

Brundish Crown Planning application DC/17/03424

1.3, 2.1, 2.2, 2.4, 5.4, 6.1 Supplementary Planning Guidance

14, 28, 69, and 70 of the NPPF

E6 of the local plan

Policies FC1 and FC1.1 of the 'Core Strategy Focused Review'
Policy CS1 of the Core Strategy



Relevant policy numbers will be indicated in red

6.1 Supplementary Planning Guidance

Brundish Parish Council held a planning meeting on the 11th August at the Village Hall. Thirty residents from Brundish attended. The meeting was formally opened and then closed for a public discussion. Although there was some sympathy for the landlords trading problems, the overwhelming opinion was to object to a change of use from a public house to a private residence. The parish council meeting was reopened. DC/17/0342 was discussed, the councillors' unanimously voted to object this application.

The council's comments on the following

Planning application discrepancies

19. Employment

E6, 28, 2.2 and 2.4

There are up to four part time staff currently employed, with an advert outside the pub for more staff; for most people the pub is within walking distance of their accommodation. Over the years successive young people from Brundish have been employed part time at the pub it is the one of the only source of part time work in the village.

20. Hours of opening

The pub is opened, Wednesday to Friday 5pm to 11pm

Saturday 12 to 2.30 pm and Sunday 6pm to 11pm

Sunday 12am to 4pm

The Planning Statement:

69 and 70

1.6,6.2 Brundish Village Hall is available to hire for private functions; it holds a cinema night six times a year, a Harvest supper, wine and soft drinks are available for these functions and a Christmas fair once a year. There is a coffee morning once a month in the winter months. The village hall does not have a bar or regular opening times and very few private functions. It is not a substitute for the village pub.

2.4,6.1,28,69,70, and CS1

1.7 Over the last few years the population of Brundish has increasingly becoming younger; more family's with children are becoming Crown Corner council houses tenants; It is also becoming much wealthier, with some property's now selling in excess of £1,000,000.

The statement "... older than the Suffolk average" and "older person's location" was probable true five years ago but not today.

5.4 Policy Statement for Village Pubs,14 and 2.2

The Planning Statement includes the sale particulars from Everard Cole, a specialist agency, at a guide price of £325,000. But Everard Cole's online advert gives a guide price of £325,000 'EX VAT'. When asked the agent has implied no VAT payable. There is also some confusion as to what rates are actually payable.

There is no proper valuation of the business and premises as required in section 2.4 The advertised price of "offers in the region of £325.000" is the price the owner wants for the pub, which is not necessary, a true communal value.

2.2

4.4. 6.3 In 12 months there has been only one inquiry, this would suggest that the asking price is much too high

If the selling price has been set artificially high (5.4) the Applicants cannot "demonstrate that all reasonable effort have been made to sell" the Brundish Crown as a pub

An independent valuation would clarify this issue.

2.4 The opening hours are limited (see 20) more suited to a restaurant than a village pub.

2.1,2.4,6.1,28 and 70

3.2,3.3,3.4,3.6 :To survive, rural pubs need a business model of which food is a major component, sadly in the case of the Brundish Crown it is perceived to be at the expense of the traditional pub users; for example, darts and pool are no longer available. The pubs catchment area goes well beyond the parish boundary, the lack of customers is more to do with the breakdown of relations' between landlord and customer than the size of the population.

2.1,6.1,28, and 70

6.3 There are a number of B&Bs and self-catering barns in Brundish . The population increases with visitors during weekend and holidays, most are located within easy walking distance to the pub

2.1,2.4,14,28,69,70, and FC1

Brundish is a countryside village with a diverse population, many residents do not come in contact with each other. The crown has a vital roll in fostering social cohesion amongst the different social and income groups.

Signed on behalf of Brundish Parish Council

A D P BRYANT
Chairman of Brundish Parish Council

Heather Cottage,
Brundish,
IP13 8AZ

Consultee Comments for Planning Application DC/17/03424

Application Summary

Application Number: DC/17/03424

Address: Crown Inn Tannington Long Road Brundish Woodbridge Suffolk IP13 8BE

Proposal: Planning application - Change of use of public house to dwelling.

Case Officer: Stephen Burgess

Consultee Details

Name: Mrs Julie Collett

Address: Bridge Cottage, The Street, HALESWORTH IP19 0PX

Email: j.collett5@btinternet.com

On Behalf Of: Wilby Parish Clerk

Comments

Planning Application DC/17/03424

The Crown Inn, Brundish. Change of use from public house to dwelling.

