

Committee Report

Item No: 2

Reference: DC/17/05196 & DC/17/05197

Case Officer: Samantha Summers

Ward: Mid Samford.

Ward Member/s: Cllr Sue Carpendale. Cllr Fenella Swan.

Description of Development

Planning Application - Erection of two single storey extensions (to provide new kitchen, WC, dining area, bar, brewhouse and ancillary accommodation) following demolition of outbuilding and existing extension; extension of car park and terrace area; insertion of rooflights; creation of 2 no. additional rooms to let.

Listed Building Consent - Erection of two single storey extensions (to provide new kitchen, WC, dining area, bar, brewhouse and ancillary accommodation) following demolition of outbuilding and existing extension; extension of car park and terrace area; insertion of rooflights; creation of 2 no. additional rooms to let

Location

Swan Inn, Lower Street, Stratford St Mary, Colchester, Essex CO7 6JR

Parish: Stratford St Mary

Site Area: 7286 m²

Conservation Area:

Listed Building: Grade II

Received: 13/10/2017

Expiry Date: 16/03/2018

Application Type: FUL - Full Planning Application

Development Type: Minor All Other

Environmental Impact Assessment:

Applicant: Boudica Inn Ltd

Agent: KLH Architects Ltd

DOCUMENTS SUBMITTED FOR CONSIDERATION

This decision refers to drawing number 3709-A-0102 P03 received 13/10/2017 as the defined red line plan with the site shown edged red. Any other drawing showing land edged red whether as part of another document or as a separate plan/drawing has not been accepted or treated as the defined application site for the purposes of this decision.

The plans and documents recorded below are those upon which this decision has been reached:

Application Form - Received 13/10/2017

Existing Site Plan 3709-0101 P03 - Received 13/10/2017

OUTBUILDING FLOOR PLANS AND ELEVATIONS AS EXISTING 3709-0305 P02 - Received 13/10/2017

Floor Plan - Existing 3709-0306 P01 - Received 13/10/2017

Elevations - Existing 3709-0402 P01 - Received 13/10/2017

Defined Red Line Plan 3709-A-0102 P03 - Received 13/10/2017

Bat Survey - Received 13/10/2017

Flood Risk Assessment - Received 30/11/2017

Block Plan - Proposed 3709-0100 P05 - Received 08/02/2018

Elevations - Proposed 3709-0401 P04 - Received 08/02/2018

Elevations - Proposed 3709-0403 P05 - Received 08/02/2018

Floor Plan - Proposed 3709-0300 P05 - Received 08/02/2018

Floor Plan - Proposed 3709-0302 P03 - Received 08/02/2018

Floor Plan - Proposed 3709-0308 P03 - Received 08/02/2018

Design and Access Statement - Received 13/10/2017

Noise Assessment - Received 12/12/2017

The application, plans and documents submitted by the Applicant can be viewed online at www.babergh.gov.uk.

PART ONE – REASON FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason:

The Corporate Manager – Growth and Sustainable Planning considers the application to be of a controversial nature.

PART TWO – APPLICATION BACKGROUND

History

The planning history relevant to the application site is listed below. A detailed assessment of the planning history including any material Planning Appeals will be carried out as needed in Part Three:

Amended drawings have been received during the application process following objections from SCC Highways and the Heritage Team.

All Policies Identified As Relevant

The proposal has been assessed with regard to adopted development plan policies, the National Planning Policy Framework and all other material considerations. Highlighted local and national policies are listed below. Detailed assessment of policies in relation to the recommendation and issues highlighted in this case will be carried out within the assessment:

Summary of Policies

CN01 - Design Standards

CN06 - Listed Buildings - Alteration/Ext/COU

CN08 - Development in/near conservation areas

CR02 - AONB Landscape

CS01 - Applying the presumption in Favour of Sustainable Development in Babergh

CS03 - Strategy for Growth and Development
CS16 - Town, Village and Local Centres
TP15 - Parking Standards - New Development
NPPF - National Planning Policy Framework

List of other relevant legislation

- Human Rights Act 1998
- Town & Country Planning (Listed Buildings & Conservation Areas) Act 1990
- Natural Environment and Rural Communities (NERC) Act 2006 (any rural site)
- The Conservation of Habitats and Species Regulations 2010
- Localism Act
- Consideration has been given to the provisions of Section 17 of the Crime and Disorder Act, 1998, in the assessment of this application but the proposal does not raise any significant issues.

