

APPLICATION NO. 18/01365/FULLN
APPLICATION TYPE FULL APPLICATION - NORTH
REGISTERED 30.05.2018
APPLICANT Mr P Langdown
SITE Plough Inn , Longparish, Andover, SP11 6PB,
LONGPARISH
PROPOSAL Change of use of A4 Public House to C3 Residential Dwelling
AMENDMENTS None
CASE OFFICER Mr Craig Morrison
Background paper (Local Government Act 1972 Section 100D)

1.0 INTRODUCTION

1.1 Delegated Report

- 1.2 In accordance with the agreed procedure the local Ward Member has been notified of the Officer recommendation. No response has been received from the Ward Member within the notification period.

2.0 SITE LOCATION AND DESCRIPTION

- 2.1 The application site is located within Middleton one of a number of hamlets that make up the village of Longparish which runs along the eastern and western sides of the B3048. The hamlets are separated by open spaces that give the individual hamlets identity while contributing to a collective character.

3.0 PROPOSAL

- 3.1 This application seeks to change the use of The Plough public house into a single 5 bedroomed dwelling. This would also result in alterations to the hardstanding to form a parking area and boundary treatments.

4.0 HISTORY

- 4.1 **TVN.03482/3** - Alterations to toilets, extension to kitchen and addition of entrance - **Permission Subject to Conditions and Notes** - 27.01.1994
4.2 **TVN.03482/2** - Single storey rear extension to provide five overnight accommodation rooms and building up front wall to existing beer storey and re-siting of shed - **Permission Subject to Conditions and Notes** - 21.03.1994
4.3 **TVN.03482/1** - Extension to car park - **Permission Subject to Conditions and Notes** - 12.10.1988
4.4 **TVN.03482** - First floor extension to form passage – **Permission Subject to Conditions and Notes** - 18.05.1982

5.0 CONSULTATIONS

5.1 **Andover Ramblers – No Objection**

Thank you for the opportunity to comment on this application. I note that the application form recognises the existence of the footpath Longparish 18 (which is part of the Test Way) and proposes no changes to it. On the condition that the position of footpath does indeed remain unaltered, either during or after any building work, we would have no objection to the proposal.

5.2 **Design and Conservation – Objection**

The Plough Inn is an historic public house with associated car-parking and pub garden to the side and to the rear located on the main road through Longparish. The historic core is an attractive building, which makes a strong and positive contribution to the street scene. The site falls within the conservation area, and there are various listed buildings in the vicinity. Most are at sufficient distance from the site that it does not fall directly in their settings, however, it is part of the historic context within which they are experienced, and therefore does make some contribution to understanding their special interest.

The Plough was, until it was closed in 2016, one of two historic pubs in Longparish (the other being The Cricketers), though there have been other inns and off-licenses in the past. According to the 2011 version of the Longparish Handbook, The Plough dates to 1721, though, if this is the case, it has been substantially altered and extended a number of times.

The pub makes a significant contribution to the special interest of the conservation area. It is mentioned in the Longparish Conservation Area Appraisal (p26) as being one of three of the most notable non-listed buildings (with the Chapel House, and Stream House which is also believed to be a former inn) and is identified as being of local interest and shown as such on the plan included with the CAA. As such, the requirements of para 135 of the NPPF with regards non-designation heritage assets, as well as the considerations for conservation areas are considered to apply.

The CAA states:

The Plough Inn which dates from the 18th century is a significant and substantial building on the main street being three storeys in height and constructed of brick with flint banding, was remodelled in the early 1900's with a pair of full height canted bay windows, gabled porch and a tile hung gable. The building stands on the edge of the road and, together with White Windows adjacent, is prominent in views through Middleton along the main street.

Not only is it aesthetically significant, but, when in business, it also makes a contribution to the vibrancy of the village and the conservation area as an historic community facility. Para 28 of the NPPF stresses the need to promote strong rural economies, and one way of doing this is to *promote the retention and development of local services and community facilities in villages, such as local shops, meeting places... cultural buildings, public houses...* It is considered The Plough, which latterly included a separate function room could be a cultural building and a meeting place as well as being a public house. Para 70 of the same also stresses the need for community facilities including pubs.

