

August 2024

### 3D - DOTTY STUDIOS



## Planning Policy Statement

Blacksmiths Arms, Grange Moor Roundabout, WF4 4DS

Proposed external alterations (window openings and cladding) and part change of use of public house to retail (Class E) for Dotty Bridal together with removal of play area to create additional parking spaces.

Prepared for Dotty Bridal by:



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None



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## 1.0 Introduction

- 1.1 This Planning Policy Statement has been prepared to support a planning application for the part change of use of the Blacksmiths Arms to a retail use for Dotty Bridal.
- 1.2 The proposal seeks to create a new bridal boutique within part of the building with the bar area retained for use by customers and also the general public. Appointments are made in advance for the bridal boutique. The proposal includes external alterations to the appearance of the building through enlarging existing window openings and part cladding of exterior stonework to create a more contemporary aesthetic. The access point from A637 remains unaltered with additional parking created following removal of existing play area.

### Background and Planning History

- 1.3 The pub is currently still trading although is subject to agreement to purchase by the applicant. The applicant will, subject to securing planning permission, undertake the proposed internal and alterations to deliver another award winning bridal boutique.
- 1.4 There is no relevant planning history for the site.

### The Application Site

- 1.5 The site (circa 0.49ha) is located at Grangemoor Roundabout at the junction of the A637 and Wakefield Road. The site comprises an existing stone built public house with render and slate roof together with external dining / garden area, play area and parking.
- 1.6 Land to the south is in industrial use with residential use to the west with further commercial uses beyond whilst to the north / north east there are allotments / a restaurant / [former] car dealership and employment uses respectively
- 1.7 The site itself sits within the Green Belt but is not subject to any Local Plan allocations and is not subject to any landscape, ecology or heritage designations.

