

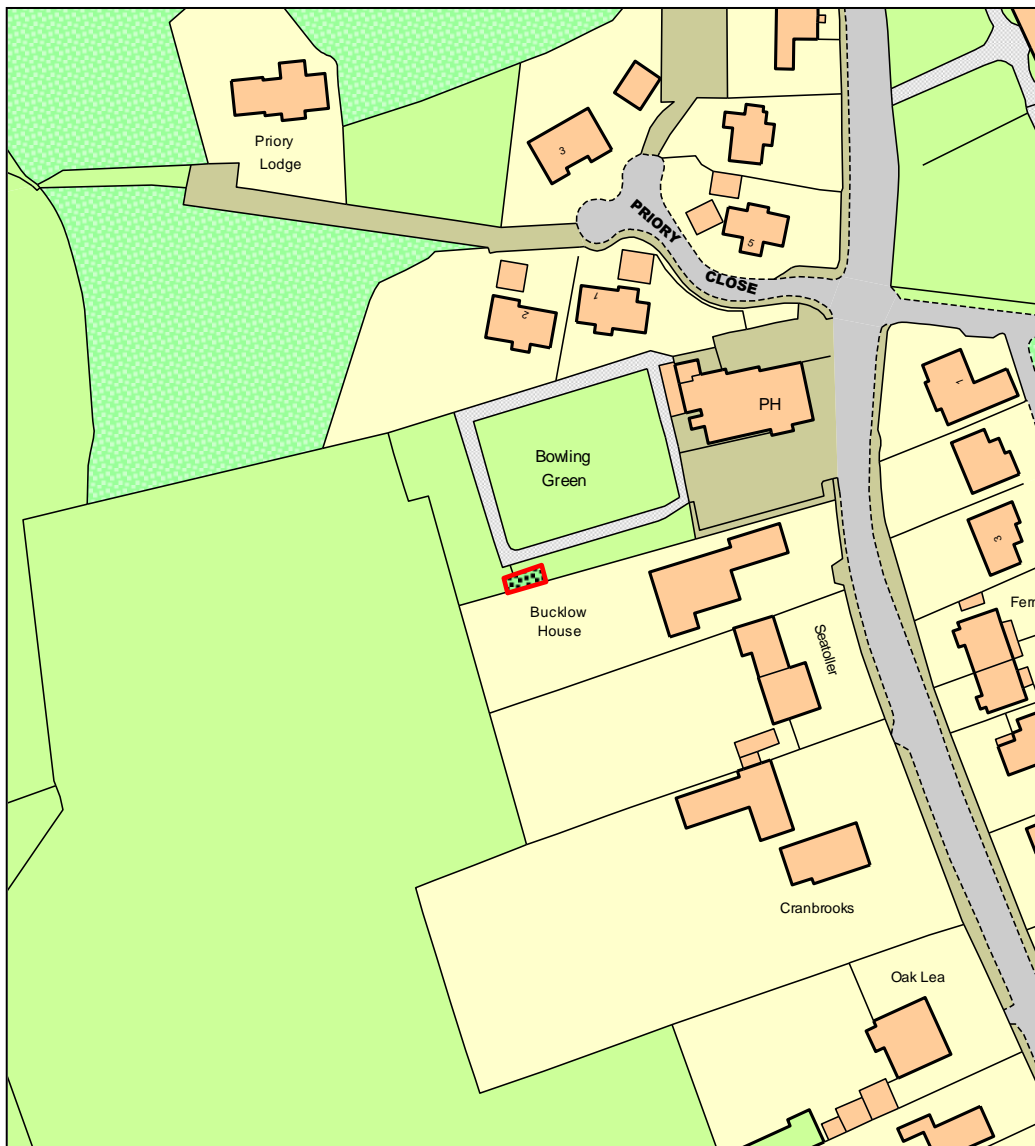
**Proposed development: Full Planning Application: Erection of accommodation for Butler's Arms Bowling Teams (retrospective).**

**Site address: Butlers Arms, Pleasington Lane, Pleasington, Blackburn, BB2 5JH**

**Applicant: Mr A Ramsbottom**

**Ward: Livesey with Pleasington**

<b>Councillor Derek Hardman</b>	
<b>Councillor John Pearson</b>	
<b>Councillor Paul Marrow</b>	



## **1.0 SUMMARY OF RECOMMENDATION**

- 1.1 The planning application is **recommended to be approved** planning permission subject to the conditions as stated in paragraph 4.1.

