefore contrary to the requirements of Section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, Section 12 of the NPPF, Suffolk Coastal District Local Plan Core Strategy and Development Management Development Plan Document Policy DM21 (Design: Aesthetics), 'Saved' Local Plan Policy AP1 (Conservation Areas) and the Wickham Market Conservation Area Appraisal."

2.17. The Listed Building Application DC/16/2830/LBC was refused for the following reasons:

"The George Inn, a Grade II Listed Building, is a building of significant historic interest, which may have had an early or original use as a public house, and been in use for this purpose for over 350 years. Despite the damage caused by the 2013 fire, the building retains its significance as a late medieval timber framed building in the historic centre of Wickham Market, and still lawfully has its early or original use as a public house. It contributes positively to its surroundings and the character of the Conservation Area, has group value in conjunction with nearby listed buildings and contributes towards their settings.

The proposed demolition would result in the total loss of this important and irreplaceable heritage asset. The building is capable of retention and reinstatement. The applicant has failed to justify the loss of this heritage asset and the proposal does not meet the requirements set out in Paragraphs 126, 132 and 133 of the NPPF. To allow the demolition of this building would also be contrary to the statutory duty of the Local Planning Authority set out in Section 16(2) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990."

2.18. Since the above decisions, the site has been sold to 'The George Community Pub (Wickham Market) Ltd' which is a Community Benefit Society, created specifically for the restoration and rebuilding of the building as a public house with community space. The Community Benefit Society are the applicants on this planning application and the associated Listed Building Application (DC/21/1943/LBC).

2.19. Since purchasing the site, the applicants have undertaken pre-application discussions regarding proposals to reconstruct and restore the Listed Building, and re-instate the

Public House use with community use elements. Further investigation of the building and its history has also been undertaken by the current owners/applicants.

2.20. Archaeological analysis of the structure commissioned by the current owners, concludes that

"- The earliest structure on the site is a five bay timber framed building with a close studded front elevation in the traditional East Anglian style which dates to perhaps the first half of the 16th century. This building had a long rectangular footprint with an original angled southern end.

- The next phase saw the addition of a single bay structure at the northern end of the building. This appears to have been a separate structure with indications that its first floor and roof levels were lower than the phase I structure. There is some indication that it had a gabled roof aligned east to west, in contrast to the north-south roof of the earlier Phase I building. This structure had a similar structural character to the Phase I building and is perhaps not much later in date.

- Brick chimney stacks were inserted into the central bay of the Phase I structure and adjacent to the eastern wall of the northern Phase II structure. These are likely 17th or early 18th century additions based upon the character of bricks in the core of the stacks.

- The earliest historic reference to the George, which appears to confirm its long use as an Inn, is in 1652 when 9 soldiers were billeted there at the cost of 4d a man.

- In the 18th century or early 19th century the two early structures were combined to form a single long building and the 19th century saw a wide variety of alterations carried out. The floor levels and roof of the northern Phase II building were altered along with much of its framing. A long brick extension was added to the eastern side reusing ancient timbers in its lean-to roof. The basement was constructed and the ground floor level in the Phase I building lowered. The front elevation was given a new arrangement of windows and its timber frame rendered over.

- In the later 20th century the building was extended to the rear with the construction of a new Games Room and WC block. This work included the opening up of the central portion of the building involving the removal of part of the historic rear elevation and supporting the timber frame on a brick and steel joist support. This work was consented in 1996 under planning references C/95/1587/FUL and C/95/1588/LBC. "

3. Proposal

3.1. This application seeks full planning permission to repair the fire damaged public house, and construct an extension to the rear, to enable the reinstatement of the public house use and long term retention of the Listed Building.

3.2. The historic part of the building is the element fronting High Street, with north and south facing gables. This is the element to be repaired and restored. The cellar is to remain as a

cellar, with the ground floor being reinstated to the public house use with tables and seating for customers, and the first floor which would be predominantly open to the roofspace would provide function rooms that could be hired by the public and would have their own bar within the new extension to the rear.

- 3.3. The late twentieth century single-storey elements to the rear that housed the kitchen and toilet facilities are proposed to be demolished, to allow for a new part single-storey and part two-storey extension, to house a new larger commercial kitchen, toilet facilities and additional seating/tables on the ground floor with a staircase providing access up to the first floor, where staff facilities and a store room are proposed within the extension, and access through to the first floor of the original building.
- 3.4. The yard/garden to the rear is proposed to be used as a garden with tables and chairs for customer use, and an outside kitchen area including pizza oven. At the end of the garden within the point of the triangle a gated storage area would be created for the the storage of bins and kegs etc.

4. Consultations/comments

- 4.1. There have been 12 representations of **Objection** raising the following material planning considerations:

- Principle of Use:
 - o Believed the pub use would never be reinstated after the fire when they purchased their property.
 - o Believe this is an unrealistic site for a public house, particularly of this size and scale of operation, in terms of access, parking and location within a residential area.
 - o The site should be used for affordable homes with adequate parking, as more integrated homes are needed within the village, especially as Hopkins Homes are stretching the linear development.
- Heritage and Visual Amenity Considerations:
 - o The proposed extensions are an overdevelopment of a Listed Building, with unneeded community spaces, simply to be able to tick boxes for the Heritage Lottery Fund application.
 - o The proposed extension is not sympathetic with that required in a Conservation Area.
 - o The heritage has been ignored. Relocating the entrance to the side does not follow the restoration of the building as the main fabric is being changed. The extension is huge and has no recollection of the previous building, and would have a huge extractor vent akin to a amalgam of a ships funnel and a foghorn, which would be an incongruous feature and go against the look of the conservation area and Listed Building Regulations. Believe the proposed kitchen is more suited to a London hotel causing the huge overspecification of the ventilation system, which would not be out of place on an industrial estate but is unacceptable on a grade II listed building and in a conservation area.
 - o The dominance of the development would breach the curtilages of the grade one and two listed buildings surrounding the George Public House.
 - o The Planning (Listed Buildings and Conservation Areas) Act 1990 says: "Listed Buildings must be properly protected from inappropriate alteration,

extension.....". Maintain the proposed alterations and extensions are wholly inappropriate.

- Conservation areas (as this site is situated) are defined as areas of special architectural or historic interest, the character or appearance of which it is desirable to enhance or preserve. In their view the extensions, huge funnel on the roof, pizza oven, positional changing of main entrance do not enhance this particular conservation area; in fact, what is proposed is detrimental to the conservation area.
- The word "preserve" should surely apply to the preservation of the main entrance at the front, not moving it into George Lane

- Community and Social Considerations:

- Believe the community spaces are superfluous and unnecessarily increase the complexity of the proposed development. Believe these are being provided to improve the appeal to the Heritage Lottery fund and Wickham Market already has ample community spaces so there is no need for additional Space.
- The existing community spaces would be negatively affecting including The Church, The Resource Centre, The Village Hall, Beehive, The Library, The Station House, The British Legion, The Football Club, Wickham Market School and The Medical Centre (for therapeutic use only).

- Economic and financial:

- Believe the Heritage Lottery Fund would supply around £1m of public money to a pub with doubtful viability and worth only £500,000 after development, and this is obscene use of public money. Pubs had a dire financial situation even pre-COVID, and that the scheme has totally unrealistic assumptions of economic benefits to the community. E.g. employing 14 local people in a village pub!
- Believe the statement about Pubs bringing an average £80,000 to their local economy is out of date, unsubstantiated and needs to be justified and quantified with direct relevance to Wickham Market. State that the actual quote is taken from a report from The Institute for Public Policy Research (IPPR) entitled "Pubs and Places - The Social Value of Community Pubs" by Rick Muir, published as a second edition in January 2012 (first published March 2009) and supported by CAMRA. supported by CAMRA. Also explain in the quote in this report similarly is not qualified in any way with supporting evidence, but in their view may refer to a study by Ernst and Young in 2007.
- Believe that the village cannot financially support another café. Existing businesses and local pubs are struggling to survive. Pubs are closing daily throughout the country. Believe the pub was struggling and losing the tenant landlord money before the fire even though it was the last remaining pub in the village.
- The funding should be used for the village hall which would be available for all ages in the community. Taxpayers money should be used to maintain existing facilities, communities, existing businesses and providing more affordable homes, not spent on a pub which will they believe will benefit very few members of the community.
- There is no business plan to suggest that this proposal is viable. Previous projections have been very optimistic estimating the number of clients per day visiting the restaurant.

- Accessibility, highway safety, parking, deliveries and Public Rights of Way:

- There is no designated customer parking on site, and a pub in this location would increase on street parking on this part of the High Street. In order for a pub to be sustainable it has to provide food and customers who dine would normally expect to be able to park at or near the pub.
 - The High Street is not a wide thoroughfare (5m around the George) and pavements are narrow so parking would not be safe and certainly undesirable for local residents. The carriageway (B1438) is a width restricted road and there is not enough width for large vehicles to pass each other. There are also yellow lines on the High Street (some comments refer to these as being double yellow lines, but they are single yellow lines with no waiting restrictions between 8am and 6pm). If parking takes place on the High Street down towards Yew Tree Rise, the road would become virtually one way risking various traffic safety problems.
 - Believe this scheme is to serve more than the local community so it should have adequate parking.
 - The scheme should meet the Suffolk Guidance for Parking 2019, particularly the guidance for Class A4 premises which says one parking space per 5m² of public floor area must be provided, together with a minimum specified amount of parking for disabled use and 15 percent of such parking must have electric charging points. The document also says that in all cases adequate provision shall be made for the parking and turning of service vehicles serving the site off the highway.
 - Believe relocating the main entrance to the side would encourage the number of cars entering George Lane looking for non-existent parking. There is no public turning space in George Lane and reversing out onto a busy High Street would be unwise and indeed illegal.
 - Question where deliveries are to take place, and believe if George Lane is to be used it would be unsafe to do so, as it is narrow and you must not reverse on to the highway, and there is insufficient room to accommodate a turning circle.
 - George Lane leads to a public footpath, used by ramblers, dog walkers, allotments users and school children, so question how it is going to be safely shared by large delivery vehicles and pedestrians.
 - If deliveries are to be made from the High Street, not sure how this can be legally achieved as there are yellow lines, and with busses, lorries, tractors passing having delivery vehicles parked on High Street will create chaos for road users and pedestrians.
 - Access for all is not possible. Wheelchair access, pushchairs will not be able to access the pub without parking onsite. The pavement is restricted in parts, those with push chairs and wheel chairs have to pass single file using the road itself as the pavement is not big enough.
 - Parking should be provided onsite for the pub manager, his staff and chefs, and for disabled users.
 - Parking in the main square is limited and is 5 min walk away. It is also in demand and availability can not be guaranteed.
- Residential amenity
- The pub has been in use for over 500 years and believe this includes the front door being onto the High Street, which is logical for access and deliveries, leaving the lane accessible for emergencies. Repositioning the pub entrance to the narrow side perimeter would create noise and light pollution issues, and lead to anti-social behaviour, with lack of light down the lane and no positive view from the surrounding houses.