Details of Delegation Panel

These applications were considered by the Delegation Panel following a Ward Member Call-in. The case officer explained the application and summarised the comments received including neighbour letters both for and against the development.

At the meeting of the Panel it was clarified and expanded upon the heritage and tourism considerations. The extent of objections and support from neighbours and third parties was discussed. It was explained the local context and strengths of views around issues including heritage, parking, tourism and local amenity which were of concern within the community.

Consideration was given at the Panel meeting as to whether the heritage issues here were significant in policy terms. There is an argument that the modern design of the development and its location in a popular tourist location are significant in heritage policy terms. This argument is not without weight but is finely balanced. Modern style works of this type are not unusual and are encountered in other village pub locations in the District where those premises are a listed building. In these situations the considerations and issues are usually not of more than local significance. This is not to downplay their significance locally but is relevant to a referral to committee for decision. In the circumstances the Panel did not consider the proposals to be of more than local significance. On this basis the Panel concluded that the application did not warrant determination at Planning Committee. The application was therefore eligible to be determined under delegated powers.

Following this decision, a large number of additional comments were received from the public. The applications are now considered to be controversial. In the interests of the decision making process being transparent, the Corporate Manager – Growth and Sustainable Planning has recommended that the Planning Committee should decide the applications.

Details of any Pre Application Advice

Pre-application advice was sought for this scheme. The scheme was broadly acceptable.

Consultations and Representations

During the course of the application Consultation and Representations from third parties have been received. These are summarised below.

A: Summary of Consultations

The Environment Agency (following re-consultation)

We have inspected the application, as submitted, and are removing our holding objection, providing that you have taken into account the flood risk considerations which are your responsibility.

Environmental Health - Noise/Odour/Light/Smoke (following re-consultation)

I can confirm that I do not have any comments and no objection to the revised plans.

Heritage Team (following re-consultation)

This hierarchy of form and the use of a contemporary architectural language is sensitive and will neither upset the significance of the listed building, nor the character and appearance of this part of the CA. Therefore, the scheme will accord with the requirements of the LBA to preserve the building (and) its setting, the NPPF and the policies within the Local Plan - and it for these reasons the Heritage Team does not object to the proposal.

Stratford St Mary Parish Council (following re-consultation)

The main objections were as follows:-

- Car Parking - The ideal minimum recommendation for car parking spaces is 65 and in the current format there is room for 30 cars at a maximum. The impact that this will have on the level of parking in the street which is already inadequate. The light pollution created by both the cars headlights on the neighbouring properties and any lighting in the carpark itself. The carpark being tarmac and how this may impact on the flooding in the area due to lack of run off for water.
- Design - The materials to be used for the design are not in keeping with the area. Concern of the Velux roof lights and how these will overlook neighbouring properties.
- Environmental impact - Concerns were raised about the level of carbon dioxide that the brewing would create and the noise from the fans used. There was concern of the proposal to fell sycamore trees in the lane behind the pub and query over right of ownership of the lane. (The applicant confirmed that he owns the lane according to his deeds and it is a public right of way)

SCC – Highways (following re-consultation)

Conditions required to secure:

- Parking and turning
- bicycle storage
- refuse bin storage and presentation for collection
- vehicular access

Stratford St Mary Parish Council

Objection. The occupants of neighbouring properties, although confirming that they were not opposed to an expansion of activity at The Swan, detailed the following concerns:

- Parking concerns - this is already a problem & would be exacerbated
- Proximity & noise levels - especially if there should be late night functions, weddings etc
- Pollution - the proposed brewhouse would be more suited to an industrial area. In particular, concern was expressed about possible smells emanating from the brewhouse for long periods
- Design - it does not complement the existing building or suit the village, especially as the property is in a Conservation Area

SCC - Archaeological Service

Standard conditions to secure a Written Scheme of Investigation required.

