

MINOR UPDATE

Application No:	DC/19/00414/FUL
Site:	Pack Horse Inn Lead Road Greenside Ryton NE40 4BS
Proposal:	Change of use from Public house (A4 Use) to Childcare Day Care (D1 Use) including creation of designated off-street parking bays
Ward:	Crawcrook And Greenside
Recommendation:	Grant Permission
Application Type	Full Application

Reason for Minor Update**Further conditions recommended, and additional representations received**

Two additional letters of representation have been received.

The first comments on the information contained with Trust Inns letter outlining the recent history of the Pack Horse Inn public house. The letter is summarized as follows:

- The pub's business increased by almost 10% in 2014/15
- The Pack Horse Inn supported the continuance of a number of regular sporting groups and local community groups
- Not all previous tenants left the pub due to a 'dying trade'
- The Pack Horse Inn was run the same way as Trust Inns high street pubs and the management of the pub was restrictive
- The letter echoes Trust Inns statement that they reduced the price of rent

In response to the points raised, whilst barrelage does increase from 96 barrels in 2013/2014 to 104 barrels in 2014/15, there has been a steady decline since 1999/2000. There may have been some small increases, but these are considered to be outliers.

Further, officers consider that it is not the role of the planning system to critique the business model of Trust Inns.

Other points raised have been addressed with the officer's report.

The second letter is an objection from Liz Twist MP. She refers to the designation of The Pack Horse as an Asset of Community Value and that residents in the local community were not given the opportunity to bid for the property as it was sold privately without the option for external bidders.

Liz Twist MP also asks that the ACV status of the premises is treated as a material consideration when weighing up the Committee's decision on this Change of Use application.

In response, as the most recent sale of the property took place in advance of the designation of the premises as an ACV, the sale was conducted correctly. There are provisions in the relevant regulation that non-compliant sales would be void (ineffective), meaning that the change of ownership has not taken place (regardless of whether it has been erroneously registered on the Land Register). Whilst the premises remain an ACV, any subsequent sale* would have to be notified to the Local Authority and the moratorium period triggered.

The status of the Pack Horse as an ACV is acknowledged in the main agenda report as being a material planning consideration.

A further two conditions are recommended to help promote sustainable travel options to and from the site.

11

The development hereby permitted shall not be occupied until the submission of a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall include:

- An assessment of the site, including the transport links to the site, on site facilities, any transport issues and problems, barriers to non-car use and possible improvements to encourage walking, cycling and bus use.
- Clearly defined objectives, targets and indicators
- Details of proposed measures
- Detailed timetable for implementing measures
- Proposals for maintaining momentum and publicising success.
- A programme of continuous review of the approved details of the Travel Plan and the implementation of any approved changes to the plan.

Evidence of the implementation of the hereby approved Travel Plan over a minimum period of 12 months shall be submitted to and approved in writing by the Local Planning Authority prior to formally discharging the condition.

Reason

To help promote and monitor sustainable travel options to and from the site and in order to accord with the NPPF and policy CS13 of the CSUCP.

12

The Travel Plan approved under condition 11 shall be wholly implemented in accordance with the approved details for the life of the development.

Reason

To ensure sustainable travel and in accordance with the NPPF and policy CS13 of the CSUCP.

*There are a number of circumstances where disposal of a ACV would not trigger the interim 6 week moratorium period, these come in part from the Localism Act and its associated Regulations.

SEE MAIN AGENDA FOR OFFICERS REPORT.