- Believe locating the entrance on the side would lead to smoking taking place outside the entrance creating noise and smoke opposite the neighbours windows. The distance between those windows and the entrance is much less than the distance between the existing entrance and the properties on the opposite side of High Street.
- Noise and light pollution from the site would have a huge impact upon immediate neighbours. Question if it is safe for George Lane not to have lighting and raise concerns that if it does it would be detrimental to residential properties in the lane.
- Noise and Anti-social behaviour by customers in the outdoor areas at the rear of the pub or when leaving would be a major issue for local residents.
- Noise from music would adversely affect neighbouring residential properties.
- Noise, fumes and smells from an extremely large extractor fan outlet at the rear of the pub would cause distress to immediate neighbours. The ventilation funnel would stick up 1.5m above the pub roofline, with a diameter of 600mm (almost 2ft) and have a powerful fan jetting out thousands of cubic metres of air all day long. It would have an air flow velocity of 12-15 metres/sec through a 600m opening. The prevailing wind is from the south-west, so kitchen and food smells would be jetted in the direction of the nearby properties on George Lane and the Meadowside estate.
- The flue for the pizza oven is yet to be designed and could be another potential source of smoke and odour pollution.
- Noise from bottles being thrown into the bins in such close proximity to neighbouring residential properties.
- Parking on the High Street would create night time noise for residents when customers leave the pub, slamming their car doors.
- The extensions would impose upon and overshadow residential properties.
- The 'old cottage' shares a party wall with the George and used by members of the family of neighbouring property as bedrooms, so it is essential that noise from the George is kept to a minimum so as to not disturb sleeping. The cottage is only feet away from the plant room and the main air intake on the first floor. There are also concerns about noise being emitted from the large vent funnel. The first-floor plan shows 3 air source heat pumps located on the flat roof with an acoustic enclosure, again only feet away from the cottage.
- Concerns regarding the potential impact of noise, fumes and dust generated by the air source heat pumps on the flat roof, as these would be close to residential properties and had not been there previously.
- Concerns that the commercial air and sound conditioning units will expel high levels of pollutants via a very dramatic and high metallic funnel which will pump kitchen and dining smells, air-conditioning, live music directly into local residents gardens.
- There would be views from the new windows and entrance on the side of the pub into the residential properties on George Lane, allowing views by those in the pub into the residential properties. Those exiting the pub via the side entrance would also be able to see into these properties.
- The extensions would overshadow the immediate properties in George Lane, causing a loss of light to those properties, as the roof would be nearly as high as the original building which is two-storey. The sun rises in front and to the side of the new extension and so the extensions will have a significant impact upon morning/afternoon sunshine and day light.

- Believe this is a direct breach of local residents Human Rights articles 1 and 8 giving us the legal right to enjoy our properties and gardens without the impact of excessive commercial activities where there have been none previously. The layout and planning of this area will have a significant impact on all of the local residents who have never had to suffer from the impact of these proposed activities previously.
- Ecology
 - There appears little point in installing bird nesting boxes on the back of the property since it is unlikely that any birds will be able to get close enough because of the proposed flue and its air flow.
- Consultation Process
 - The proposed plans have thus far been carried out without meaningful consultation with the sites immediate neighbours, who have been simply told what is happening. Neighbours objections to the design of the pub have been met by simply repeating the proposals, and lack of recognition of any concerns raised, which have either been ignored or dismissed.
- 4.2. The representations of objection also raise matters that are not material planning considerations such as private access rights/private rights of way, potential competition impacts upon existing businesses, existing problems associated with the chip shop, the process at the Parish Council meeting, comments regarding District and County Councillors, comments regarding the applicants actions, the ownership of George Lane (it is outside the application site), and the pub being derelict when they moved in and their assumption it would never trade again as they heard it was financially unviable, and therefore such matters are not listed above.
- 4.3. There have been 34 representations of **Support** raising the following material planning considerations:
- Heritage and Visual Amenity:
 - This is saving an important part of the heritage of the village.
 - This is an important site of significant historic importance, sited on the ancient highway of the Yarmouth Road, witness to many events in the history of our Country. It is visible to the Market Hill and relates closely to it, as it must always have done. No other building would worthily fill this sensitive space.
 - The existing ruin is awful. Since the fire it has had a major negative visual impact on the Wickham Market Conservation Area and upon neighbouring properties, including those which are also Listed Buildings.
 - Care from the Trustees has enabled the retention of considerable and important architectural/archaeological remains of the surprisingly early structure. The conservation and enhancement of these elements in such a way that it may be made more apparent and appreciated by the general public whilst incorporating it into a building well-suited to the contemporary needs of all ages inevitable increases the costs of such provision. Far better to retain the building in this way than let a developer demolish the building and start again with a new building.
 - The building, is listed as Historic Building at Risk, and particularly those elements of it of greatest heritage significance will, under the proposals contained in the application, sympathetically be restored, reconstructed and managed to ensure its

survival for the enjoyment and appreciation of future generations. Although acknowledgement is made that some improvement could be made to disguise the ventilation stack.

- Community and Social Aspects:

- Wickham Market is a large, thriving village with a strong sense of community commitment, and it acts as a focus for smaller outlying villages. It currently has no pub as part of its community offer and the proposal seeks to create a well designed and managed pub, with a restoration led rebuilding of spaces for community use, which is the vision of many local people who have invested much time and money to help bring the George proposals to life.
- The George has been sorely missed since its closure. Wickham Market is an expanding village and a pub is a basis essential to welcome new residents and bring the community together.
- The proposed use as a Community Pub and its ownership by the community with provision for community activities would be a major asset to Wickham Market.
- The role of pubs in promoting community cohesion and combatting social isolation, loneliness and helping with mental health issues is, on the basis of scientific research, widely acknowledged; pubs, and community pub in particular, receiving support from central government on this basis.
- It will fulfil a long-felt need at the heart of the community to serve the present and future times.
- It has good community support, with over 420 individuals having purchased shares or made pledges to purchase shares in the future.
- Believe it will contribute greatly to the rebuilding of the villages community after the quite lockdown time, and create a community focus.
- Believe the George will be a vibrant family friendly place in the centre of the village to meet and eat with family and friends that can accommodate larger groups, with an outside space for those with dogs. Despite remarks to the contrary, there is no where in the village where a decent sized private family party can be held with the necessary catering/ refreshment facilities laid on, and this scheme would address this.
- It will be a meeting place for the community through the day and into the evening when the shops and cafes are closed.
- The first floor rooms will provide for activities of a type not available elsewhere locally.

- Economic and Tourism Aspects:

- Wickham Market is a Key Service Centre and this will contribute positively to the local economy.
- This will create 12 new jobs, making it the second largest employer in the village
- This will bring more income. An estimated £80,000 contribution to the local economy each year.
- This will bring more visitors ensure that Wickham Market remains a regular visiting spot, and add to its considerable attractiveness as a 'destination'.
- Believe anything that makes Wickham Market's High Street more attractive to customers by offering choice and increasing footfall will benefit all local businesses, including café/restaurant and holiday lets.

- It will contribute to Wickham Market's roles as a Key Service Centre and help maintain the vitality of the High Street's commercial core, the latter very much a focus of current central and local government policy.
 - Believe that the fact this is a community pub needs to be recognised, and comparing it to all the well published closures nationally ignores the very high success rate of community pubs generally. The Plunkett Foundation reported recently that there are 119 community pubs with all still trading.
- Accessibility, highway safety, parking and deliveries:
 - It is conveniently located in central Wickham Market, for access on foot or by cycle. There is no other remaining/practical site where such a community resource could be built.
 - The decision to not include on site parking, and the inclusion of a bike rack will encourage local users not to use motor cars to go to the pub, and walk or cycle, with environmental and health benefits. Visitors from elsewhere can use nearby public parking facilities as they already do for existing village facilities.
 - There would be ample room in the existing lane/alleyway for deliveries to be made if the vehicles is reversed in carefully under supervision. Believe this is the arrangement that existed prior to the fire.
 - New facilities are necessary for pub viability. There is a new disabled access via a side door (the main entrance remains to the front) and a lift.
- Residential Amenity:
 - The owner of a nearby holiday let, said prior to the fire their guests made little or no adverse comment regarding the proximity of the pub, while many have since have written comments wishing that Wickham Market had a pub, especially in their 'doorstep'.
 - Two owners of properties nearby believe that the George will pay special and proactive attention to preventing noise or other nuisances, disturbing the enjoyment of neighbours or visitors, as it will be controlled by members of the community.
- Consultation Process:
 - The consultation with local residents and efforts made to address their concerns have been good. The committee has listened and acted on the requirements of the neighbours. Many changes have been made during the design process. The George Committee encouraged the formation of a neighbours group in order they could feed into the committee their concerns. This group was disbanded shortly after it was started. The application has been thorough and the documents provide answers to most concerns apart from a small number that don't want the pub at any cost.

4.4. The representations of support also raise matters that are not material planning considerations such as potential positive impacts upon property values, and the process at the Parish Council meeting, and therefore such matters are not listed above.

Consultees

Parish/Town Council

| Consultee | Date consulted | Date reply received |
|-------------------------------|----------------|---------------------|
| Wickham Market Parish Council | 5 May 2021 | 28 May 2021 |

“Wickham Market Parish Council **Objects** to these planning applications on the following grounds:-

Noise & Pollution

It was felt the surrounding properties would be adversely affected by the proposed flue. It was noted that an extraction fan will be running for 24 hours per day and surrounding properties will therefore be exposed to fumes thus causing pollution. There will also be an element of noise as a result of the extraction fan. If these applications are Granted by ESC some form of street lighting will have to be installed on George Lane causing light pollution for the surrounding properties. All of the above are not in accordance to ESC’s Local Plan Policy SCLP10.3: Environmental Quality.