SCC - Highways

The proposed parking spaces amounts to 19, using Suffolk Guidance for Parking calculations for the gross new internal floorspace for Class A3 (Restaurants and cafes), the maximum number of parking spaces Suffolk County Council could request is 95 spaces.

The proposed falls short of the maximum by 76 spaces, the applicant must either implement more vehicle parking spaces or provide justification as to why the current number of proposed spaces is sufficient.

Heritage Team

The Heritage Team objects to the proposed development as it is too large and would therefore detrimentally upset the significance of the building, contrary to the requirements of the LBA, the NPPF and the policies within the Local Plan.

Economic Development & Tourism

Public houses can provide an economic benefit to an area, offering valuable local employment and increase trade opportunity for local suppliers and businesses. They also have a social role in supporting local community interaction and activities that help maintain sustainable communities.

The growth of the tourism and leisure industry is a priority for Babergh District Council and the increase in tourism accommodation and the improved visitor offer afforded by the microbrewery and improved restaurant would support the need to encourage more overnight stays, and for visitors to come all year round as identified in the Visitor Destination Plan. The VDP and other supporting documents can be found on our website.

Diversifying the business offer to include a greater level of tourism accommodation, a brewery and improved restaurant should support the longer-term sustainability of the business.

The Environment Agency

We have inspected the application, as submitted, and are raising a holding objection to this application on flood risk grounds as a Flood Risk Assessment (FRA) has not been submitted. The application does not therefore comply with the National Planning Policy Framework (NPPF).

SCC - Rights of Way Department

No objection.

Dedham Vale and Stour Valley Project

No comments received.

Environmental Health - Noise/Odour/Light/Smoke

Kitchen extraction systems can be associated with noise and odour if inadequate abatement equipment is installed. Looking at the documents available online, I cannot see that any details of any such system have been submitted. Without this information I am unable to comment fully, but I would anticipate that any extraction system would need to be based on a combination of fine filtration or ESP followed by either carbon filtration (carbon filters rated with a 0.2-0.4 second residence time) or a UV ozone control system to meet an equivalent level of control. I would suggest that, before this application can be determined, the applicant should provide full details of the proposed kitchen ventilation system including odour abatement equipment, and outlet height.

In terms of noise, I would request that the applicant provide a noise assessment based on BS4142:2014 to take into account noise from extraction systems (both kitchen and any other planned extraction such as air conditioning) in order to determine the likelihood of loss of amenity at the nearest residential dwellings (Riverside Chimes and Flower View).

Environmental Health - Land Contamination

I can confirm that I have no objection to the proposal from the perspective of land contamination.

Suffolk Wildlife Trust

No comments received.

Natural England

No objection, standing advice to be followed.

SCC - Highways

Whilst the proposed plan is 64 spaces short of SGP15 guidance, this is a maximum requirement. With the addition of secure cycle storage facilities, SCC's perception is that the reduction in vehicle parking spaces would be mitigated by the inclusion of sustainable travelling alternatives. Furthermore, there are no customer reports of on-street parking issues at this location.

Environmental Health - Noise/Odour/Light/Smoke

Thank you for re-consulting me on the above application and in-particular a Noise Impact Assessment Report.

The assessment is the worst-case scenario because it assumes that all the equipment will be running simultaneously which is unlikely to be the case.

This approach is reasonable and robust I do not, therefore, have any adverse comments to make and no objection to the proposed development provided the acoustic mitigation and the equipment is installed as per paragraphs 6.1 to 6.8 of the report. You may wish to make this conditional to any approval given. A noise limit condition will also be required.