Design and Conservation would raise concerns regarding the evidence base for

the pub not being viable, though would defer to the Council's other specialist advisers on this matter. It does not appear that the application has been demonstrated that the public house is not viable, and that, therefore, change of use would be the only way to secure its long-term future. It is accepted that there is another pub in the village, and that the last two operators of The Plough went out of business. However, there may have been reasons for this which are not directly as a consequence of the building, the available clientele, or the location. In addition to the potential for personal circumstances of the landlords being a factor, there are numerous other reasons which could mean a pub fails to make a profit, which could be addressed by different management (e.g. prices, menu, opening hours, staff, and whether or not other attractions such as quiz nights, darts, skittles, and promotions are offered). The application has not addressed these issues. It also does not seem to have demonstrated that the public house has been marketed as such for a reasonable period of time without interest. This should also show that it was marketed as a pub business, on the appropriate specialist websites, and at a reasonable market price based on the anticipated turnover. The information in the letter appear to relate to the most recent sale, and it does not seem as though there has been any attempt to reopen the pub since this sale took place, or any further marketing.

There is, therefore, an objection from Design and Conservation to the principle of the public house permanently ceasing to be used as such, and being turned into private domestic accommodation – be this apartments or as a single dwelling as currently proposed.

The external changes associated with the change (e.g. formation of domestic gardens, erection of sheds and other paraphernalia, the proposed wall and railings, and the loss of the signage) will all alter the character of the site and the contribution it makes to the character of the conservation area.

As noted above, the building has been extended a number of times. Some of the most recent additions are not especially attractive, and do not make a positive contribution to either the building itself, or the wider conservation area. The extension which latterly housed the kitchen, which has a flat roof masked by an imitation plain-tiled roof is particularly unsuccessful. Removal of some of the later additions would, therefore, better reveal the building. Some are shown to be taken down (e.g. the rear lobby), but most appear to be retained.

The whole of the land to the rear is shown as lawn, but is very much separated off from the proposed property. There also appears to be lawn to the right hand side, where currently there is parking, but there doesn't appear to be any landscaping details. Is the intention this land will go with the property?

For the reasons above it is considered the proposed development would harm the conservation area, and therefore is contrary to Policy E9 of the RLP. The level of harm is considered to be less than substantial, and should be weighed against any public benefits arising from the scheme.

5.3 Ecology

This development will affect bats, although I am confident that the survey work and proposed mitigation is acceptable.

5.4 Highways – No Objection

5.5 Policy - No Objection

Policy COM14: Community Services and Facilities – Development (including the change of use of existing premises) which involves the loss of local shops or public houses will be permitted if it can be demonstrated that: a) the use is no longer or cannot be made commercially viable; or b) the building can no longer provide suitable accommodation; or c) it is no longer needed for the existing use. The applicant has provided evidence from Drake & Company Property Consultants. This details their extensive marketing efforts for The Plough Inn and the reason given by the previous tenant for their leaving the site to start business elsewhere. The marketing carried out included advertising online as well as in print in an industry publication, mailshot to a database of approximately 2500 who had expressed interest in acquiring public houses and circulation of the particulars of the property to approximately 1600 estate agents. The majority of interest received during the period the property was on the market was from parties considering residential development. The opinion of the consultants is that the site has no realistic demand from any pub or restaurant operators as either a destination gastro pub or village local. There remains a pub in the village to meet the local need; this has also been identified by the consultant. This evidence would comply with criterion a) of this policy that the site cannot be made commercially viable as a public house and criterion c) it is no longer needed for the existing use.

5.6 Rights of Way (HCC) – No Objection (Subject to Conditions)

5.7 Trees – No Objection

The site lies wholly within a Conservation Area – this imparts protection to trees over 75mm in trunk diameter as measured at 1.5m above ground level.

The proposal, conversion of the existing public house to a private dwelling, does not of itself need to result in any impact to any tree on or adjacent to the site. However the full proposal as submitted includes provision for the removal of several trees both from within the site (red line) and from adjacent land (blue line).