Highway, Pedestrian Safety& Access

George Lane is an unadopted road and its ownership has not been confirmed. This must be established if just for future maintenance. George Lane is used by pedestrians and school children daily and it was felt it is unsuitable for the use of dray lorries or for the delivery of construction materials at any time of day including out of hours. There are yellow lines along this stretch of road and therefore it is of concern as to where delivery of construction vehicles will park.

WMPC.DC.21/1942.3.27.5.2021

I wish to bring to your attention a recent road traffic incident involving an HGV and a car along this narrow heavy congested stretch of road. It is also noted there is no customer parking included within the plans.

Visual Impact and Effect on Listed Building and Conservation Area

The development proposed is an overdevelopment of the site. If the footprint was to be similar of that of the former George Public House the Parish Council may have formed a different view. The proposed community rooms are not necessary as there are several existing community spaces available such as Wickham Market Village Hall and Committee Room, Wickham Market Primary School, Wickham Market Resource Centre, Wickham Market Library and All Saints Church.

The proposed flue which will be 1 and a half metres high and almost 2ft wide would not be sympathetic to the Listed Building or Conservation Area. Concerns regarding the extractor fan being on all day long were highlighted and again this not in keeping within a Conservation Area. If an alternative design could be submitted ,this could be favoured. A pizza oven is also being proposed and it was thought the smoke from this would have an impact on neighbouring properties. Overall, this design appears inappropriate and not in accordance to ESC Local Plan Policies SCLP11.4: Listed Buildings and SCLP11.5: Conservation Areas.

Overlooking/Loss of Privacy

Due to the large scale of the proposed development, there will be loss of privacy causing overlooking to some neighbouring properties.

Layout and Design

The proposals are too large for the site and include unnecessary floor space being the community rooms. There is conflicting information in respect of the proposed entrance and if this is to be

moved to the side it was felt permission should not be given as if surrounding listed properties wished to alter their entrance it was felt this would be refused by ESC's Planning Dept.

Other recommendations

It would be preferred if the frontage could be the same as it was previously with no planting, just paved.

The plans did not include details of rainwater collection.

The bird boxes should be species specific i.e. Swift boxes and Housemartin ledges.

I wish to point out the above objection was not a Unanimous decision taken by the Parish Council and some members could not partake within discussion or vote as they had declared a Pecuniary Interest. I can confirm the Parish Council are in support of a pub in this location but would prefer this to be of a similar footprint to that of the former George Public House.

I trust you will take the above comments into consideration and would like to recommend that a delegated decision is not made in respect of these applications and that they are considered instead by ESC's Planning Committee."

Statutory consultees

| Consultee | Date consulted | Date reply received |
|--|----------------|---------------------|
| SCC County Archaeological Unit | 5 May 2021 | No response |
| Summary of comments: No comments received | | |

| Consultee | Date consulted | Date reply received |
|--|----------------|---------------------|
| SCC Rights Of Way | 5 May 2021 | 10 May 2021 |
| Summary of comments: Comments. Highlight the public rights of way (PROW) in the vicinity of the proposed site (footpaths 9 and 10, Wickham Market), and provide standard informative notes in relation to these PROW in terms of access, construction etc. | | |

| Consultee | Date consulted | Date reply received |
|--|----------------|---------------------|
| Historic England | 12 May 2021 | No response |
| Summary of comments: Advise that they do not wish to offer comments. Suggest we seek the views of the Local Planning Authority's specialist conservation adviser. | | |

| Consultee | Date consulted | Date reply received |
|-----------|----------------|---------------------|
|-----------|----------------|---------------------|

| | | |
|---|-------------|-------------|
| SCC Highways Department | 12 May 2021 | 1 June 2021 |
| <p>Summary of comments: Holding Objection - requesting more information on the history of the site, and previous parking provision. Also includes comments regarding cycle provision and potential for electric bike charging points.</p> | | |

| | | |
|---|----------------|---------------------|
| Consultee | Date consulted | Date reply received |
| National Amenity Societies | 12 May 2021 | No response |
| <p>Summary of comments: No comments received</p> | | |

Non statutory consultees

| | | |
|--|----------------|---------------------|
| Consultee | Date consulted | Date reply received |
| East Suffolk Design And Conservation | 5 May 2021 | 19 May 2021 |
| <p>Summary of comments: Internal Planning Services Consultee, comments incorporated within considerations section of this report.</p> | | |

| | | |
|---|----------------|---------------------|
| Consultee | Date consulted | Date reply received |
| SCC Fire And Rescue Service | 12 May 2021 | 14 May 2021 |
| <p>Summary of comments: No Objections. Standard comments relating to Building Regulations in relation to access for fire appliances and firefighters, comments regarding hardstanding for appliances, advise no additional water supply for fire fighting purposes is required in respect of this application, and recommended consideration be given to an automatic fire sprinkler system.</p> | | |

| | | |
|--|----------------|---------------------|
| Consultee | Date consulted | Date reply received |
| East Suffolk Environmental Protection | 12 May 2021 | 1 June 2021 |
| <p>Summary of comments: No Objections in principle to the proposals for renovations and reuse. The nature of the area in years gone by is that a pub operated on this site.</p> <p>They do not know if previous planning consents for the premises restricted the use of the external areas in terms of use by customers, but understand that the last premises licence for the George required the external seating areas to cease at 21:00 hours for the prevention of public nuisance. Due to the proximity of these areas to neighbours, they have concerns over the potential use of</p> | | |

these areas until 00:00 hours every night.

More information may be required as to the nature of the pizza oven to ensure smoke and odour are adequately controlled (if a woodfired oven).

The new plant systems and the use of the pub for an expanded range of functions could have noise impacts on residential neighbours. Therefore, adequate controls are required to ensure protection of amenity of local residents. In terms of plant noise and odour it is considered these can be addressed at the design stage through suitable conditions.

Note the comments from the Council's Design and Conservation Officer, and agree there is an opportunity to site the proposed kitchen extract flue either within an existing chimney or within a new chimney. As well as improving aesthetics, enclosing the flue may help reduce duct breakout noise, with suitable installation and isolation from the structure.

Consider the submitted Acoustics Report is comprehensive and addresses external noise from the various items of plant and equipment, noise break out from community/event spaces, as well as internal acoustics. Agree with the recommended noise limits and the proposed limits for music noise levels.

Recommend conditions relating to the following:

- Limit on noise from plant,
- Limit on noise from events,
- Extract ventilation to control odour and grease from the kitchen - details to be submitted and agreed,
- the storage and disposal of waste

| Consultee | Date consulted | Date reply received |
|-----------------------------------|----------------|---------------------|
| East Suffolk Economic Development | 12 May 2021 | 14 May 2021 |

Summary of comments:
Support.

Advise that the scheme furthers the objectives of the East Suffolk Growth Plan, as it supports the growth of sustainable tourism and adds value to the night time visitor economy and supports community cohesion.

They support proposals that strengthen the visitor economy in East Suffolk and enhances the diversity of the current offer, whether by means of conversion or new build. Tourism and leisure are key drivers of economic growth.

Also pleased to see the creation of employment opportunities and the generation of income to the local economy as a result.

| Consultee | Date consulted | Date reply received |
|------------------------------|----------------|---------------------|
| Suffolk Preservation Society | 12 May 2021 | No response |

Summary of comments:
No comments received

Re-consultation consultees / additional comments received

| Consultee | Date consulted | Date reply received |
|---|----------------|---------------------|
| Wickham Market Parish Council | | 10 June 2021 |
| <p>“Further to your recent email I am writing to recommend the applications for the George Community Pub, Wickham Market are sat before the full planning committee as mentioned previously within the Parish Council's response. It is felt a site meeting could also be beneficial especially concerning matters relating to highways.”</p> | | |

| Consultee | Date consulted | Date reply received |
|---|----------------|---------------------|
| SCC Highways Department | | 10 June 2021 |
| <p>Summary of comments: No objection. Recommend condition relating to the provision of secure cycle storage</p> | | |

| Consultee | Date consulted | Date reply received |
|---|----------------|---------------------|
| East Suffolk Environmental Protection | | 10 June 2021 |
| <p>Summary of comments: Additional comments to be considered alongside those provided previously.</p> <p>The have reviewed the revised drawings and the key thing to note is the proposal to ‘box-in’ and therefore disguise the main kitchen extract ductwork. This will improve the aesthetics of the building, but in terms of noise and odour control this makes no changes to their previous comments, and their recommendations remain valid.</p> <p>Due to the number of noise sources, and the complexity of the relationships between The George and the neighbouring dwellings, there will be a degree of uncertainty in the calculations that will be made in the detailed noise assessment. Therefore a condition requiring a noise validation survey is recommended in addition to the assessment previous recommended.</p> <p>All previous comments and recommendations remain valid. There is uncertainty regarding the use of the outdoor areas, and in particular the pizza oven. Depending on the equipment/method of cooking being proposed, this may need to be included in the noise assessment as a source. Careful consideration is also required with respect to odour/smoke that may need dispersal from the equipment to avoid detriment to amenity of nearby neighbours.</p> | | |

Publicity

The application has been the subject of the following press advertisement:

| Category | Published | Expiry | Publication |
|-------------------|------------------|---------------|--------------------------|
| Conservation Area | 6 May 2021 | 27 May 2021 | East Anglian Daily Times |

Site notices

General Site Notice
Reason for site notice: Conservation Area Listed Building
Date posted: 11 May 2021
Expiry date: 2 June 2021

5. Planning policy

National Planning Policy Framework 2019

SCLP3.1 - Strategy for Growth (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP3.2 - Settlement Hierarchy (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP3.3 - Settlement Boundaries (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP4.8 - New Retail and Commercial Leisure Development (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP4.12 - District and Local Centres and Local Shops (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP7.1 - Sustainable Transport (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP7.2 - Parking Proposals and Standards (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP8.1 - Community Facilities and Assets (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP9.1 - Low Carbon & Renewable Energy (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP9.2 - Sustainable Construction (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP10.1 - Biodiversity and Geodiversity (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP11.1 - Design Quality (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP11.2 - Residential Amenity (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP11.3 - Historic Environment (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP11.4 - Listed Buildings (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP11.5 - Conservation Areas (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP11.7 - Archaeology (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

Wickham Market Conservation Area Appraisal (March 2016)

6. Planning considerations

Principle

- 6.1. As explained in the site description section of this report, there has been a public house on this site for centuries, with the operational use ceasing due to the fire in 2013. No lawful planning use has commenced since the fire. Therefore, the lawful planning use of the building and its curtilage remains as a Public House, which is a 'Sui Generis' Use, under the current Use Classes Order in England (as of 1 September 2020, previously Class A4).
- 6.2. Therefore, in terms of the use of the building and wider site, this planning application is not seeking a new public house, but seeking to expand upon the lawful established use as a public house, to also allow for the community spaces on the first floor. Therefore the principle of the public house has been established.
- 6.3. Planning Permission is also sought for the physical works to restore/rebuild the Listed Building and add extensions to the rear to house the service areas for the public house, including the kitchen, and toilets. In order to facilitate this extension the existing modern single-storey elements to the rear would be demolished.
- 6.4. As explored later in the sections below, Local and National Planning Policies are supportive of the principle of retaining community/key facilities such as Public Houses, and are also supportive of proposals which provide additional community facilities and/or enhance the future viability of public houses and community spaces.
- 6.5. Therefore, the restoration of this building to enable it to recommence its lawful planning use as a public house, with additional community spaces is supported by planning policy and thus acceptable subject to the consideration of other relevant planning policies and material planning considerations.