Suffolk Preservation Society

We welcome the economic investment in this historic public house, which plays a key part in the vitality of the high street at a time when so many period pubs are closing. We consider the scheme is bold, contemporary, and ambitious in its scale. The application requires very careful consideration as the site is sensitive involving a listed building in a prominent location within the conservation area. We would therefore raise the following observations and ask that they be given due consideration:

- loss of trees
- landscaping scheme
- position of rooflights should be between rafters
- zinc cladding is unnecessarily industrial in character

B: Representations

A total of 11 households have objected to the proposal (9 in Stratford St Mary). Their concerns relate to:

- Impact on the Listed Building
- Impact on the Conservation Area
- Impact on the AONB
- Parking issues
- Noise from users of the outside seating areas
- Noise from extraction equipment
- Odour from the Brew House

A total of 19 households have sent letters of support of the proposal (9 in Stratford St Mary). One neutral comment was received.

PART THREE – ASSESSMENT OF APPLICATION

From an assessment of relevant planning policy and guidance, representations received, the planning designations and other material issues the main planning considerations considered relevant to this case are set out including the reason/s for the decision, any alternative options considered and rejected. Where a decision is taken under a specific express authorisation, the names of any Member of the Council or local government body who has declared a conflict of interest are recorded.

1. The Site and Surroundings

- 1.1. The Swan Inn is a Grade II Listed building within the Conservation Area of Stratford St Mary and within the Dedham Vale Area of Outstanding Natural Beauty. The building is a timber framed, two storeys building with attics. The building fronts Lower Street with an informal car parking area to the south of the public house. The Swan has a single storey extension to the southern elevation and a Victorian brick outbuilding to the east. The large gardens of the public house sit directly behind the public house to the east. This area of Stratford St Mary is within Flood Zones 2 and 3 with the River Stour to the west of the application site.

2. The Proposal

- 2.1. The proposal is to remove the existing single storey extension to the southern elevation and replace it with a larger extension which would contain a restaurant area, WCs and bar. The removal of the Victorian outbuilding would be replaced with a large extension to the rear of the public house. This would contain a purpose built commercial kitchen and a Brew House. It is also proposed to convert some attic space to provide letting rooms within the historic building.
- 2.2. It is proposed to extend the existing car park to formalise the parking arrangements on the site. There are currently no parking bays marked out. The car park would be extended in the south eastern corner of the site. 30 parking bays would be provided on the site, two of these would be disabled bays.
- 2.3. The proposed extensions would be single storey. The southern restaurant extension would extend 2.7m from the south eastern corner of the building and link with the proposed Brew House and kitchen extension. The kitchen section would extend 19.4m from the eastern elevation of the historic building. The height of the southern extension would be 2.8m high and this section is flat roofed. The eastern extension for the kitchen and Brew House would have a split roof which would be curved with a height of 4.6m.
- 2.4. There are high level windows proposed to the northern elevation of the extension which would not overlook the neighbouring residential properties of Swan Meadow.
- 2.5. The southern extension to contain the restaurant would be glass with a lightweight metal frame. The eastern extension would use brick with a zinc roof for the kitchen section and standing seam zinc to both the walls and roof to the Brew House. Large windows will also form a feature of the Brew House so that visitors to the public house will be able to see inside the building.
- 2.6. The site area is 7,286 square metres.

3. National Planning Policy Framework

- 3.1. The National Planning Policy Framework (NPPF) contains the Government's planning policies for England and sets out how these are expected to be applied. Planning law continues to require that applications for planning permission are determined in accordance with the Development Plan unless material considerations indicate otherwise. The policies contained within the NPPF are a material consideration and should be taken into account for decision-making purposes.