## **2.0 KEY ISSUES/SUMMARY OF PLANNING BALANCE**

- 2.1 As a retrospective planning application, it is presented to the Committee through the Chair Referral Process in accordance with the Scheme of Delegation.
- 2.2 The proposed building will provide accommodation for the Butler's Arms bowling team.
- 2.3 The key issues to be addressed are as follows:
- Principle of the development
  - Impact of the development upon neighbouring residential uses
  - Design
- 2.4 Careful consideration has been applied towards the principle of the proposal, taking into account the application sites status as an 'Asset of Community Value', together with the impact of the development against neighbouring residential amenity, and the proposed design principles.

## **3.0 RATIONALE**

### **3.1 Site and Surroundings**

- 3.1.1 The application site is the Butler's Arms Public House, located to the west of Pleasington Lane, within the village boundary of Pleasington, Blackburn. The Public House is a traditional style detached venue, typical within a village setting. To the rear of the building lies an outdoor seating area and bowling green, which plays host to the Public House's crown green bowling club.
- 3.1.2 Pleasington Lane is straddled by residential properties to the east and west, beyond which lies the Green Belt.

### **3.2 Proposed Development**

- 3.2.1 Retrospective planning permission is sought for the erection of a log effect cabin, to provide accommodation for members of the bowling club. The building is sited adjacent to the south west corner of the bowling green and adjoins the common boundary shared with the neighbouring dwelling 'Bucklow House' to the south. Full details are set out in the submitted drawings.

### **3.3 Development Plan**

3.3.1 In accordance with s.38 (6) Planning and Compulsory Purchase Act (2004), the application is to be determined in accordance with the development plan, unless material considerations indicate otherwise.

3.3.2 The Development Plan comprises the Core Strategy and the adopted Local Plan Part 2 – Site Allocations and Development Management Policies. In determining the current proposal the following are considered to be the most relevant policies:

#### **3.3.3 Core Strategy**

- CS1 – A Targeted Growth Strategy
- CS11 – Facilities and Services
- CS16 – Form and Design of New Development

#### **3.3.4 Local Plan Part 2**

- Policy 7 – Sustainable and Viable Development
- Policy 8 – Development and People
- Policy 11 – Design
- Policy 35 – Protection of Local Facilities

### **3.4 Other Material Planning Considerations**

#### **3.4.1 National Planning Policy Framework (The Framework).**

At the heart of The Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan making and decision taking. For decision taking, this means approving development proposals that accord with the development plan without delay (paragraph14).

### **3.5 Assessment**

#### **3.5.1 Principle**

The Framework at paragraph 70 emphasises the need to plan positively for the provision of community facilities. Policies CS1 and C11 of the Core Strategy encourage new development and a range of quality public facilities, which is central to the Council's vision of an 'improved offer', to attract people to move or to remain in Blackburn and Darwen.

3.5.2 Paragraph 80 of The Framework is also clear in its support for positive planning decisions for the delivery of community facilities to facilitate social interaction.

3.5.3 The Butler's Arms, inclusive of all associate outdoor space, is a designated 'Asset of Community Value' gaining inclusion on the Council's Local Assets of

Community Value Register on 12<sup>th</sup> December 2016 (ref: BL/2016/ENQ/07261). Whilst Policy 35 should be acknowledged, as relative to Assets of Community Value; the proposal does not involve the change of use of the Public House, thereby ensuring no policy conflict.

3.5.4 The Principle of the proposal is, therefore, acceptable, in accordance with The Framework's sustainability principles.

3.5.5 Impact upon residential amenity

Local Plan Part 2 Policy 8 requires development to contribute positively to the overall physical, social, environmental and economic character of the area and secure satisfactory levels of amenity for surrounding uses, with reference to noise and privacy.

3.5.6 The building is set at an angle and sits below the pre-existing timber fence and hedgerow that defines the common boundary shared with Bucklow House to the south that it adjoins. Appropriate levels of amenity are maintained; in accordance with the requirements of Local Plan Part 2, Policy 8.

3.5.7 Design / Character and Appearance.

Local Plan Part 2 Policy 11 requires development design to be of a good standard and demonstrate an understanding of the wider context and make a positive contribution to the area.