Heritage and Visual Amenity Considerations

- 6.6. The George is a Grade II Listed Building, and a number of the neighbouring buildings are also listed buildings, and the site is also located within Wickham Market Conservation Area. The Town Country Planning (Listed Building and Conservation Areas) Act 1990 is therefore applicable to the consideration of this proposal. This act requires that special attention be given to the desirability of preserving or enhancing the Listed Building, its setting and character and appearance of the Conservation Area.
- 6.7. The use of the building represents a reinstatement of its long-term historic use with additional community space, which represents a positive evolution of use for the community it will serve and is proposed by. The use by virtue of its similarities with the historic use as a public house, therefore preserves the character of its use, with the additional community enhancements.
- 6.8. Due to the fire, significant parts of the historic building will require repair and reinstatement or reconstruction. The scheme proposed seeks to undertake these works sensitively retaining the timbers and other remaining building fabric where these remain and it is possible to do so. Where new/replacement timbers and other fabric are require, such as for the roof, these are also proposed in a manner that is sensitive to the history and character of the building. Evidence of the fire damage is to be retained in some areas as it is recognised as an important event in the history of the building.
- 6.9. The existing single-storey additions on the rear of the building are proposed to be demolished. These are of no historic merit, being constructed in the latter part of the twentieth century, and therefore their removal would not result in the loss of historic fabric or be detrimental to the character and appearance of the Listed Building.
- 6.10. The new extensions on the rear would be part two-storey and part single-storey, which would read as subservient additions, and enable the inclusion of facilities such as a staircase, lift, catering kitchen, and toilet facilities, many are features which improved accessibility and/or one would reasonably expect in a public house in order to meet customer needs and expectations in today's environment.
- 6.11. Whilst the extension would be part two-storey, the first floor element would be significantly smaller in terms of floorspace than the ground floor. Its ridge would be lower than that on the reconstructed roof on the existing building, and the floorspace would be set partially within the roof space, with a cat-slide type arrangement on the northern side, which will contain a store, a plant room and a staff room. Whilst these spaces would have a reduced headroom, due to the roof arrangement, this as significantly reduced the potential scale and mass that could have arisen from an addition creating this level of floorspace.
- 6.12. The overall appearance of bulk and mass is also reduced by the use of different forms within the single-storey elements such as the dual pitched roof over the northern part of the proposed kitchen and the flat roof on the single-storey element between the two-storey rear wing and the southern boundary, which is proposed to contain the toilets and access route from the bar/lounge areas to the courtyard garden.

- 6.13. The flue was initially proposed on the southern side of the two-storey rear wing and proposed to be visible as a large standard flue, which would have been highly visible and contrast in a detrimental manner to the building, negatively impacting upon its appearance including in views within the wider Conservation Area, including from the footpaths adjoining the allotments.
- 6.14. During the course of this application revised plans have been submitted, relocating the flue to the end gable of the rear wing (the elevation facing east), and the flue is also proposed to be housed within a chimney shaped structure. This is a significant improvement upon the original submission and although the flue would still remain taller than main roof of the building, visually it would read as a more attractive chimney. The resulting proposal would preserve the character of the listed building and its appearance in the Conservation Area.
- 6.15. The scheme also seeks to improve the outside spaces associated with the building. The area to the front, adjacent to High Street is proposed to have brick paving in the central section allowing access from the pavement to the front doors, with areas of planting on either side, to create an attractive and welcoming frontage.
- 6.16. The area immediately to the rear is also proposed to be laid with clay brick paving, and would be used as an outside siting area for customers, with space for planters, a bike rack and a sheltered area for smokers. This space is also proposed to have an outside serving area with pizza oven directly adjacent to the kitchen. The existing access on to George Lane which would be wide enough for vehicles is also proposed to be replaced with a wall and two sets of pedestrian gates.
- 6.17. To the rear most end of the site, the existing outbuilding will be retained with a new lean-to roof, and storage areas for bins and kegs etc would be provided, separated from the customer area.
- 6.18. The proposed works to the outside areas would be a visual improvement, as these areas are currently laid to tarmac and appear neglected. These elements of the scheme would provide enhancements to the setting of the Listed Building, and its visual appearance in the Conservation Area, particularly in views from High Street.
- 6.19. The height, form, and massing of the proposed works, including the revised flue and creation of the rear courtyard as an attractive pub garden, respect the original building, and would preserve its character, and would be appropriate additions to enable the restoration of the lawful public house use, which should secure its longer term future.
- 6.20. The works would also enhance the setting of the nearby Listed Buildings and the character of the conservation area, by reinstatement of the historic building which not only has heritage benefits but would also enhance the appearance in terms of visual amenity.
- 6.21. Appropriate conditions should be included across the Planning Permission and Listed Building Consent to secure the use of appropriate materials and detailing to ensure that this is achieved.
- 6.22. As explained above in terms of the impacts of the scheme upon both the Listed Building and the Conservation Area, the proposals would preserve the special interest of the Grade

II Listed Building, its setting and the setting of the nearby listed buildings and also preserve and enhance the setting of those buildings, and the Wickham Market Conservation Area. The scheme therefore complies with the requirements of the Town and Country Planning (Listed Building and Conservation Areas) Act 1990.

- 6.23. The relevant NPPF tests in paragraphs 195 and 196 of the NPPF are not engaged with this proposal as the proposed development would not lead to harm to a designated heritage asset, indeed as explained above the scheme results in preservation and enhancement.
- 6.24. This scheme also fulfils the environmental objective of sustainable development as defined in paragraph 8 of the NPPF, in that it would contribute to protecting and enhancing the built and historic environment, and it incorporates appropriate features to improve the thermal efficiency of the building, such as slim line double glazing, reducing potential future energy use.

Community, Social and Economic Considerations

- 6.25. The George is located within the defined District Centre, where Policy SCLP4.12 (District and Local Centres and Local Shops) applies. This policy seeks to increase shopping opportunities and facilities within these areas, where they complement the existing role of these areas and do not have a detrimental impact upon residential amenity. The policy also seeks support and safeguard existing shopping and facilities within District and Local Centres.
- 6.26. This proposal would meet the objectives of Policy SCLP4.12, because it would reinstate the public house use, providing the facility within the District Centre, and as explained below in the section relating to residential amenity, subject to appropriate conditions the scheme is acceptable in terms of material residential amenity considerations.
- 6.27. The proposal would also have economic benefits. As explained by the Head of Economic Development, this proposal furthers the objectives of the East Suffolk Growth Plan 2018-2023, which has three key priorities, that are:
- "Priority 1: Supporting entrepreneurs and entrepreneurship in East Suffolk
Priority 2: Encouraging established businesses to invest and grow
Priority 3: Attracting inward investment to East Suffolk, focused around existing and emerging sectors and supply chains"
- 6.28. The application form indicates the scheme would provide employment for four full time positions and 8 part time positions. It would also provide wider economic benefits, by creating an additional destination within the District Centre, increasing footfall, and potential customers to other businesses and facilities.
- 6.29. Local Plan Policy SCLP8.1 (Community Facilities and Assets) is also applicable. It seeks to support the provision of new community facilities to meet the needs of the community, where they are well related to the settlement and not adversely affecting existing facilities which are easily accessible and available to the local community.
- 6.30. This proposal is for a public house with community rooms. There is currently no operational public house with the village, and the proposed community rooms would be of

a smaller floorspace than other spaces such as the main room in the village hall, and the proposed community rooms would have onsite catering facilities, so would provide a different offer to the existing available facilities within the wider community. Therefore this scheme meets the objectives of this policy.

- 6.31. This proposal would also support the local economy and community cohesion providing employment through the reinstatement of the public house with community rooms for the community and visitors to use. This proposal would serve not only the local community but also those visiting the area. Tourism and leisure are recognised as key drivers of economic growth, providing income in to the local economy as a result.
- 6.32. Unlike a commercial public house this scheme would have potentially greater social benefits, as it is being undertaken by a Community Benefit Society, whose aim, as set out in the Design and Access Statement (page 4) is:

"Taking ownership of the last remaining pub in our village, to repairing the fire damage and, as a Social Enterprise, building it in a configuration and with facilities and services that will put it at the heart of our community.

It will offer a place for people of all ages to socialise, and thus reduce isolation and build social cohesion. As a co-operative it will also allow individuals to have a democratic stake in a key enterprise in the community and encourage engagement with other village activities."

- 6.33. The applicant has indicated on page 11 of the submitted Design and Access Statement, that the intention is that the

"...use of the community space and pub space will be free to community-based groups, with the programme being planned and managed by the Community Engagement Coordinator funded by the Society from pub profits."

and

" In delivering the objectives of greater wellbeing and learning opportunities such as workshops, classes, talks, and a dementia cafe, the applicant will work with several local organisations including, but not limited to:

- Connected Communities,*
- Dementia Together,*
- Community Actions Suffolk,*
- Wellbeing Suffolk (part of Norfolk and Suffolk NHS Foundation),*
- The Wickham Market Art Project."*

- 6.34. The scheme for the public house with additional community spaces, would reinstate the only public house in the settlement, providing employment and accessible indoor and outdoor spaces where the community can meet to socialise into the future. This proposal therefore fulfils the economic and social aspects of sustainable development as defined in Paragraph 8 of the NPPF.