4. The Principle of Development

- 4.1. The National Planning Policy Framework considers that there are three dimensions to sustainable development – economic, social and environmental. The proposal addresses all of these issues as it will provide jobs, during construction but also employment opportunities will be created by the extension of an existing commercial premises. The proposal will increase the number of covers for the restaurant area and also the provision of six letting rooms which would increase
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tourist accommodation for this important tourist area. This will raise the profile of the public house, Stratford St Mary and the Babergh district as a whole. It is anticipated that the public house will benefit the surrounding area by the increase in spending at local shops, restaurants, cafes and public houses from tourists visiting the public house. The proposed contemporary extensions are considered to add interest to the streetscene and replaces an extension that is of poor design. This is all in-line with the NPPF.

- 4.2. The Core Strategy encourages economic growth through tourism and this is consistent with the NPPF. The Dedham Vale is a big tourist draw to the area and the further expansion of an existing public house will help support this important economic revenue stream.
- 4.3. The Local Plan policies specifically look at the design and impact aspects of the proposal. The main issues to be addressed are the impact on the Heritage Assets, both the Listed Buildings but also the larger Conservation Area and an Area of Outstanding Natural Beauty and also the impact on the neighbouring residential properties within close proximity to the public house.

5. Sustainability Assessment of Proposal

- 5.1. Economic role – the proposal is considered to give potential to economic growth through both the protection of existing jobs and those provided at construction phase but then the creation of further employment opportunities 14 people. The proposal will also continue to protect the existing 6 full time and 3-part time employees. The public house will draw visitors to the village and it is anticipated that other establishments in the area will benefit from extra footfall as people explore the area and the association with John Constable and Flatford.
- 5.2. Social role – public houses form an important part of the community as a place to meet, eat and drink. Public houses often host events which can draw the local residents together and therefore build a stronger community.
- 5.3. Environmental role – the proposed extensions will be very different to the existing because of its contemporary design. However, it could be argued that because is so contemporary it does not compete with the Grade II Listed buildings in the area. The extensions are single storey and the historic core the building can be easily read as being the heritage asset. The glass extension is lightweight and replaces an extension that does not have any architectural merit. The curved roofs and materials of the kitchen and Brew House extensions add interest to the streetscene without overwhelming the Heritage Asset.

6. Site Access, Parking and Highway Safety Considerations

- 6.1. The existing car park will be extended, and the parking will be formalised with marked bays. A total of 30 parking spaces will be provided on site, with 2 bays dedicated to disabled visitors. There are no parking restrictions outside of the public house along Lower Street and therefore overspill vehicles are anticipated to park on the road. It is anticipated that some visitors to the public house will arrive by boat as there is a landing stage on the river bank opposite The Swan. Other visitors will arrive by bicycle as Stratford St Mary is on National Cycle Route 1.
 - 6.2. SCC Highways raised an objection to the original scheme on the grounds of numbers of parking spaces provided which totalled 19. The layout has been reconfigured and a total of 30 spaces are now provided. The existing parking is an informal space which relies on patrons parking in a sensible manner. There are currently 12 spaces provided on the site. SCC Highways have removed their objection following the amended drawings being submitted.
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7. Design and Layout [Impact on Street Scene]

- 7.1. The proposed extensions have a large footprint. However, these are single storey and respect the Listed Building. The Heritage Asset is kept in tact and remains unchanged apart from the addition of four rooflights. The original scheme which was considerably larger has been pared back and now broadly reflects the scheme that was seen at pre-application stage.
- 7.2. The extensions will be seen from public viewpoints. The restaurant extension will be of a glass construction which will have a lightweight appearance with the larger Brew House and kitchen extension set back into the plot further away from the public viewpoint. The separation between the public highway and the larger extensions lessen the impact on the streetscene. The curved roofs also reduce the impact on the area as it keeps the height of the roof lower than a traditional dual pitched roof.
- 7.3. The design is contemporary which is a good foil to the Listed Building and allows for positive distinction between old and new. The kitchen and Brew House elements can be read as outbuildings which are attached to the Listed Building by a glass link. The choice of external materials reflect the contemporary design of the extensions. Glass and zinc are lightweight materials which are considered to enhance the site.
- 7.4. The parking arrangements will be formalised and with a small extension to the parking area will provide 30 parking spaces which is more than double the existing. Two seating areas are shown on the site plan. One is outside of the proposed restaurant and the other to the rear of the Brew House.

