

Name of Applicant	Proposal	Expiry Date	Plan Ref.
Greyhound Inn Developments Ltd	Demolition of existing 2 storey building. The Greyhound [ph], 30 Rock Hill, Bromsgrove, Worcestershire, B61 7LR	11.10.2017	17/00950/FUL

Councillor Mallett has requested that this application be considered by Planning Committee rather than being determined under delegated powers.

RECOMMENDATION: That planning permission be Granted

Consultations

Highways - Bromsgrove

No objection subject to Traffic Management Plan Condition.

The proposed demolition works will have no long term impact on the Highway network in their own right and in fact as a standalone proposal is beneficial as it removes a trip generating use from the local area. The Highway Authority is fully aware of application 16/01132 which also proposes the demolition of this building and its replacement with apartments and a roundabout. The roundabout is part of the mitigation works to address the impact of the Whitford Road housing proposal and the wider growth of Bromsgrove and whilst this application does not provide for that junction or the associated residential development it is considered to be an enabling application to prepare the land for an early delivery of the junction.

The detail of the junction is fully considered in application 16/01132 as is the wider impact. It is however necessary to seek a condition to control traffic movements associated with is application but it is recognised that this impact will be for a relatively short period of time.

Conservation Officer

The Greyhound is considered to be a heritage asset, and would be eligible for inclusion on the Local Heritage List as it satisfies the criteria in the Local Heritage List Strategy Document 2016.

The existence of the Greyhound from at least the early part of the 19th century, with its original form and later development being reasonably discernible, would clearly indicate that the building is a heritage asset. It is a historical survival from a time when Rock Hill was sparsely developed, and clearly outside the town of Bromsgrove. It marks a clear boundary between the earlier and later character of Rock Hill.

When considering applications in respect of non-designated heritage assets BDP20.14 of the Bromsgrove Local Plan states 'In considering applications that directly or indirectly affect Heritage Assets, a balanced judgement will be applied having regard to the scale of any harm or loss as a result of proposed development and the significance of the Heritage Asset.' This is supported by Paragraph 135 of the NPPF which states 'The effect of an application on the significance of a non-designated heritage asset should be taken

into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'

I am aware that the demolition of this building is required to facilitate alterations to the road system to allow for a major residential development. I cannot support the loss of this heritage asset and would prefer to see the scheme amended to retain this building, however the substantial harm that would obviously be caused to this heritage asset would have to be balanced against the public benefits of the scheme.

20/9/17

Further comments received:

I have read the comments put forward by the Whitford Voice Residents with interest. As you are aware I consider the property to be a heritage asset for the reasons detailed in my response of 25th August, to the recent planning application. The Greyhound will therefore be considered as such by the Case Officer when determining the planning application.

Building Control

No adverse comments

Ecology

No comments received to date

WRS - Noise

In order to minimise any noise nuisance during the demolition operation the applicant should refer their contractor to the WRS Demolition and Construction Guidance (attached) and ensure its recommendations are complied with.

(Document on system)

Arboricultural Officer

1. The large Weeping Willow (T4) FPCR Arboricultural Assessment dated October 2016 and supplied with the application standing to the front of the site close to the junction of Rock Hill and Albert Road is formally protected under Bromsgrove District Tree Preservation Order (15) 2016 which is now a permanent order. Therefore this tree will need to be retained and fully protected in accordance with BS5837:2012 recommendations throughout any demolition, ground or development works on the site. I agree with the assessment of the tree as and proposed protection measure as made within the FPCR Arboricultural Assessment. An awareness of this tree and the required protection it should receive has also been noted within the A.R. Demolition Ltd method Statement & Risk assessment with the Project Details section of the document item (8) & (9) of paragraph 1.1.2.

2. The site contains a number of other mixed species trees including (T3) of the FPCR Arboricultural Assessment another Weeping Willow. However these trees are of generally poor quality many being of self-set establishment or with growth defects and disease issues. Therefore I would have no objection to the loss of the other tree stock within the site.

Crime Risk Manager Consulted 20.09.2017

No objection to the Greyhound being demolished.

I am concerned as to how the site would be secured once the pub has been knocked down.

Before planning permission is granted I would like to see detailed plans as to how the site will be secured to prevent unlawful encampments etc.

Consultation comments

Site notice posted 17/8/17 expired 7/9/17

98 Neighbour notification letters/emails sent 16/8/17 expired 6/9/17

10 responses received

Comments received in support of the demolition from local residents who state that the pub caused issues with regard to anti-social behaviour.

Objections received expressing concern with regard to the demolition aiding the development at Whitford Road and the loss of the heritage asset.

Whitford Vale Voice raised concern with regard to the heritage/historical interest in connection with the Greyhound including the local quarrying industry.

Councillor Luke Mallett raised understand whether listing should be considered in the light of the previous submission and the new evidence of historic value.

Relevant Policies

BDP1 Sustainable Development Principles
BDP 20 Managing the Historic Environment
BDP 21 Natural Environment
National Planning Policy Framework

Relevant Planning History

16/1132	Outline Planning Application for: Site A (Land off Whitford Road) Provision of up to 490 dwellings, Class A1 retail local shop (up to 400 sqm), two new priority accesses onto Whitford Road, public open space, landscaping and sustainable urban drainage; and Site B (Land off Albert Road) Demolition of Greyhound Public House, provision of up to 15 dwellings, new priority access onto Albert Road, landscaping and sustainable drainage.		
13/0674	Building of 7 no terraced houses on rear western car park and opening up of	Refused	03.03.2015

	existing driveway on Albert Road to existing car park		
16/0832	Demolition of existing 2 storey public house.		11.11.2016
15/00014/REF	Building of 7 no terraced houses on rear western car park and opening up of existing driveway on Albert Road to existing car park	Allowed at Appeal	24.09.2015

Assessment of Proposal

This application relates to the Greyhound Public House located on the corner of Fox Lane and Rock Hill which has an authorised use within Class A4. The building comprises of a predominately two-storey building with single storey elements. There is a large car park on the north side. The willow tree to the east boundary adjacent to Albert Road has a provisional TPO. The surrounding area is predominantly residential in use. The building is currently vacant and boarded. The car park has been fenced off and the boundary hedge cleared.