Accessibility, highway safety, parking, deliveries and Public Rights of Way

- 6.35. The application site is in a sustainable location, a short distance from 'The Hill', close to the centre of the village, where there are other services and facilities including bus stops and car parks. Due to its central location is also within walking distance of the majority of the residential properties of the village.
- 6.36. A Public Right of Way (Footpath) runs along George Lane, and connects with the wider right of way network to the north, west and south of the allotments. There are direct pedestrian pathways which are a combination of public rights of way and permissive paths which provide access for those on foot to/from the application site to Spring Lane and King Edward Avenue to the east, Crown Lane and Mill Lane to the south.
- 6.37. Although their width is limited in places, there are also pavements at the front of the site down High Street and along the other main routes running away from the Hill to other parts of Wickham Market to the west of the site (e.g. the areas around Broad Road).
- 6.38. The site is therefore sustainably located in terms of pedestrian connectivity for those within Wickham Market.
- 6.39. The comments from the Public Rights of Way team about access rights and future maintenance of the Public Right of Way along George Lane are reasonably standard comments where a proposal is close to and/or accessed via a public right of way. The access along George Lane to the area to the rear of the building appears to have existed for many years prior to the fire, so this is not new, and the planning application does not propose any works to George Lane or its surface. Therefore, the scheme is acceptable in terms of its relationship with the public right of way. However, informative notes highlighting its presence and any potential obligations should be added to any decision notice.
- 6.40. The scheme includes a proposal for a bicycle rack within the walled rear garden, so customers will be able to cycle to the George and park their bicycles on site. The initial comments from SCC Highways suggesting the bicycle rack should be larger and include charging points for electric bicycles, and their revised comments suggesting a condition relating to the provision of a secure cycle storage area are noted. Whilst sustainable modes of transport such as cycling do need to be encouraged, this has to be balanced against the other aspects of the scheme. There would be space for a larger bicycle rack and/or electric charging points for electric bicycles to be provided in the future if required, but given the scale of the project and the other positive benefits it is providing, it would appear rather onerous to insist upon a larger bicycle rack and electric charging points at this stage. However, the application does not currently include specific details on the proposed cycle rack height or appearance, and it would be located within the curtilage of the listed building it would be appropriate to condition the submission and agreement of details.
- 6.41. The initial holding objection from SCC as Local Highway Authority, on the basis of requiring further information about the previous provision of parking on site is noted, but as explained below there is significant doubt as to the formal requirements of on site parking prior to the fire, and the scheme is considered acceptable without the provision of on site parking for cars and motorcycles etc.

- 6.42. It is accepted that the proposal does not include any on site parking areas for motorised vehicles. The only potential location for parking spaces would be to the rear of the building within the area proposed as the outside seating area. If parking and sufficient space were to be provided for turning, the remaining area available for outside seating would be significantly reduced, if not made so small as to be impractical.
- 6.43. As explained earlier in this report this site has been used as a public house for centuries, so its initial construction and commencement of use, pre-dates the 1948 Planning Act, so there is no original planning permission with conditions controlling the use or requiring the creation retention of the parking areas which may have previously been used within the rear garden.
- 6.44. In 1995, Planning Permission and Listed Building Consent were granted for a single-storey rear extension, which provided kitchen and toilet facilities (C95/1587 and C95/1588). The consents appear to have been implemented, based upon the single-storey elements that remain at the rear of the building today. The Planning Permission required the creation and retention of parking areas through conditions 7, 8 and 9. However, there is no record of the submission or approval of details of the surfacing and drainage of areas to be used by vehicles and parking areas, as required by conditions 8 and 9 of the Planning Permission. Therefore, it does not appear that these conditions (or potentially others on the consents such as parking provision under condition 7) were complied with.
- 6.45. The 2007 Aerial Photograph (attached) we have on file shows vehicles on site but they do not all correspond with the location of the 4 spaces on the plan from 1995, further suggesting that the parking referred to in the 1995 consent was not provided and/or retained.
- 6.46. Given the passage of time, even if the fire had not occurred, compliance with these conditions, and insistence upon the creation/retention of the parking areas referred to in 1995, could not be sought now, as the potential timeframe for enforcement expired many years ago and therefore the apparent breach of these conditions would be immune from enforcement action. Therefore, there is no current/enforceable requirement for on site parking within the rear garden area.
- 6.47. Since the above information was provided to the Local Highway Authority, they have withdrawn their holding objection, and now raise no objections recommend a condition relating to the provision of secure cycle storage.
- 6.48. The comments raised in third party objections regarding potential issues of parking around the site due to the narrow width of the High Street are noted. However, there is a solid yellow line road marking along both sides of the High Street outside the George and for some distance in both directions, so it should not be used for on street parking or waiting between the hours on the associated signs (8am to 6pm). In any event, outside these hours, road users, including those seeking to park would need to comply with the Highway Code, which is different legislation to Planning and therefore the Local Planning Authority has no control over it.
- 6.49. Given that this proposal is reinstating the former public house use, and the site is sustainably located within a defined 'District and Local Centre', close to car parks and the village centre, and it is accessible on foot and by bicycle, and the provision of on site

parking would likely severely limit the ability to provide outside seating, it is considered that it would be difficult to justify refusing the application on the lack of on site parking.

Residential Amenity – Noise

- 6.50. Concerns have been raised by the Parish Council and within the responses from third parties regarding noise generated by the use of the building as a public house, from the proposed extract system and the air source heat pumps and by patrons leaving the premises, particularly from the site entrance, and the potential impacts this would have upon residential amenity.
- 6.51. The application seeks opening hours of 07:00 to 00:00, seven days a week, including Sundays and bank holidays. The Head of Environmental Protection has not objected to these hours in terms of activities within the building, but has suggested the use of the external areas is conditioned to cease at 21:00 hours, including the rear seating area order to alleviate their concerns regarding the potential use of these areas until 00:00 every night and associated noise impacts.
- 6.52. Their concerns are understandable, particularly if the building and its outside seating area were to be open seven days a week, 365 days a year for such hours. However, the current proposals will also require a license, which is separate legislation from planning, and therefore something out of the control of the current planning application.
- 6.53. As the construction and use of the original building pre-dates the 1948 Planning Act, there were no planning conditions relating to the nature or hours of use. Therefore prior to the fire the licence would have controlled the hours of use, rather than the hours being controlled via the planning process. It is not the function of planning to seek to duplicate other legislation.
- 6.54. The license can be granted for different (usually shorter) hours than those conditioned on a Planning Permission, and does not override and conditions on the Planning Permission. Licenses are also potentially easier to vary and unlike the planning permission can potentially be suspended or withdrawn if issues arise.
- 6.55. Therefore, if the Local Planning Authority were to grant Planning Permission for the hours 07:00 to 00:00, East Suffolk would still have the ability to require shorter operating hours via the license, so could limit the use under that legislation. By granting planning permission for the hours currently sought, even if the applicants intention is not to operate 07:00 to 00:00 everyday, it would enable the premises to open to 00:00 if required on particular days of the week or for special events, subject to the appropriate license.
- 6.56. Therefore, if the Local Planning Authority were to seek to control the hours of opening to a more reduced time, it could limit the ability of the George to operate, and prevent flexibility in terms of special events etc.
- 6.57. Similarly, if the Local Planning Authority were to include a condition on the Planning Permission preventing the external space from being used after 9pm, this would significantly limit the potential for trade, especially in the warmer summer months. Recent events during the COVID-19 pandemic has shown the importance of external seating areas

for premises providing food and drink, and to close the rear seating area off at 9pm would mean smokers would have to stand beyond the boundaries of the application site in George Lane or High Street, where they could potentially be closer to residential properties, than the proposed smoking shelter area within the rear garden, and as these areas are not within the current application site, they are beyond the control of the planning application. The licensing process can also control the use of external setting areas, so if the use of the rear garden space does become an issue, it can be controlled via that legislation.

- 6.58. Therefore, it is recommended that the hours of opening are conditioned to be as per the application form (07:00 to 00:00) and an informative note is included highlighting the need to obtain a license.
- 6.59. Concerns have also been raised by those objecting to the scheme, regarding the inclusion of an access door on the northern side of the building adjacent to George Lane. The key concerns raised are that this entrance will increase noise and disturbance, to nearby residents.
- 6.60. As explained on pages 35 and 36 of the submitted Combined Design, Access and Heritage Statement, the proposed access door on the side of the building is proposed to enable level access for those in wheelchairs, so that the building is inclusive:

"The front doors opening widths are 890mm and are stepped between the outside level to the internal level of The George. These do not meet the requirements of the Building Regulations.

The new side door to the building will be a step-less door with a level threshold, 1000mm wide to accommodate wheelchair users. The side door will also be used by the Dray delivery team, bringing in barrels to the cellar. It is important for the door to be level, as any threshold would be damaged over time by the delivery team and present a health and safety tripping hazard.

The whole Ground Floor area will be fully accessible by wheelchair users, apart from the raised "restaurant" seating area. This is raised to increase the head height of the cellar space. A new platform lift is employed to accommodate access to the first floor for wheelchair users. The entirety of the first floor is accessible to wheelchair users. This allows most of the building for wheelchair users, accommodating inclusive access for all. The circulation has been maintained with a new central lift core to the heart of the building, with a staircase winding around it. We have utilised some of the "dead" space underneath the stairs to accommodate some of the service provisions required."

- 6.61. And on page 37 of the same document:

"A side door has been added directly into the new two-story rear extension to meet the requirements of the Building Regulations relating to disabled access, together with compliance with the Equality Act. The front doors will still be available for use. It also provides direct access to an enlarged waiting/entry area as recommended in dementia friendly design guidance."

- 6.62. It has been suggested within many of the comments that the access fronting High Street should be used with no side access. However, such a proposal would be impossible, the

remaining fabric of the building on the front elevation could not be retained if the doorway opening was to be enlarged and a level threshold provided.

- 6.63. Also of relevance to the consideration of the potential impact of the proposed side door, is that the extensions granted in 1995 under references C95/1587 and C95/1588, included a door on the side of the rear extension with access ramp, and there was no other level threshold doorway. Although this access would have been into the yard/garden, those using it would have then had to leave the site via the side gates and George Lane. Therefore, customers potentially leaving the pub on the southern side and using George Lane to get to the High Street was established prior to the fire, although it is accepted that this previous doorway did not front directly onto George Lane.
- 6.64. However, it would be difficult to seek to resist this proposed side entrance on the basis of potential noise and disturbance to nearby residential properties, when George Lane is a Public Right of Way and appears to have been a route for those visiting/leaving the premises previously, and this access would provide access for wheelchair uses.
- 6.65. Therefore, for the reasons outlined above, and subject to appropriate conditions, the potential for noise and disturbance would be of an acceptable level in terms of material planning considerations relating to residential amenity and accord with SCLP11.2 (Residential Amenity).