8. Landscape Impact

- 8.1. The site is within an Area of Outstanding Natural Beauty and a Conservation Area. The Dedham Vale Society have raised an objection to the proposal on the grounds that the extensions are out of keeping in this sensitive location. However, the extensions are considered to give interest in the streetscene and show that the village is still a thriving place to visit in the 21st century. The use of glass is considered to be inviting as passers-by will be able to see into the building and what it has to offer.
- 8.2. Four sycamore trees are proposed to be removed from the northern boundary and one sycamore to the south of the proposed Brew House. There are many other trees on the site and therefore their loss is not anticipated to have a detrimental effect on the Conservation Area. A full landscaping scheme will be required as part of the development. The existing trees should be protected during the construction phase and this can be conditioned.

9. Environmental Impacts - Trees, Ecology and Land Contamination

- 9.1. A Bat Survey was submitted as part of the application. The report states that further surveying of bats will take place during June 2018 to identify how the building is used by protected species. Natural England do not wish to comment on the application. An ecology mitigation condition can be added to a decision if these applications are approved.
 - 9.2. The application site is within a flood zone and therefore requires a Flood Risk Assessment to be produced for planning applications. This application did not contain an FRA and therefore the Environment Agency raised an objection to the proposal. The FRA was submitted during the application process and the objection has now been removed.
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10. Heritage Issues [Including the Impact on The Character and Appearance of The Conservation Area and On the Setting of Neighbouring Listed Buildings]

- 10.1. This application for a large extension to the listed building has been amended after initial Heritage Team concerns over the increased massing of the structure, following a pre-application enquiry in which the proposed development was effectively the same scale as the amended drawings. The work to the interior of the listed building is limited and acceptable, in terms of its impact on the fabric and significance of the place - subject to detail.
- 10.2. In terms of the extensions, they have been reduced to the pre-application scale which were considered by the Heritage Team to be the absolute maximum possible without detrimentally affecting significance. Their form is undeniably contemporary, and the proposed use of curved roofs, standing seam zinc cladding to both roofs and walls, plus the extensive use of glazed panels in what is both a link to the brewhouse and a bar and dining area, ensures a visual distinction and, given the limited ridge heights of the extensions, and the apparently linear planform of the new structures, especially when viewed from the north and south, the prominence and significance of the public house is retained. The fact that the kitchen and brewhouse are to be sited to the rear, in what could be seen as subservient rear wings, also references domestic arrangements in many houses during the medieval and early modern eras, when kitchens and brewhouses were at the back of properties, and sometimes in separate annexes.
- 10.3. The plain northern elevation is suitable, inasmuch as it ensures no detracting from views across the main part of the listed building. In combination with the brick boundary wall to the service yard, and glazed panel in the southernmost gable, the eastern gables are articulated and attractive, and in oblique views from the garden help showcase the relationship between old and new.
- 10.4. This hierarchy of form and the use of a contemporary architectural language is sensitive and will neither upset the significance of the listed building, nor the character and appearance of this part of the CA. Therefore, the scheme will accord with the requirements of the LBA to preserve the building (and) its setting, the NPPF and the policies within the Local Plan – and it for these reasons the Heritage Team does not object to the proposal.
- 10.5. This site lies in an area of archaeological potential, to the rear of the historic pub building which has its origins in the 16th century, and in the vicinity of the site of a water mill and channel possibly dating back to the 17th century (SWM 023). The site is within the historic settlement area of Stratford St Mary. As a result, there is potential for the discovery of archaeological features in the area relating to early settlement and groundworks associated with the development have the potential to damage or destroy any archaeological remains which exist.
- 10.6. There are no grounds to consider refusal of permission in order to achieve preservation in situ of any important heritage assets. However, in accordance with the National Planning Policy Framework (Paragraph 141), any permission granted should be the subject of a planning condition to record and advance understanding of the significance of any heritage asset before it is damaged or destroyed. A condition to secure a Written Scheme of Investigation would be appropriate in this instance.