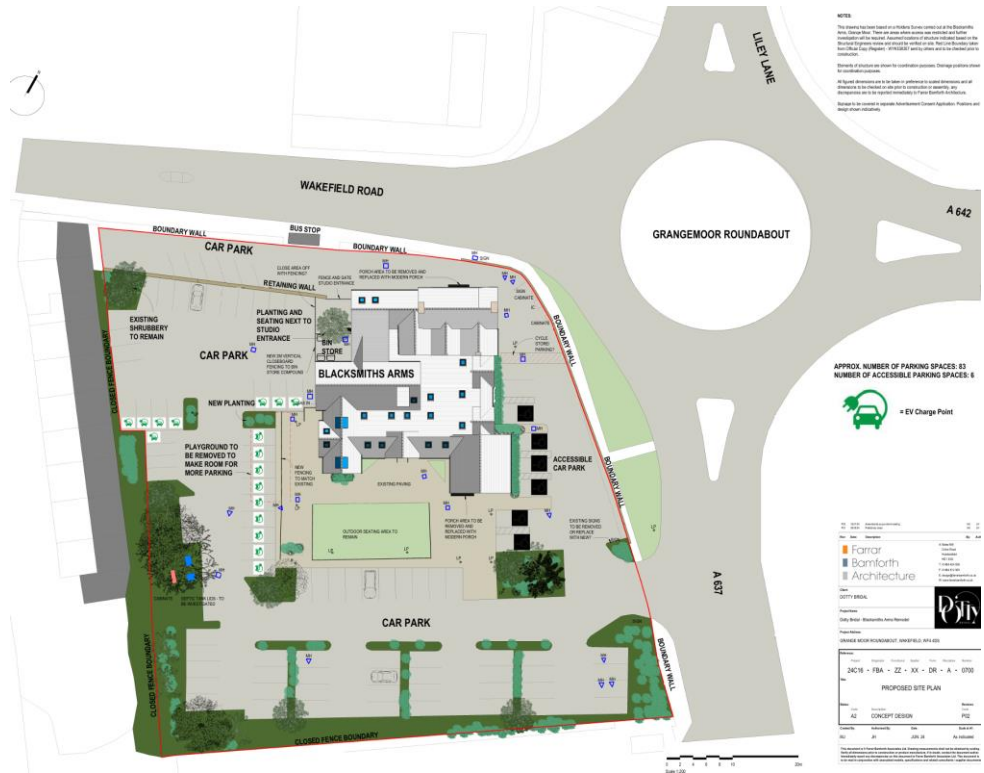
### The Proposed Development

- 1.8 The proposed development comprises part change of use of the public house to create a bridal boutique (Class E). Part of the building will be retained as a bar (circa 90sqm) to serve customers (drink and limited food offer) to the boutique together with general opening hours to the public as a bar as existing. The boutique will operate on an appointment basis as per the applicant's existing business. Internal alterations are proposed to provide a sales area (circa 140sqm) together with private rooms / suites for customers.
- 1.9 The proposal includes external alterations to the building comprising addition of rooflights, small areas of grey timber effect cladding, removal of porch to north elevation / canopy to south elevation and enlarging existing openings to create a more contemporary appearance reflecting the proposed use as a bridal boutique. The existing render will be repainted. The existing means of access from A637 and car park will be retained with the addition of 2 parking spaces

where the current children's play area is. A new hedge is proposed along the eastern frontage. EVC will be added to a number of existing parking spaces as well as an area for cycle parking.

- 1.10 Set out below is the proposed site plan and 3d visuals showing the two customer entrances (south [main entrance] and west facing). On the next page are the existing and proposed elevations for comparison.

Proposed Site Layout



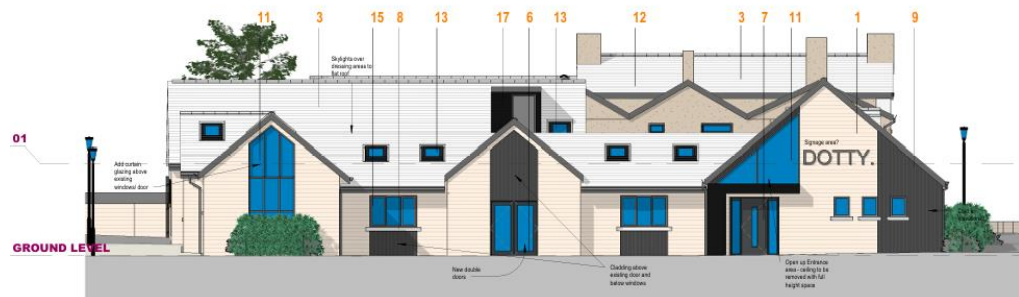
3D - DOTTY STUDIOS



3D - ENTRANCE AREA

1.11 There are no extensions proposed. Set out below are existing and proposed elevations.

Existing and Proposed South Elevations (to car park)



Existing and Proposed East elevations (to A637)



Existing and Proposed North elevations (Wakefield Road)



Existing and Proposed west elevation (to car park)



1.12 Further details are set out in the submitted plans prepared by FBA.

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### The Planning Application

- 1.13 This statement describes the application site and nature of the proposal (above) together with an assessment of planning policy issues (Chapter 2) of relevance to the application. Assessment of the planning application is set out in Chapter 3 with a summary of the planning application / planning case is set out in Chapter 4.
- 1.14 This statement will fully justify the proposal for the site and will advance reasons why it should be supported and consent granted.
- 1.15 On the basis of the information provided in this statement and on the application drawings, a presumption in favour of development can be maintained in this particular instance, the application being in accordance with the advice set out in the NPPF.

## 2 Planning Policy Review

### National Planning Policy Framework (December 2023)

2.1 The National Planning Policy Framework (revised December 2023) sets out the government's planning policies for England and how these are expected to be applied. The National Planning Policy Framework must be taken into account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions.