Residential Amenity - Odour and fumes

- 6.66. Concerns have been raised by Wickham Market Parish Council and third parties regarding the potential impacts of the output from the kitchen extraction system and external pizza oven upon nearby residents.
- 6.67. The proposed kitchen extract system would be designed to filter the air and cooking odours etc from the various cooking apparatus within the kitchen. Modern extraction systems of this nature are more efficient than older systems, and so that proposed here is likely to result in few odours etc than that which may have existed when the public house was previously operational.
- 6.68. Further details would be required via condition on the planning permission to ensure that the system is appropriate for the cooking equipment and resulting odours etc. in order to safeguard the amenity of nearby residents.

Residential Amenity - Overlooking/loss of privacy

- 6.69. The proposal seeks to reinstate the first floor level windows in the front elevation facing High Street. Their reinstatement will result in a similar relationship to the properties opposite to that which existed prior to the fire. They would not result in any greater overlooking or loss of privacy.
- 6.70. There are no additional first floor windows proposed on the side gables of the element of the building to be reconstructed or on the northern and eastern elevations of the rear extension. The first floor level rooms within the addition with no natural light would be for plant and storage, and a WC. A rooflights is proposed to serve the staff room and a

maintenance hatch is proposed on the southern elevation to allow access to the roof for maintenance purposes only.

- 6.71. The only other first floor windows are to be on the rear (eastern) elevation of the existing two-storey structure, which would overlook the proposed single-storey flat roof. Views from these windows towards the garden of the neighbouring dwelling to the south would be blocked by the existing roof of the neighbours outbuilding.
- 6.72. Concern has been raised by a third party about potential views from those in the pub through side ground floor levels windows and the door, towards and into the properties on the northern side of George Lane. However, these windows are at ground floor level therefore views would be now higher than those which could be obtained from George Lane which is a public right of way, and thus already potentially provides public views into these residential properties. The proposed relationship between the ground floor windows and entrance door on The George, and the openings on the properties to the northern side of George Lane is not unusual and does not represent an unacceptable loss of privacy in terms of material planning considerations. Contrary to the view of the third party who made these comments, the application can not be reasonably be refused on the basis of this relationship.
- 6.73. Therefore, the scheme is acceptable in terms of overlooking and privacy considerations, and accords with Policy SCLP11.2 (Residential Amenity) in this respect.

Residential Amenity - Daylight/sunlight

- 6.74. The proposed rear extensions would be located to the north of the outbuilding of no 93, and therefore would not adversely affect sunlight or daylight to that property.
- 6.75. The extension would be to the south of George Lane and the residential properties that lie to the north of the lane (99 and 103 High Street). However, the element of the extension closest to George Lane and the residential properties is single-storey with the taller element set into the site perpendicular to the original building, so it angles away from the alignment of George Lane. It also has a catslide roof on the northern elevation reducing its height and thus its potential impact upon light levels to those properties.
- 6.76. It is accepted that the outlook from the south facing windows of 99 and 101 High Street will be altered by this proposal, but due to the distances involved and the set in nature of the tallest element of the extension, the potential material impact upon sunlight and daylight would be insufficient to warrant refusal in terms of material planning considerations and Policy SCLP11.2 (Residential Amenity) in this respect.

Residential Amenity - External Lighting

- 6.77. The submitted plans suggest external lighting is proposed within the rear garden area, but no specific details are included at this stage. Concerns have been raised by a number of third parties regarding the potential impact of light upon nearby residents from external lighting.
- 6.78. Given the nature of the use it is likely that external lighting would be needed on the building and/or its curtilage. External lighting could spill beyond the site towards

neighbouring dwellings, but appropriate lighting could be installed e.g. angled downward reducing light spill towards neighbours. It would be appropriate to condition the submission and agreement of external lighting prior to installation in order to safeguard residential amenity, and to ensure it is visually appropriate on/within the setting of the Listed Building and Conservation Area.

Waste Disposal

- 6.79. The comments and recommended condition from the Head of Environmental Protection, relating to details relating to the storage and disposal of waste needing to be enclosed, are noted. However, the a revised plan has been submitted which confirms details of the proposed refuse storage area at the rear of the site within the point of the triangular shaped rear garden area, and that the refuse is to be stored within wheely bins, which would be presented close to the northern side of the building for collection. The external sides of the storage area are already enclosed by existing walls, and the northern wall adjoining George Lane is proposed to have an additional 0.5m trellis attached on top with climbing plants. The internal side facing the rear of the public house is proposed to be enclosed by a fence with access gates, so there is access from within the site, whilst providing a secure area for the bins.
- 6.80. The creation of this area is shown on the plans which would be included within the general plans condition. Therefore, it is considered that this matter is covered without the need for a separate condition, and to impose such a condition would fail the tests in the NPPF.

Ecology

- 6.81. The application proposes the installation of bird and bat boxes on the side and rear of the building. These would have potential ecological benefits and would accord with the objectives in Local Plan Policy SCLP10.1 (Biodiversity and Geodiversity).

Construction Phase

- 6.82. Due to the proximity to existing residential properties, there would be significant potential for noise and disturbance to occur during the construction phase, and due to the shape and size of the site, there would be limited room for the storage of materials on site.
- 6.83. Therefore, it would be appropriate to require the submission of a construction management plan, to safeguard the amenity of adjoining residents and ensure that the storage of materials on site is considered and appropriately located so that they do not cause a hazard to users of the highway/pavements and public right of way.

7. Conclusion

- 7.1. The proposal would restore a fire damaged Listed Building, preserving and enhancing that heritage asset and its setting, the setting of other nearby Listed Buildings and the surrounding heritage asset that is the Conservation Area. The scheme therefore meets the requirements of the Listed Buildings and Conservation Areas Act, in that it would preserve and enhance the heritage assets.

- 7.2. The scheme would provide community facilities, not only in the form of the restoration of the public house use, but also the additional community rooms.
- 7.3. The building is sustainably located within a defined district centre within the village of Wickham Market, close to public car parks and other services and facilities. It is accessible on foot and bicycle from the community it is to serve, including on public rights of way.
- 7.4. Subject to appropriate conditions, such as those relating to the extract system and external lighting the potential impacts upon residential amenity can also be mitigated.
- 7.5. Therefore, for the reasons set out above this proposal fulfils the three aspects of sustainable development as defined in Paragraph 8 of the NPPF. It would meet the economic, social and environmental objectives of sustainable development because it would reinstate the only public house use with additional community rooms, providing employment in an accessible location close to the village centre, whilst providing well designed spaces for the community to socialise, and it would restore a fire damaged Listed Building, protecting and enhancing that heritage asset, and its appearance within the Conservation Area.

8. Recommendation

- 8.1. Approve subject to controlling conditions including

Conditions:

Standard three years for commencement

1. The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.
Reason: This condition is imposed in accordance with Section 91 of the Town and Country Planning Act 1990 (as amended).

Plans/Drawings

2. The development hereby permitted shall not be carried out other than in complete accordance with:

The following drawings/documents received on 21 April 2021

- Drawing 240653-PUR-00-XX-DR-A-1000 Revision P03 (Site Location Plan)
- Drawing 240653-PUR-00-XX-DR-A-1014 Revision P03 (Ground Floor Demolition Plan)
- Drawing 240653-PUR-00-XX-DR-A-1015 Revision P03 (First Floor Demolition Plan)
- Drawing 240653-PUR-00-XX-DR-A-1016 Revision P03 (Roof Demolition Plan)
- Drawing 240653-PUR-00-XX-DR-A-2002 Revision P05 (Proposed Basement Plan),
- Window Schedule
- Door Schedule
- Internal Materials Schedule
- Timber frame repairs document

The following drawings/documents received on 4 June 2021:

- Drawing 240653-PUR-00-XX-DR-A-2001 Revision P07 (Proposed Site Plan),
- Drawing 240653-PUR-00-XX-DR-A-2003 Revision P07 (Proposed Ground Floor Plan),
- Drawing 240653-PUR-00-XX-DR-A-2004 Revision P07 (Proposed First Floor Plan),
- Drawing 240653-PUR-00-XX-DR-A-2005 Revision P07 (Proposed Roof Plan),
- Drawing 240653-PUR-00-XX-DR-A-2006 Revision P07 (Proposed Elevation 1),
- Drawing 240653-PUR-00-XX-DR-A-2007 Revision P07 (Proposed Elevation 2),
- Drawing 240653-PUR-00-XX-DR-A-2008 Revision P07 (Proposed Elevation 3),
- Drawing 240653-PUR-00-XX-DR-A-2009 Revision P04 (Proposed Section A),
- Drawing 240653-PUR-00-XX-DR-A-2010 Revision P04 (Proposed Section B),
- Drawing 240653-PUR-00-XX-DR-A-2014 Revision P05 (Ground Floor Plan Fire Strategy)
- Drawing 240653-PUR-00-XX-DR-A-2016 Revision P05 (First Floor Plan Fire Strategy)
- Drawing 240653-PUR-00-XX-DR-A-2017 Revision P04 (Eyeline Elevation)
- Drawing 240653-PUR-00-XX-DR-A-2018 Revision P05 (Interpretation Plan)
- Drawing 240653-PUR-00-XX-DR-A-2020 Revision P04 (Bin Plan)
- Drawing 240653-PUR-00-XX-DR-A-2021 Revision P01 (Proposed Elevation 4 and 5)
- Drawing 5101 Revision P04 (Mechanical Services Ventilation Layout Ground Floor Plan),
- Drawing 5102 Revision P04 (Mechanical Services Ventilation Layout First Floor Plan),
- Drawing 5103 Revision P02 (Mechanical Services Ventilation Layout Roof Plan)
- Combined Design, Access and Heritage Statement, Rev 003 , June 2021

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.

Reason: For avoidance of doubt as to what has been considered and approved.

Construction Management Plan

3. No development shall commence until a detailed method of construction statement has been submitted to and approved by the Local Planning Authority. This statement shall set out hours of construction/activity on site, the location of parking areas for construction vehicles and delivery hours for materials and equipment to the site before and during construction. Thereafter the approved construction statement shall be adhered to throughout the construction of the development.