The trees shown to be removed are of or and or indifferent condition and of no individual intrinsic merit. The loss of those trees towards the rear of the site will have minimal discernible impact from public view points. The removal of the Scots Pine from within the existing car park will be apparent in views from the road – this tree is poorly situated and of very poor condition.

The submitted arboricultural report makes sound recommendations with regard to the protection, during the conversion process, of trees shown to be retained. The report also make mention (paragraphs 6 and 10) of new tree planting in mitigation of tree losses. I have seen no tree or other landscape planting proposals; this aspect needs to be explored.

6.0 REPRESENTATIONS Expired 30.06.2018

59 Objections from Longparish Parish Council; 3 (x2) and 6 Gladstone Terrace, Longparish; Bramblegate, Longparish (x2); Rose Cottage, Forton; Barley Cottage, Forton; Unknown address (x2); The Barton, Longparish; Gidleigh Cottage, Longparish (x2); Boundary House, Longparish (x3); 1 The Withies, Longparish; Highfield, Longparish (x2); Riverby, Longparish; Greenholme, Longparish; 1 and 5 The Withies, Longparish (x2); 1 Woodwalk Cottages, Longparish; The Cottage, Longparish; The Long White House, Longparish; 2 Park View Cottages (3 letters), Keepers Cottage, Longparish; Sirrah Cottage, Forton; Mayfield, Longparish (x2); 99 and 128 North Acre, Longparish; Yew Tree House, Longparish; Malthouse Cottage, Longparish; Homecroft. Longparish; Gardeners Cottage, Forton; Queen Anne Cottage, Forton; 1 Park View Cottages, Longparish; Le Mont Gabard, St Martin; Aston Cottage, Longparish; Springfield House, Longparish; East Aston House, Longparish; River Barn Cottage, Longparish; Broadacre, Longparish; Rivers End, Longparish; White Windows, Longparish; Elm Cottage, Longparish; 40 Westfield Road, Lymington; Tudor Cottage, Longparish (x2); Meadow Cottage, Forton; West Brook Cottage; 5 Forton Lane; Forton; Foxdale House, Andover Down; Plough Ahead Longparish (Containing 12 names); 11 Parkview Cottages

Policy:

- Change of use of the Plough Inn to residential will not benefit the village
- To allow any further residential development would be contrary to RLP Policy.
- Does not comply with TVBC Policy COM14
- The Drake and Company 'Economic Statement' is not objective, prepared by consultants in paid employment of previous owners.
- The Statement indicates that no locals used the pub, this maybe correct but it was for different reasons than that set out in the statement, the pub became a restaurant and the bar area was poorly located, not comfortable and poorly lit.
- The population in nearby housing estates has increased the pub's viability
- Statement 'cherry picks' quotes by previous landlord.
- The Statement advises that the site was properly marketed but locals only saw 'For Sale' sign up for 2-3 weeks in mid Winter.
- Statement refers to failure of the pub, these failures were under the 'E' Group which highlights the incompetence and greed of the company.
- The last landlord was chosen by 'EI' group even when it was known he was in financial difficulty resulting in the failure of both his businesses.
- 'EI' business model was to blame for the failure, tying landlords to high rents and purchasing its beverages from 'EI' group.
- Local resident do not drive to the pub they often walk.
- It was used by people from outside the area.
- Village would benefit from two thriving pubs, suggest it should be given the opportunity to explore this with a new independent owner or a community solution.

- The Plough could provide a wide range of services to the local community.
- Owner has made his intentions clear as he wants to convert pub to residential and build houses in the grounds and marketing has not taken place since the new owner purchased the property
- Owner has removed oil tanks, kitchen equipment was removed from the site.
- Property is currently neglected meaning people may look more favourably on the application.
- Other pubs in the area have already been converted to residential and The Cricketers in Longparish could go the same way
- Only remaining pub is 1.5 miles away down a twisting and narrow road
- Affordable Housing is needed
- CAMRA viability test sets out considerations for assessing the viability of a pub business

- The Plough has a pending application for it to be added to the Register of Assets of Community Value.
- The Plough should be saved.
- Plough is now a freehold business however during the last year the current owner has made no attempt to test the viability of the business.
- No evidence that it meets the criteria of Policy COM14.
- Pub has hosted numerous community activities
- The pub has not been operated as a freehold pub so it cannot be demonstrated that this would not be viable.