11. Impact on Residential Amenity

- 11.1. The proposed kitchen and Brew House are close to neighbouring properties in Swan Meadow. Environmental Health raised concerns in terms of noise from the extraction units and requested a noise assessment to be carried out. This has been received during the application process and considered by the Environmental Health Team. They have raised no objection to the proposals in terms of noise or odour.
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PART FOUR – CONCLUSION

12. Statement Required by Article 35 Of The Town and Country Planning (Development Management Procedure) Order 2015.

- 12.1. When determining planning applications The Town and Country Planning (Development Management Procedure) (England) Order 2015 requires Local Planning Authorities to explain how, in dealing with the application they have worked with the applicant to resolve any problems or issues arising.
- 12.2. In this case pre-application was sought. During the course of the application several issues arose. The proposed extensions were considerably larger than those discussed at pre-application stage and raised an objection from the Heritage Team. Revised drawings have been submitted that are acceptable in terms of design, massing, and materials. A Noise Impact Assessment and Flood Risk Assessment were also submitted to address objections from the Environmental Health Team and the Environment Agency. Parking issues were raised by SCC Highways. A revised layout for parking has been produced which Highways are content with. Many of the neighbours have raised concerns over the external seating area outside of the proposed restaurant extension. The original scheme showed a large seating area. This has been reduced and further seating is shown to the rear of the Brew House.

13. Planning Balance

- 13.1. The application is consistent with the Development Plan in terms of design and impact on residential amenity and Heritage Assets and are also consistent with the sustainability values within the Core Strategy.
- 13.2. The application is considered to address all three dimensions of sustainable development, economic role, social role, environmental role, as set out in the NPPF. Although the extension is a large contemporary building within a Conservation Area, it adds interest in the street scene and does not compete or pretend to be a historic building. It is bold but uses lightweight materials and also design features that are sympathetic to this sensitive location without being pastiche.
- 13.3. It should be noted that this is an existing public house that is struggling financially. The proposed extensions give an opportunity for the business to diversify into accommodation and brewing of beer on site in addition to providing a service for local residents that is important in a village such as Stratford St Mary. Further jobs will be provided by the expansion as many more visitors will be able to be served. The Dedham Vale is a tourist hotspot because of its scenic beauty and links with both John Constable and Thomas Gainsborough which attract international interest.
- 13.4. The public house will encourage visitors to Stratford St Mary and the surrounding area, adding further economic benefits to the area because of its very good road links to the A12 and also the National Cycle Route 1.

RECOMMENDATION

RECOMMENDATION A

Grant planning permission subject to the following conditions:

- Standard Time Limit
- Approved Plans and Documents
- Agreement of Materials
- Construction Management Plan
- Standard Archaeological Conditions
- Ecology Mitigation
- Landscaping
- Tree Protection Measures

RECOMMENDATION B

Grant Listed Building Consent subject to the following conditions:

- Standard Time Limit
 - Approved Plans and Documents
 - Agreement of Materials
 - Sample of brick panel
 - Detailed sections through doors to be 'nailed shut' in the public house at 1:10
 - Details of proposed creation of en suite in suite 5
 - Details of proposed creation of en suite in suite 6
 - Vertical section through glazed link from finished ground level to roof, at 1:20
 - Horizontal section through glazing and different sections of frame, at 1:2
 - Detailed sections of all new windows, rooflights and doors at 1:2 or 1:10 as appropriate
 - Manufacturers literature on cladding
 - Detailed section of junction between glazed roof and wall of public house at 1:10
-