Reason: To reduce the potential impacts of noise pollution upon nearby residents during the construction phase of the development.

Use permitted

4. The premises herein referred to, shall be used as a Public House with community spaces and for no other purpose (including any other purpose of the Schedule to the Town and Country Planning [Use Classes] Order 1987(as amended)) (or any Order revoking or re-enacting the said Order).

Reasons: In order that the local planning authority may retain control over this development/site in the interests of amenity and the protection of the local environment.

Hours of use

5. The premises (building and associated outside areas) shall not be open to the public other than between the hours of 07:00 and 00:00 and all members of the public shall have vacated the premises by 00:00, unless otherwise agreed in writing by the local planning authority.
Reason: In the interests of amenity and the protection of the local environment. (Note these hours will also be controlled via any licence).

Delivery Hours

6. Deliveries to and collections from the premises and vehicle movements within the site shall be between 8:30am and 9pm Monday to Saturday with none being undertaken on Sundays and Bank Holidays, unless otherwise agreed with the Local Planning Authority.
Reason: In the interests of amenity and the protection of the local environment.

Noise Levels

7. Noise from fixed plant or machinery (e.g. heat pumps, compressors, extractor systems, air intakes, fans, air conditioning plant and refrigeration plant) can be annoying and disruptive. This is particularly the case when noise is impulsive or has tonal characteristics. A noise assessment should therefore be submitted to include all proposed plant and machinery and be based on BS4142:2014+A1:2019. A noise rating level (L_{Ar,T}) of at least 5dB below the typical background sound level (L_{A90,T}) should be achieved. Where the noise rating level cannot be achieved, the noise mitigation measures considered should be explained and the achievable noise level should be identified and justified.
Reason: In the interests of amenity and the protection of the local environment. (note in order to achieve these levels the details acoustic fencing referred to in conditions below may need to be included as part of the assessment).

Music

8. Music Noise Levels from the premises shall comply with the requirements as set out in Section 4.6.1 of the Adrian James Acoustics Limited Stage 3 Acoustics Report for The George Community Pub, dated 10 February 2021.
Reason: In the interests of amenity and the protection of the local environment.

Noise Validation Survey

9. The agreed noise levels, and/or noise mitigation work, should be validated prior to first occupation and use. A validation report should therefore be submitted to, and approved in writing by, the Local Planning Authority prior to any occupation or use of the approved development. The validation report must include, but is not limited to:
 - Results of surveying and/or monitoring carried out to demonstrate that the measures in the agreed noise report have been implemented and any agreed noise levels achieved.

It is recommended that the validation methodology should be agreed with the Local Planning Authority prior to the assessment being undertaken.

Reason: In the interests of amenity and the protection of the local environment.

Extract system

10. All extract ventilation shall be vented via a filtered system, capable of preventing cooking odours, fumes, grease, dust, smoke and droplets from escaping the premises. Before the installation of such a system, details of -

- i) The proposed filtration plant;
- ii) Its ducted route through the building, and
- iii) Its final discharge point 1 metre above roof level;

Shall be submitted to the Local Planning Authority for approval. Details of the proposed means of disposal of grease shall also be submitted to the Local Planning Authority for approval. Only the approved scheme shall be installed at the premises, be fully functional prior to the first operation of the business, and be maintained and retained in the approved form thereafter.

Reason: In the interests of amenity and the protection of the local environment.

Flue enclosure

11. Prior to works commencing on the structure to enclose the flue, precise details of the height of the structure above the ridge level, and its materials and finish shall be submitted to and agreed by the Local Planning Authority. Thereafter only the approved details shall be implemented.

Reason: In the interests of amenity and the protection of the local environment.

Acoustic structures around plant

12. Prior to first use of the condensers to serve kitchen (located towards the eastern end of the site) they shall be enclosed with an acoustic enclosure, full details of which shall be submitted to and agreed by the Local Planning Authority (to include full dimensions, materials of construction and appearance). Thereafter, the enclosure shall be retained and maintained in its approved form, unless otherwise agreed with the Local Planning Authority.

Reasons: In the interests of amenity and the protection of the local environment, including the setting of the Listed Building and Conservation Area.

Acoustic structure around plant on roof – appearance

13. Prior to first use of the three air source heat pumps to be installed on the flat roof, they shall be enclosed with an acoustic enclosure, full details of which shall be submitted to and agreed by the Local Planning Authority (to include full dimensions, materials of construction and appearance). Thereafter, the enclosure shall be retained and maintained in its approved form, unless otherwise agreed with the Local Planning Authority.

Reasons: In the interests of amenity and the protection of the local environment including the Listed Building and Conservation Area.

Bin storage and presentation

14. The areas to be provided for storage and presentation of Refuse/Recycling bins as shown the approved plans shall be provided in their entirety before the development to which they are associated is brought into use and shall be retained thereafter for no other purpose.

Reason: To ensure that refuse recycling bins are not stored on the highway causing obstruction and dangers for other users, and to ensure adequate refuse/recycling facilities are accommodated on site in the interests of amenity.

Hard and Soft Landscaping

15. Prior to the building being opened to customers/the public, the areas of hardstanding and soft landscaping shown on the hereby approved drawings shall be laid/created, in accordance with details that shall be submitted to and agreed with the Local Planning Authority prior to commencement of the landscaping works (to include precise details of the proposed pavements pattern, material, colour and finish of the hard surfacing).

Reason: To ensure that refuse recycling bins are not stored

Wall and Gates to George Lane

16. Prior to the use of the rear garden area recommencing for patrons of The George, the wall and gates along the northern side of the rear garden area, adjoining George Lane shall be erected and completed in their entirety, in accordance with details that shall be submitted to and agreed with the Local Planning Authority prior to construction (details to include height, width, brick bonding pattern, other detailing and materials (including type, colour and finish)). Thereafter the wall and gates shall be retained in their approved form.

Reason: In the interests of residential and visual amenity and the protection of the setting of the Listed Building and Conservation Area.

Cycle Rack

17. Prior to the use of The George recommencing, an area(s)/structure for cycle parking/storage shall be installed/created and be made available for use, in accordance that shall be submitted to and agreed with the Local Planning Authority prior to construction (details to include the height, depth and width, materials and appearance of cycle racks/structure). Thereafter the cycle parking/storage shall be retained and maintained for use on site in their approved form, unless alternative provision is permitted.

Reason: To promote the use of cycling to and from the site, and to ensure that such provision is appropriately designed for the setting of the Listed Building.

Smoking shelter

18. Prior to the construction of the hereby permitted smoking shelter, full and precise details shall be submitted to and be approved by the Local Planning Authority (details to include the height, depth and width, and materials/finished appearance).

Thereafter only the approved shelter shall be constructed.

Reason: In the interests of amenity and the protection of the setting of the Listed Building and Conservation Area.

Replacement roof on outbuilding

19. Prior to the commencement of works to replace/install the lean-to roof on the outbuilding, full and precise details shall be submitted to and be approved by the Local Planning Authority (details to include the eaves and ridge height, gradient, and materials/finished appearance). Thereafter only the approved details shall be constructed.

Reason: In the interests of amenity and the protection of the setting of the Listed Building and Conservation Area.

Pizza Oven

20. Prior to the construction of the hereby permitted pizza oven, full and precise details of the pizza oven and means to control smoke and odours, shall be submitted to and be approved by the Local Planning Authority (details to include the height, depth and width, and materials/finished appearance of the oven and any flue and/or other equipment to control smoke and odours, and if mechanical odour and smoke control is proposed, full details of the noise levels of any such equipment). Thereafter, prior to first use the approved pizza oven and associated equipment shall be installed in their entirety in their approved form and be retained in that form thereafter.

Reason: In the interests of amenity and the protection of the setting of the Listed Building and Conservation Area.

External lighting scheme

21. No external lighting shall be installed within the site either on the buildings, walls or ground mounted unless details have first been submitted to the Local Planning Authority. The approved lighting shall be maintained in its approved form in perpetuity.

Reason: To ensure any external lighting is designed in a manner having regard to visual amenity and residential amenity in accordance with Policy SCLP11.1 of the Local Plan, and appropriate for the Listed Building, its setting and the Conservation Area.

Use of flat roof for maintenance only

22. The hereby approved area of flat roof shall not be used as a recreational or sitting out area, and access to it via the hatch on the southern side of the rear wing shall be for maintenance purposes only.

Reason: To enable the local planning authority to retain control, in the interest of amenity.

Bat and Bird Boxes

23. Prior to the use of The George recommencing, the bat and bird boxes as shown on the hereby approved drawings shall be installed.

Reason: In the interests of ecological enhancement.

Informatives:

1. The Local Planning Authority has assessed the proposal against all material considerations including planning policies and any comments that may have been received. The planning application has been approved in accordance with the objectives of the National Planning Policy Framework and local plan to promote the delivery of sustainable development and to approach decision taking in a positive way.
2. The works undertaken must also comply with the conditions on the associated Listed Building Consent (reference number DC/21/1943/LBC).
3. There is a public right of way (PROW) in the vicinity of the proposed site: Footpath 9 and Footpath 10 Wickham Market. The Definitive Map for Suffolk (divided into parishes) can be seen at <https://www.suffolk.gov.uk/roads-and-transport/public-rights-of-way-in-suffolk/view-definitive-maps-of-public-rights-of-way/>. A more detailed plot of public rights of way can be provided. Please contact DefinitiveMaps@suffolk.gov.uk for more information. Note, there is a fee for this service.

The Applicant is advised to take the following into account:

A) PROW are divided into the following classifications:

- . Public Footpath - only for use on foot or with a mobility vehicle
- . Public Bridleway - use as per a public footpath, and on horseback or by bicycle
- . Restricted Byway - use as per a bridleway, and by a 'non-motorised vehicle', e.g. a horse and carriage
- . Byway Open to All Traffic (BOAT) - can be used by all vehicles, in addition to people on foot, mobility vehicle, horseback and bicycle.

All currently recorded PROW are shown on the Definitive Map and described in the Definitive Statement (together forming the legal record of all currently recorded PROW). There may be other PROW that exist which have not been registered on the Definitive Map. These paths are either historical paths that were not claimed under the National Parks and Access to the Countryside Act 1949 or since, or paths that have been created by years of public use. To check for any unrecorded rights or anomalies, please contact DefinitiveMaps@suffolk.gov.uk.

B) PROW MUST remain open, unobstructed, and safe for the public to use at all times, including throughout any construction period. If it is necessary to temporarily close or divert a PROW, the appropriate process must be followed as per point D below.