3.5.8 The building is rectangular in shape with a mono pitch roof. It has a floor area of circa 19 square metres and a maximum height of 2.5 metres. Its scale, siting and external finish of log effect timber cladding ensures a visually attractive and unobtrusive feature relative to the immediate public house setting and Pleasington Lane to the east; subject to the current white UPVC windows being treated in a softer colour to be agreed.

## 4.0 RECOMMENDATION

4.1 **APPROVE** subject to the following conditions:

- Window frames to be treated in agreed colour within 28 days of approval.
- Development to be carried out in accordance with approved drawings.

## 5.0 RELEVANT PLANNING HISTORY

5.1 10/00/0634 (rear single storey extension); 10/07/1132 (rear single storey extension); 10/17/0620 (outdoor seating area; 10/18/0132 (amendment to outdoor seating area to include provision of a pergola; 10/18/0207 (addition of timber window to rear elevation of building).

#### **4.0 CONSULTATIONS**

4.1 3 neighbouring properties were consulted by letter. At the time of writing the report, one letter of objection has been received. Pleasington Parish Council have raised no objections to the proposal.

**5.0 CONTACT OFFICER: Nick Blackledge, Planner**

**6.0 DATE PREPARED: 8<sup>th</sup> June 2018.**

## 7.0 SUMMARY OF REPRESENTATIONS

### Objection John. C. Pearson, 1 Priory Close, Blackburn

#### **Re Butler's Arms, Pleasington – Planning Application 10/18/0484**

Thank you for your letter of consultation dated 23<sup>rd</sup> May 2018 to me as an immediate neighbour to the existing development at the Butler's Arms, for which a retrospective planning application is being sought. So as to be clear and in the light of my public office, I am writing here in my private capacity as an ordinary citizen to make comment on this application.

To be clear, I object to the currently erected Bowling Hut. This is on the basis that as it is the first thing I see when I open my bedroom curtains each morning, I am confronted with an eyesore entirely inappropriate in appearance for its location. It is in the style of a log cabin which given that we are in North West England not Scotland or Canada is out of keeping with its surroundings. It is unfinished wood and does not blend in with the surroundings. Incongruously it is fitted with white UPVC doors and windows. Altogether it looks like an amateur design of a children's Wendy House.

Looking back to the last planning application reference 10/18/0132, the Design & Access Statement says:

“DESIGN CONCEPT - To provide an improved viewing and seating area for home and away bowlers during matches, that can also be used by pub customers on non-match days”

Plainly this has now not been provided as the Applicant has, in order to facilitate his own commercial gain, denied what he was offering the Bowlers together with their traditional storage facility and substituted the currently erected Bowling Hut and viewing area. As far as I am aware the decking facility has been in use by pub customers every single day for at least the last month.

The fact that this is the third planning application in respect of outdoor facilities at The Butlers Arms, in less than a year, clearly demonstrates the Applicants use of incremental development applications to secure his ultimate desire against the wishes of myself, other neighbours and local residents. I ask the question “would he have received planning consent for what has now been actually constructed by way of a large external decking, pergola, outside bar, music, fire pits, reduction in the bowling green and forced relocation of the bowler's storage and viewing facilities had he

declared all the matters in an initial single planning application”. I believe that the Council has been hoodwinked by the Applicant.

Lastly, the recent good weather has facilitated usage of the new decking and pergola for every one of the 7 days a week for at least the last month. There has not been one day between the hours of 12:00 Noon and 9:00pm when I have been able to quietly enjoy my own garden because of the continual noise and banter from drinking and dining customers, including men shouting and children excitedly running all over the bowling green. These crowds of people are (as those Councillors who visited site will know) less than 5 metres from my own outside dining table. I have therefore been compelled to share my quiet and private space with large numbers of others without a break since the May Day holiday. Suffice to say that, in order to have peace, my wife and I have taken to having our own meals inside the house despite the quite remarkable weather we have had.

I do not believe what has thus far been allowed by the Council is equitable and fair and this latest retrospective application should not be granted and the applicant required to re-instate the facilities previously afforded to the Bowlers. These have been satisfactory to them for many years.

Furthermore, I request that the Council review the existing granted applications 10/17/0620 & 10/18/0132 and apply limits to the future use of the facility to 3 days in any one week and require the Applicant to install appropriate reflective acoustic sound screen fence along our joint boundary. This will go some way to restoring my right to quiet enjoyment of my property for reasonable periods of time.

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