Landscape

- Ruthless approach to trees, plans to remove trees within grounds.
- Limited replanting to replace loss.
- Eucalyptus in the grounds is not in poor health but needs maintenance., it should retained
- Do not need any more fences in the village
- Is an area of outstanding natural beauty and changing the old buildings will be harmful to the village

Conservation

- Should be protected as a non-designated heritage asset
- Landmark building in the village

Highways

- Pub car park has been used with the landlords agreement to drop off school children.

Amenity

- Concern about demolition of building on the boundary as this will impact on neighbouring garden.
- Not just the building the use contributes to the character of the Conservation Area.
- Test Valley footpath not shown correctly

Other Matters

- Only found out about application through a leaflet should not TVBC tell local residents.
- Village works as a Community And pub contributes to community cohesion
- ROW is not in the correct location
- Fence erected without planning permission adjacent to road.
- No consultation with the village.
- How can TVBC ensure that the submitted plans are carried through
- Developer may apply for further development if approved.

2 x Support from 2 Park View Cottages and 6 Gladstone Terrace, Longparish

- Support as a single family home as it will end constant change that immediate neighbours have to deal with it.
- Village has struggled to support 2 pubs for at least 20 years and locals do not support the pub
- Culturally things have changed and people do not go to pubs as often as they used to
- It would be better to convert to a dwelling to maintain the historic and significant village building.

7.0 **POLICY**

7.1 Government Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

7.2 Test Valley Borough Revised Local Plan (2016)(RLP)

- COM2 (Settlement Hierarchy)
- COM14 (Community Facilities and Services)
- E1 (High Quality Development in the Borough)
- E2 (Protect, Conserve and Enhance the Landscape Character of the Borough)
- E5 (Biodiversity)
- E7 (Water Management)
- LWH4 (Amenity)
- T1 (Managing Movement)
- T2 (Parking Standards)

7.3 Supplementary Planning Documents (SPD)

Longparish Village Design Statement.

8.0 **PLANNING CONSIDERATIONS**

8.1 The main planning considerations are:

- The Principle of Development
- Water Management
- The Impact on the existing building and Longparish Conservation Area
- Highways
- Amenity
- Trees

- Protected Species

8.2 **The Principle of Development**

Settlement Hierarchy

The Plough is located within the Longparish Settlement Boundary and therefore developments are acceptable in relation to Policy COM2 of The RLP.

8.3 *Loss of Community Facilities*

Policy COM14 of the RLP seeks to resist the loss of community facilities. The loss of a public house is acceptable only in the circumstances set out below

- a) the use is no longer or cannot be made commercially viable; or
- b) the building can no longer provide suitable accommodation; or
- c) is no longer needed for the existing use.

Development involving the loss of cultural and community facilities and places of worship will be

permitted if it can be demonstrated that:

- d) there is no longer a need for that facility for its existing use or another community use; or
- e) the building can no longer provide suitable accommodation.

8.4 The applicant has provided a marketing statement through which they seek to demonstrate that the public house is not viable. The statement covers the period between March 2016 and February 2017. This followed the departure of the previous landlord. From March 2016 the property as marketed on the basis of a free of tie lease during a copy of the particulars have been provided which show that the property was marketed with offers invited for the rental figure. A tenant occupied the public house between August 2016 and October 2016 which was organised by the pub chain (Enterprise Inns). The public house was then re-marketed on the basis of a freehold sale for a period of 3 months between November 2016 and February 2017.

8.5 A number of representations have been received directing the case officer towards the Campaign for Real Ale (CAMRA) public house viability test including a completed version of the test. This test does not form part of the requirements of Policy COM14 however it does provide a useful framework and set of questions in order to consider whether a case has adequately been made to demonstrate whether the existing use is viable or not. Given the variable methods of operating a public house (leases with or without a tie and freehold sale) it is necessary to adequately market the public house exploring all of these methods.