Wilby Parish Council considered the application at a meeting on 16 August 2017, an extension for responses until 17 August 2017 having been obtained.

Wilby Parish Council unanimously opposed the planning application on the following grounds:

Public Opposition

a. There was clear public opposition to the proposed change of use evident by the views expressed by the 18 members of the public attending the meeting, most of whom were or had been regular users of the pub. This mirrored the experience of Brundish Parish Council. The large number of public comments lodged with the planning authority similarly, without exception, oppose the application.

Planning Policies

b. The application was deemed to be inconsistent with or at variance with published planning policies namely:

i. The application did not satisfy the criteria set out in the Supplementary Planning Guidance Retention of Shops, Post Offices and Public Houses in Villages to approve a change of use application, particularly since alternative facilities are not available either within or close to the settlement. Whilst Brundish does not have a settlement boundary, the premises are within easy walking distance of the settlement and Wilby too.

ii. Regarding local employment opportunities, as envisaged in Policy E6 of the Local Plan, closure of the pub would clearly militate against any such economic benefit. In practice a number of local part time staff have been engaged, usually youngsters between school and university or during non-term time, which has clearly been of benefit to the local community.

iii. There would be no significant benefit to residential amenity or traffic safety should the proposal be approved.

iv. Regarding the policies set out in Paragraphs 28,69 and 70 of the NPPF relative to the support of rural economies, consent for this application would be detrimental to tourism and leisure in the area and would condone what would be the loss of an important community facility. The village pub has for many years given people the opportunity to meet other members of the community and those who are visiting. It is known that there are a number of customers who visit on their own. The public response to the proposed change of use, evidenced by very well attended meetings in Brundish and Wilby and the submission of public comments, is testament to the fact that the village pub is a valued and important facility.

Planning Statement

c. The Applicants Planning Statement contains a number of omissions and statements that are challengeable i.e:

i. No valuation has been submitted. It is considered that the asking price is high compared with other premises offered in recent times. (para 2.4)

ii. The applicants would have been aware of the condition of the property and its facilities when it was purchased and the price paid would, or should have, reflected any works that would be required. (para 3.1)

iii. No significant work has been carried out to the car park or gardens. (para 3.1)

iv. Regular customers have not been made aware of any food offers, opening times have been reduced rather than extended and there has been no music in recent times. (paras 6.1 and 6.4)

v. It is questionable how much older the Brundish population is than national average or indeed the Suffolk average. There are a lot of younger people in the village and surrounding area.

Application Form

d. The opening hours stated in the Application Form are incorrect and very different from the

actual opening hours and also those given in a regular advertisement placed in the Parish Newsletter.

From:BMSDC Economic Development
Sent:21 Aug 2017 14:55:20 +0100
To:BMSDC Planning Area Team Blue
Cc:Stephen Burgess
Subject:RE: Planning Consultation Request - DC/17/03424

Good Afternoon,

Thank you for this consultation.

I would object to this change of use. A village pub offers a valuable source of employment to local people, especially important in our rural district as local employment offer can be limited, and enhances any village as destination for both local people and visitors to the area. Additionally they can offer a significant contribution to the sustainability of our villages and local communities.

Whilst extremely regrettable that the current owners have been unable to achieve the level of success they would expect the agents marketing states that the "established business has consistently good levels of turnover". Which would suggest that there is potential for an improved business model given that the opening hours for the business are seemingly quite restrictive and there appears to be little marketing and promotion of the business readily available.

Whilst the property has been marketed I would like to see a revised campaign, potentially at a lower amount and alternative tenure to fully explore potential interest in this as a viable business rather than losing it to residential.

Kind Regards

Clare
Economic Development Officer – Open for Business team
Babergh and Mid Suffolk District Councils – Working Together
t: 01449 724880 or 01473 825799
m: 07860827637
e: clare.free@baberghmidsuffolk.gov.uk
w: www.babergh.gov.uk www.midsuffolk.gov.uk

-----Original Message-----

From: planningblue@baberghmidsuffolk.gov.uk [<mailto:planningblue@baberghmidsuffolk.gov.uk>]
Sent: 24 July 2017 09:20
To: BMSDC Economic Development <BMSDCEconomicDevelopment@baberghmidsuffolk.gov.uk>
Subject: Planning Consultation Request - DC/17/03424

Please find attached planning consultation request letter relating to planning application - DC/17/03424 - Crown Inn, Tannington Long Road, Brundish, Woodbridge Suffolk IP13 8BE

Kind Regards

Planning Support Team

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