2.2 **Set out below is a summary and assessment of the relevant sections of the NPPF.**

2.3 The National Planning Policy Framework sets out that the purpose of the planning system is to contribute to the achievement of sustainable development. The guidance advises that the policies in paragraphs 1-231 taken as a whole constitute the government's view on what sustainable development in England means in practice for the planning system.

#### Achieving Sustainable Development

2.4 Paragraphs 7, 8 and 11 of the NPPF confirms that the purpose of the planning system is to contribute to the achievement of sustainable development with paragraph 10 confirming that there is a presumption in favour of sustainable development at the heart of the Framework. The proposal represents sustainable development delivering economic, social and environmental benefits (see Section 3).

2.5 Paragraph 11 sets up the presumption in favour of sustainable development stating:

*For decision-taking this means:*

*c) approving development proposals that accord with an up-to-date development plan without delay; or*

*d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date<sup>7</sup>, granting permission unless:*

*i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed<sup>6</sup>; or*

*ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*

2.6 The site is in use as a public house, close to a mix of residential, commercial and industrial uses with bus stop to the site frontage. The proposal will therefore sustainable development through the use of the existing building (retail use and retained bar) and creation of employment opportunities.

#### Decision Making

2.7 Para 38 advises that LPAs should approach decisions on proposed development in a positive and creative way and should seek to approve applications for sustainable development where possible.

- 2.8 Para 47 confirms that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible.
- 2.9 The proposal comprises part change of use of the existing building and limited external alterations, both consistent with appropriate uses for the green belt. As such the proposal should be supported and determined in accordance with the NPPF and Development Plan.

### Promoting Sustainable Transport

- 2.10 Chapter 9 of the NPPF refers to highways matters with para 115 advising that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 2.11 The proposed development retains the existing car park as well as providing an additional 2 spaces (in place of the current play area). EV charging will be added to up to 17 spaces together with cycle parking. The site is also served by bus services to / from Huddersfield and Wakefield with a bus stop on the A642 outside the site. Customers attending the boutique will be via booking whilst the retained public bar area will be smaller than existing. As such the traffic demand / generation of the proposed mixed use will be less than the current larger pub operation.
- 2.12 It is considered the proposal will not give rise to any highway safety or capacity issues. The residual cumulative impacts will not therefore be severe.

### Design

- 2.13 Chapter 12 of the NPPF refers to Design and advises that good design is a key aspect of sustainable development.
- 2.14 Paragraph 135 sets out a number of design criteria to be considered in terms of design of development stating:

*Planning policies and decisions should ensure that developments:*

*a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*

*b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*

*c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*

*d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*

*e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*

*f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users<sup>46</sup>; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

- 2.15 The proposal includes the addition of a number of rooflights, enlargement of existing openings on the car park elevations and addition of small areas of timber effect grey cladding. The cladding and enlarged openings seek to deliver a more contemporary aesthetic whilst retaining the predominance of stone / render (to be repainted) / slate that currently exists on the building. The car park is retained with the addition of 3 extra spaces together with some new planting within the site and along the eastern elevation. The proposal results in a well-designed scheme with benefits to visual amenity of the site through high quality design.

### Protecting Green Belt Land

- 2.16 The application site is located within the defined Green Belt. The essential character of the green belt is its openness. The Green Belt serves the following five purposes (para 143);
- To check the unrestricted sprawl of large built up areas.
  - To prevent neighbouring towns merging into one another;
  - To assist in safeguarding the countryside from encroachment;
  - To preserve the setting and special character of historic towns; and
  - To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
- 2.17 Given the developed nature of the site together with its location adjacent to industrial development to the south and commercial / residential uses to the west with main roads forming the northern and eastern boundaries, the role of the green belt in this location is limited in terms of the five purposes listed above.
- 2.18 As such it is considered the role of the green belt in this location is limited to that of safeguarding the countryside from encroachment, and even with that the previously developed nature of the site is such that the use of the site for part public house / bar and part retail / boutique would not result in any demonstrable or significant encroachment.
- 2.19 Paragraph 150 of the NPPF advises that LPA's should plan positively to enhance their beneficial uses such as looking for opportunities to (inter alia) retain and enhance landscapes, visual amenity and biodiversity or to improve damaged land. The proposal can contribute to these opportunities for enhancement by ensuring the pub and its grounds retain in active use rather than closing down and becoming derelict. The proposal provides an opportunity to enhance the appearance of the existing buildings and also plant a new hedgerow along the eastern site frontage.
- 2.20 The NPPF sets out that inappropriate development is harmful to the green belt and should not be allowed unless very special circumstances exist (para 152). Where there is considered to be a degree of harm to the Green Belt, this harm must be outweighed by any very special circumstances.
- 2.21 Paragraphs 154 and 155 set out the forms of development deemed appropriate in the green belt. With regards the proposed development