8.6 The marketing strategy states that during the period of free of tie leasing that there was 'limited interest with a number of parties confirming interest only on the basis of a freehold sale'. This statement does not distinguish between parties interested in operating the public house on a freehold basis or for redevelopment purposes. Given the vagueness of the statement regarding the leasehold marketing it is not considered that it has been demonstrated that leasehold marketing has successfully demonstrated that there was no interest in the pub based on its viability.

- 8.7 Objectors have raised the issue that the landlord of the public house (Allen Watts) between August and October 2016 was declared insolvent while also running The Lunar Hare in Andover. Insolvency data from The Insolvency Service show this to be the case and showing the landlord as being formerly of The Lunar Hare and The Plough Inn. This does not therefore show that The Plough Inn was the reason for the landlord's insolvency and therefore does not support the applicant's assertion that the public house is not viable.
- 8.8 The marketing statement then states that the public house was put on the market for freehold sale. The marketing statement does not clarify when the marketing campaign started but this was after November 14th 2016. The advertisement has a closing date for offers of Thursday 9th February 2017. This is a period of just over 3 months at the most. Having regard to the supporting text of Policy COM14 this is considered to be insufficient to demonstrate that there is no interest in the freehold operation of the public house. Since the public house was sold to the applicant no further marketing appears to have taken place in the 18 months between the sale of the property to the applicant and the submission of the application. Accordingly it has not been demonstrated that The Plough as a public house is not viable.
- 8.9 Notwithstanding that it has not been demonstrated that the public house is not viable, the second part of criterion a) requires the applicant to demonstrate that the public house cannot be made viable. The applicant has not considered methods to make the public house viable. Suggestions made to the applicant during pre-application discussion such as taking advantage of the location next to the river test, test way walking route and sustrans national cycle route to take advantage of tourism. Examples given such as utilising the upper floors for tourist accommodation or utilising signage to garner additional trade from the nearby A303 have not been adequately considered. It is therefore considered that the applicant has not considered methods to improve the viability of the public house.
- 8.10 Paragraph 5.141 of the RLP states that applications should be supported by evidence of contact with relevant community groups. The Longparish Community Association has submitted an application (currently pending) to nominate The Plough as a Asset of Community Value (ACV). The application is not supported by evidence that shows that they made any kind of contact with the Longparish Community Association or Longparish Parish Council. The case officer has also provided an email conversation between a third party and the applicant where on the 17th October 2017 the applicant responded

"We, and our professional advisors are fully satisfied that a Public House use at The Plough is no longer viable and for that reason we are investigating and pursuing the possibility of Residential Use. In the circumstances we are unable to consider entering into discussions for the sale of our freehold interest in the site."

- 8.11 Based on the information available to The Council at this time it is considered that the applicant has not been proactive in identifying and making contact with relevant community groups and has actively refused to enter discussion in

doing so when approached by one such group. It is therefore considered that the application has not demonstrated that The Plough is neither viable nor can be made viable, the proposal therefore does not comply with criterion a) of Policy COM14.