C) The applicant, and any future owners, residents etc, must have private rights to take motorised vehicles over a PROW other than a BOAT. To do so without lawful authority is an offence under the Road Traffic Act 1988. Any damage to a PROW resulting from works must be made good by the applicant. Suffolk County Council is not responsible for the maintenance and repair of PROW beyond the wear and tear of normal use for its classification and will seek to recover the costs of any such damage it is required to remedy. We do not keep records of private rights and suggest that a solicitor is contacted.

D) The granting of planning permission IS SEPARATE to any consents that may be required in relation to PROW. It DOES NOT give authorisation for structures such as gates to be erected on a PROW, or the temporary or permanent closure or diversion of a PROW. Nothing may be done to close, alter the alignment, width, surface, or condition of a PROW, or to create a structure such as a gate upon a PROW, without the due legal process being followed, and permission being granted from the Rights of Way & Access Team as appropriate. Permission may or may not be granted depending on all the circumstances. To apply for permission from Suffolk County Council (as the highway authority for Suffolk) please see below:

. To apply for permission to carry out work on a PROW, or seek a temporary closure - <https://www.suffolk.gov.uk/roads-and-transport/public-rights-of-way-in-suffolk/rights-and-responsibilities/> or telephone 0345 606 6071. PLEASE NOTE that any damage to a PROW resulting from works must be made good by the applicant. Suffolk County Council is not responsible for the maintenance and repair of PROW beyond the wear and tear of normal use for its classification and will seek to recover the costs of any such damage it is required to remedy.

. To discuss applying for permission for structures such as gates to be constructed on a PROW - contact the relevant Area Rights of Way Team <https://www.suffolk.gov.uk/roads-and-transport/public-rights-of-way-in-suffolk/public-rights-of-way-contacts/> or telephone 0345 606 6071.

E) To apply for permission for a PROW to be stopped up or diverted within a development site, the officer at the appropriate borough or district council should be contacted at as early an opportunity as possible to discuss the making of an order under s257 of the Town and Country Planning Act 1990 - <https://www.suffolk.gov.uk/roads-and-transport/public-rights-of-way-in-suffolk/public-rights-of-way-contacts/> PLEASE NOTE that nothing may be done to stop up or divert the legal alignment of a PROW until the due legal process has been completed and the order has come into force.

F) Under Section 167 of the Highways Act 1980 any structural retaining wall within 3.66 metres of a PROW with a retained height in excess of 1.37 metres, must not be constructed without the prior written approval of drawings and specifications by Suffolk County Council. The process to be followed to gain approval will depend on the nature and complexity of the proposals. Construction of any retaining wall or structure that supports a PROW or is likely to affect the stability of the PROW may also need prior approval at the discretion of Suffolk County Council. Applicants are strongly encouraged to discuss preliminary proposals at an early stage.

G) Any hedges adjacent to PROW must be planted a minimum of 1 metre from the edge of the path in order to allow for annual growth and cutting and should not be allowed to obstruct the PROW. Some hedge types may need more space, and this should be taken into account by the applicant. In addition, any fencing should be positioned a minimum of 0.5 metres from the edge of the path in order to allow for cutting and maintenance of the path and should not be allowed to obstruct the PROW.

In the experience of the County Council, early contact with the relevant PROW officer avoids problems later on, when they may be more time consuming and expensive for the applicant to address. More information about Public Rights of Way can be found at www.suffolk.gov.uk/roads-and-transport/public-rights-of-way-in-suffolk/

4. Note: It is an OFFENCE to carry out works within the public highway, which includes a Public Right of Way, without the permission of the Highway Authority.

Any conditions which involve work within the limits of the public highway do not give the applicant permission to carry them out. Unless otherwise agreed in writing all works within the public highway shall be carried out by the County Council or its agents at the applicant's expense.

The County Council's East Area Manager must be contacted on Telephone: 01728 652400. Further information can be found at: www.suffolk.gov.uk/environment-and-transport/highways/dropped-kerbs-vehicular-accesses/

A fee is payable to the Highway Authority for the assessment and inspection of both new vehicular crossing access works and improvements deemed necessary to existing vehicular crossings due to proposed development.

5. The applicant is advised that the proposed use of the building will require a license, which will need to be sought and complied with alongside the conditions on this planning permission.
6. The applicant is advised that the proposed development will require approval under the Building Regulations. Any amendments to the hereby permitted scheme that may be necessary to comply with the Building Regulations must also be approved by the local planning authority in order that any planning implications arising from those amendments may be properly considered.
7. The applicant is advised that the granting of planning permission for the hereby approved development does not override any other legislation, private access rights or land ownership issues which may exist. The onus rests with the owner of the property to ensure they comply with all the necessary legislation (e.g. acts relating to environmental protection) and it is the applicants/developers responsibility to ensure that comply with all the necessary legislative requirements, and obtain all the necessary consents/permits.
8. The development included (or appears to include) one or more of the following:
 1. works to an existing wall or structure shared with another property;
 2. the construction of a wall or building on or close to a property boundary;
 3. excavations near a neighbouring buildings.You are advised that the provision of the Party Wall Act 1996 may apply to this development. An explanatory booklet concerning the implications of this Act is available from the Department for Communities and Local Government - www.gov.uk/party-wall-etc-act-1996-guidance
9. Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, which have to be carried out at the expense of the developer.
10. The applicant is advised that advertisements fixed to the building and any other advertisements on and/or around the premises may require advertisement consent under the Town and Country Planning (Control of Advertisements) (England) Regulations (2007) and/or Listed Building Consent.

Informal guidance on the possible need for consent can be sought via

- the 'Interactive Terrace' at

https://www.planningportal.co.uk/info/200125/do_you_need_permission/119/interactive_terrace

- on the East Suffolk Council website via <https://www.eastsuffolk.gov.uk/planning/planning-applications-and-enforcement/find-out-if-you-need-planning-permission/advertisement-consent/>

- or from the Local Planning Authority by submitting an application for 'pre-application advice', details of which can be obtained via

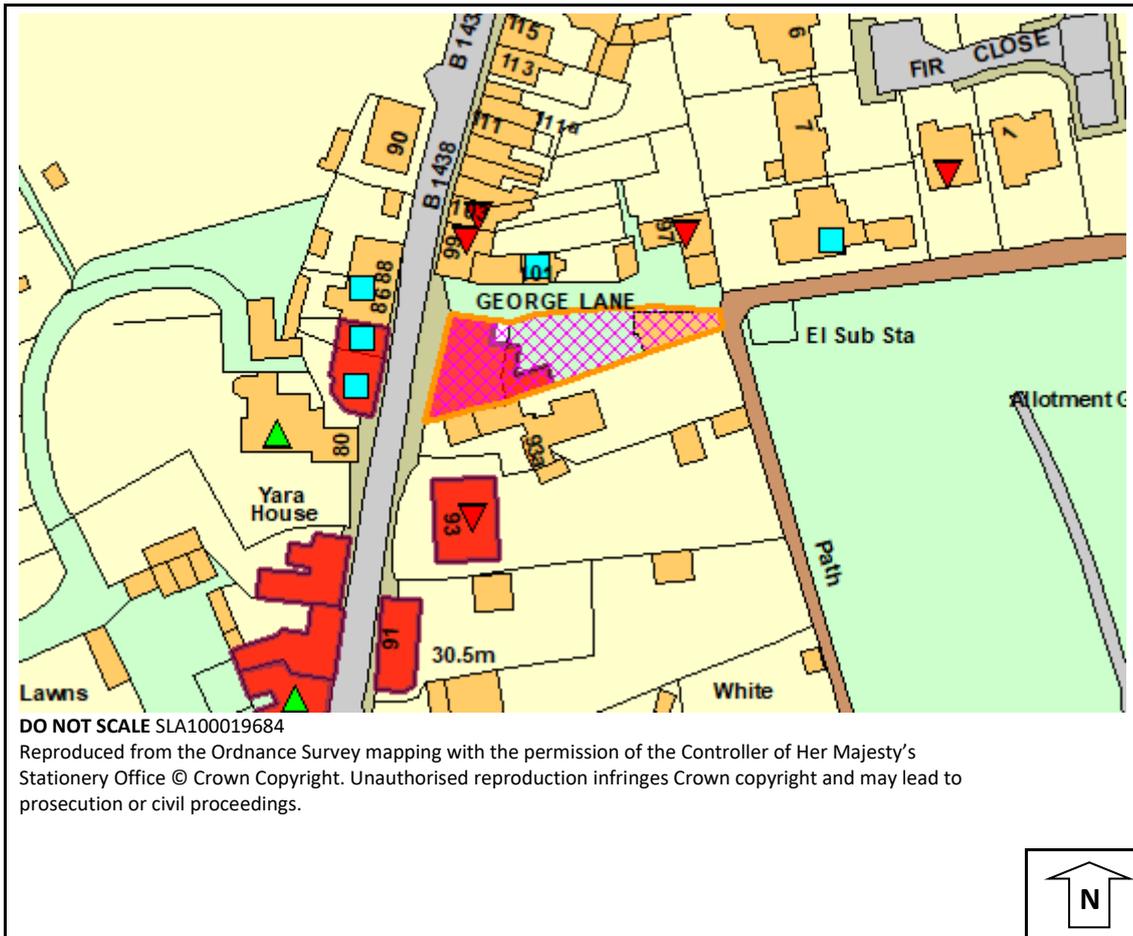
<https://www.eastsuffolk.gov.uk/planning/planning-applications-and-enforcement/find-out-if-you-need-planning-permission/pre-application-advice-service/>

11. The applicant is advised that East Suffolk Council's Environmental Protection Team have stated that they would be happy to discuss the requirements of the noise conditions with the applicant and their consultants at a suitable time. The Environmental Protection Team can be contacted via environment@eastsuffolk.gov.uk .
12. This consent includes conditions which require discharge prior to certain works taking place and/or the use commencing. These will require formal approval via a discharge of condition application(s). Multiple conditions on a single consent can be submitted for discharge/approval via a single discharge of condition application, with a single application fee. A number of the conditions are interdependent/affect one another (e.g. those relating to noise levels and equipment that maybe noise generating), and therefore it is recommended that the details for these conditions are submitted for approval under the same discharge of condition application.

Background information

See application reference DC/21/1942/FUL on [Public Access](#)

Map



Key



Notified, no comments received



Objection



Representation



Support