This application for full planning permission has been submitted following the successful appeal by the applicants Greyhound Inn Developments Ltd to remove the building's status as an asset of community value under the Localism Act 2011. The appellant is a subsidiary company of Catesby Estates Ltd which owns land on Whitford Road which is currently subject of another application for outline planning permission referenced 16/1132. In order to overcome previous reasons for refusal by the Planning Inspectorate, works need to be done to the junction of Fox Lane and Rock Hill in order to alleviate extra pressure on the local highway network generated by the additional vehicle movements that this development would create. Demolition of the Greyhound forms Site B of pending application reference 16/1132.

Dealing with the Greyhound separately, the demolition of this is now the subject of a full planning application given a change in the regulations in that Public Houses can no longer be demolished under the Prior Approval process. The application should therefore be determined in accordance with the relevant policies of the Bromsgrove District Plan along with national planning policies. It should also be considered that within the Judge's decision on whether the pub should be an Asset of Community Value he concluded that it was 'unrealistic' to think that the property could ever be reopened as a public house again. In terms of paragraph 135 of the NPPF, the benefits of demolishing the pub should be weighed against the loss of a non-designated heritage asset and as such Members are requested to consider the applicants' supporting information submitted on 12th October 2017 available to view on the Council's website on Public Access.

BDP1 states that any adverse impacts of granting planning permission should significantly and demonstrably outweigh the benefits when assessed against the policies in the National Planning Policy Framework (NPPF).

The overarching theme of the NPPF is that the planning system should contribute to the achievement of sustainable development and therefore Local Planning Authorities (LPA's) should take a presumption in favour of sustainable development. With this in mind and taking into account the pressures on LPA's to reach housing development targets, unless there are other material considerations which would justify refusing a development then approval should be forthcoming.

Members will note the views of the Conservation Officer and third parties in relation to heritage. Whilst I acknowledge that there are some historical qualities to the building which warrant it being considered a Heritage Asset, I cannot give this sufficient weight to warrant refusal of the application given the overall benefits of the demolition of the pub when considering the wider benefits to the area of the District as a whole. The Whitford Road development is featured in the Bromsgrove District Plan as a development site (BROM3) and this should be given substantial weight when considering this application.

There have also been a number of objections from local residents and the Ward Member which I acknowledge but since the removal of its status as an asset of community value, there is less importance in terms of its protection. Even prior to this designation and when the Public House was open for business, it always struggled to be viable even being taken over by a number of franchises and different owners. I do not therefore consider that there is sufficient need for this type of use in this locality otherwise it would have been a success as a business previously.

The Public House as it stands at the present time is unsightly, clearly having a detrimental effect on the visual amenity of the locality and the applicants have provided detailed accounts of anti-social behaviour issues that have arisen and the numbers of calls made to the police. With this in mind, West Mercia Constabulary have been consulted and have no objection to the demolition of the building.

The large weeping Willow Tree (T4 of the FPCR Arboricultural Assessment dated October 2016) standing at the front of the site close to the junction of Rock Hill and Albert Road is formally protected under Bromsgrove District Tree Preservation Order (15) 2016 which is now a permanent order. The Tree Officer has confirmed that this should be retained and given full protection in accordance with BS5837:2012 recommendations throughout any demolition, ground or development works on the site. An awareness of this tree and the required protection it should receive is noted within the submitted Method Statement and would also be a condition attached to any planning permission granted.

A bat survey has been undertaken but concluded that there were no evidence of roosting bats and as such it is considered reasonable unlikely that the building supports a bat roost.

The County Highways Officer has no objections to the proposal subject to conditions being attached to any planning permission granted in relation to the requirement of the submission of a Traffic Management Plan to protect the amenities of the nearby residents during the demolition. Members are also requested to note the observations received by County Highways received as previously detailed.

Considering the above and the resultant benefit to Bromsgrove of the demolition and redevelopment aiding a more efficient highway network, I am of the opinion that this far outweighs the benefits of retaining the pub. This is with particular reference to the given current negative impact on the visual amenity of the locality and anti-social behaviour issues which it is currently resulting in.

RECOMMENDATION: That planning permission be Granted

- 1) The proposed demolition should be carried out in accordance with the recommendations within the Method Statement and Risk Assessment dated 26th September 2016.

Reason: To protect the amenities of the neighbouring properties.

- 2) Prior to commencement of demolition a Traffic Management Plan shall be submitted to and approved in writing by the local planning authority, there afterwards the proposed demolition works shall be carried out in accordance with this plan. This shall include but not be limited to the following:-
 1. Measures to ensure that vehicles leaving the site do not deposit mud or other detritus on the public highway;
 2. The times in which HGV arrivals and departures will be undertaken
 3. Routing arrangements of HGV vehicles to and from the site.
 4. Details of site operative / lorries parking areas, material storage areas and the location of site operative's welfare facilities.

The measures set out in the approved Plan shall be carried out in full during the demolition hereby approved. Site operatives' parking, material storage facilities shall only take place on the site in locations approved by in writing by the local planning authority.

Reason - To protect the amenities of nearby properties during the demolition

Case Officer: Ruth Lambert Tel: 01527 881373
Email: r.lambert@bromsgroveandredditch.gov.uk