- 8.12 The applicant has not claimed or demonstrated that the building can no longer provide suitable accommodation therefore the proposal is not considered to comply with criterion b) of Policy COM14.
- 8.13 Given the level of community objection to the loss of the public house and the submission of an application for the building to be an asset of community value it is not considered that the proposal would meet the requirements of criterion c) of Policy COM14. The loss of the public house is an important community facility and its loss has not been justified; as a result the proposal for a conversion to a dwelling is not acceptable in principle,
- 8.14 **Water Management**
Criterion b) of Policy E7 of the RLP requires developments to comply with the relevant national policy in relation to flood risk, In this case that would consist of the NPPF. The dwelling and the access are both located in flood zone. 2. Paragraph 164 of the NPPF states that changes of use should not be subject to the sequential and exception tests set out in NPPF but should meet the requirements for site specific flood risk assessments. The application is supported by a flood risk assessment which shows that the development area is not at a high or moderate risk of flooding despite its inclusion in flood zone 2. It is therefore considered that the proposal would not result in an increase in flooding on the site or increase the risk of flooding elsewhere.
- 8.15 **The Impact on the existing building and Longparish Conservation Area**
The application site is located within the Longparish Conservation Area and The Plough itself is noted as being one of the most notable non-listed buildings in Longparish in the Longparish Conservation Area Appraisal as a result it is considered that The Plough Inn would be considered a non-designated heritage asset with reference to Paragraph 135 of the NPPF.
- 8.16 Pubs, including those in Longparish, are key to establishing a sense of place and a strong local community. Due to its linear nature and collection of small hamlets Longparish lacks a defined local centre. And community uses are therefore part of the character of the settlement as an historic village, rather than a generic dormitory estate, a housing development, or a suburb. The Plough forms part of the village services
- 8.17 The applicant considers that as the proposal is for a change of use only that this will not alter the appearance of the building however external changes to the site as a whole in association with the change (e.g. formation of domestic gardens, erection of sheds and other paraphernalia, the proposed wall and railings, and the loss of the signage) will all alter the character of the site and the contribution it makes to the character of the conservation area.
- 8.18 The building has been extended a number of times. Some of the most recent

additions are not especially attractive, and do not make a positive contribution to either the building itself, or the wider conservation area. The extension which latterly housed the kitchen, which has a flat roof masked by an imitation plain-tiled roof is particularly unsuccessful. Removal of some of the later additions would, therefore, better reveal the building. Some are shown to be taken down (e.g. the rear lobby), but most appear to be retained.

8.19 For the reasons above it is considered the proposed development would harm the character of the conservation area, and therefore is contrary to Policies E1 and E9 of the RLP. The level of harm is considered to be less than substantial, and should be weighed against any public benefits arising from the scheme. The applicant considers that securing the use of the building is a public benefit, however as it has not been demonstrated that the building is not viable and could not continue to trade as a public house this argument would carry little weight. Given the limited changes to the building in landscape terms it is considered that the proposal would not result in an adverse impact on the character of the local landscape and would therefore comply with criterion a) of Policy E2 of the RLP.

8.20 **Highways**

The proposal for a dwelling would result in fewer vehicle movements on the local highway network than the existing use as a public house. The existing hardstanding would be reduced to form a driveway for three cars. This is considered acceptable and would meet the requirements of Policies T1 and T2 of the RLP.

8.21 **Amenity**

The proposal does not increase the size of the building or result in new windows at first or second floor level. Given that the upper floors of the building were previously used as the landlords flat it is not considered that the change of use to a dwelling would increase the level of overlooking on neighbouring properties compared to the existing use. The neighbour to the south has commented that the removal of part of single storey range on the western side of the building would be harmful to the amenity of that property and that the wall on the boundary should remain. This is shown on the floor plans and site plan to be retained.

8.22 The proposal provides a large garden sufficient to meet the needs of a family who would likely occupy a dwelling of the size proposed. The proposal is therefore considered to meet the requirements of Policy LHW4 of the RLP.

8.23 **Trees**

The application is supported by a tree survey that shows a number of trees to be removed within the existing pub garden. A number of representations have been received on this matter stating that the trees make a contribution to the character of the area. The application site lies within the conservation area and therefore any trees that are more than 7.5cm in girth at 1.5 metres from the ground would be the subject of additional control. It is not considered that the development directly results in the need to remove any trees and therefore a separate application for notification of tree works in a conservation area.

Accordingly the proposal for a change of use of the public house to a dwelling would not result in the loss of trees as an important local feature in accordance with Policy E2 (f) of the RLP.

8.24 **Ecology**

The application is supported by an ecological survey which highlights that bats are using the roof space of the existing building. The development retains the building with the exception of an outbuilding in the western single storey range, where it is not believed that bats are roosting. In order to convert the building to a dwelling, due to its condition, some repairs and works are required in order to meet modern standards. The development will therefore affect bats, in this case a day roost for common pipistrelles and a low number of long eared bats.

8.25 In circumstances where protected species may be harmed or destroyed, the proposal should be considered by the Local Planning Authority, against the three tests set out within the Conservation of Habitats and Species Regulations 2017, namely that;

- *the consented operation must be for 'preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment'; (Regulation 53(2)(e))*
- *there must be 'no satisfactory alternative' (Regulation 53(9)(a)); and*
- *the action authorised 'will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range' (Regulation 53(9)(b)).*

8.26 Public Interest

The low conservation status of the roosts in the property would require the considerations of the tests to be proportionate. Were the proposal acceptable the building would be a private dwelling however it is likely that the repairs and work necessary are likely to be required to ensure that the building remains in good repair into the future. It is therefore considered that the public benefit of keeping the building in good repair would be sufficient to of sufficient public interest. In this regard it is considered that the first derogation test is met by the proposals as the public interest is sufficient to balance the low impact on the protected species.

8.27 Satisfactory Alternative

An alternative to the proposed extension of the building might involve an alternative approach or design or the replacement of the building. However, it is considered that the second test has been met, however this is likely to be more harmful to the conservation of the species. This protected species impact therefore cannot be avoided by any such alternative proposal.

8.28 Maintenance of Conservation Status

In order to assess the development against the third test, sufficient details must be available to show how any killing or injury of bats will be avoided and

how the loss of the roost will be compensated. In this case, a detailed methodology is provided that includes methods to be followed during the development of the proposed extension to ensure bats are not disturbed, killed or injured, This is complemented by the provision of new roosting opportunities to be provided within the development site. These are considered to be acceptable methods of mitigation, and would ensure compliance with the third regulation.

8.29 It is therefore considered that the development can be undertaken without harm to protected species and their habitats, in accordance with policy E5 of the Test Valley Borough Local Plan.

9.0 CONCLUSION

9.1 The details submitted have not demonstrated that the loss of the public house is acceptable and as a result the harm to the conservation area and non-designated heritage assets is not balanced against sufficient public benefits. Accordingly the proposal is contrary to Policies COM14 E1 and E9 of the Test Valley Borough Revised Local Plan (2016).

10.0 RECOMMENDATION REFUSE

01. **The applicant has provided insufficient information and justification and has undertaken inadequate marketing including evidence of contact with relevant cultural and community organisations to demonstrate that The Plough Inn is no longer viable or cannot be made viable and it has not been shown that the building can no longer provide suitable accommodation or is no longer needed for the existing use. The loss of the public house has not therefore been justified contrary to Policy COM14 of the Test Valley Borough Revised Local Plan (2016).**
02. **The loss of The Plough as a public house and its conversion to a domestic dwelling would erode the character of the historic village by virtue of the loss of an historic community facility which, with the other key village services contributes to the sense of place and ability to understand the history of the settlement. It would fundamentally and harmfully change the character of the building (which is considered to be a non-designated heritage asset) which would not only damage the special interest of the pub itself, but also the contribution it makes to the appearance of the street and the conservation area. It is therefore considered that the proposed development would result in less than substantial harm to both heritage assets and it is not considered that there is sufficient public benefit to outweigh this harm. The proposal therefore fails to meet the requirement of Policies E1 and E9 of the Test Valley Borough Revised Local Plan (2016).**

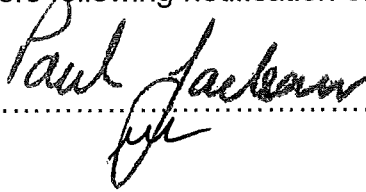
Notes to applicant:

- 01. In reaching this decision Test Valley Borough Council (TVBC) has had regard to the National Planning Policy Framework and takes a positive and proactive approach to development proposals focused on solutions. TVBC work with applicants and their agents in a positive and proactive manner offering a pre-application advice service and updating applicants/agents of issues that may arise in dealing with the application and where possible suggesting solutions.**

Authorised under Delegated Powers following notification of local ward members

Head of Service

Signed.....

Handwritten signature of Paul Jackson in black ink, written over a dotted line.

Date 25/7/18