(external alterations and part change of use), paras 154-c (alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building) and 155-d (re-use of existing buildings that are of a permanent and substantial construction) are considered relevant.

2.22 The proposal involves external alterations (cladding and enlarged openings) but no extensions together with part change of use of the public house to create a bridal boutique. Part of the bar area is retained to serve the boutique business as well as the general public.

2.23 In summary, given the limited role of the green belt in this location and the appropriateness of the development (alteration and part change of use) it is considered there will be no harm to the green belt in this location.

2.24 There are therefore clear planning grounds to support this proposal.

### **Meeting the challenge of climate change, flooding and coastal change**

2.25 Paragraph 165 of Chapter 14 confirms that development should be directed to areas with the lowest probability of flooding. The site lies within Flood Zone 1 and is therefore at low risk from flooding. The site area is less than 1ha and as such there is no requirement to provide a FRA with the application.

### **Conserving and enhancing the natural environment**

2.26 Paragraph 180 of Chapter 15 advises that the planning system should contribute to and enhance the natural and local environment by: -

- *a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*
- *b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;*
- *c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;*
- *d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;*
- *e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and*
- *f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate."*

2.27 The site is not subject to any landscape designations. An additional hedge is to be planted along the eastern site frontage.

2.28 Paragraph 186 relates to ecology and biodiversity considerations when determining planning applications. There are no known protected species or ecology designations on site. As such it is considered the site is of low wildlife value. The proposal involves change of use and internal alterations together

with enlarging windows and addition of areas of cladding to the building. The proposal does not include any extensions or loss of any habitat, as such the application is exempt from the requirements of BNG.

### Assessment against NPPF

- 2.29 Assessing the proposal against the main objectives of the NPPF, it is clear the scheme accords with the overarching approach to planning in that:-
- The proposal represents development of a sustainable site within the urban area delivering new job opportunities whilst retaining an existing pub use;
  - The site is not of any heritage value;
  - The proposal will not give rise to any highway safety or capacity issues;
  - The site comprises a previously developed site with development to the south and west with the external alterations and part change of use considered to be appropriate forms of development that will not give rise to any harm to the green belt in this location;
  - As illustrated by the proposed layout and elevations, the development proposal will provide a development that is sympathetic to and reflective of the character of the surrounding area.

### Statutory Development Plan Policies

- 2.30 With respect to the proposed development, the Development Plan currently comprises the adopted Kirklees Local Plan which sets out planning strategy with relevant planning policies together with an Allocations Document.
- 2.31 The site is designated as Green Belt in the Local Plan.
- 2.32 In light of the above and having regard to the proposal, the following Local Plan policies are noted:
- PLP 1 – Achieving Sustainable development
  - PLP 2 – Place Shaping
  - PLP 3 – Location of New Development
  - PLP 13 – Town Centre Uses
  - PLP 21 – Highway Safety
  - PLP 22 – Parking
  - PLP 24 – Design
  - PLP 30 - Biodiversity & Geodiversity
  - PLP 48 – Community facilities and services
  - PLP 57 - The extension, alteration or replacement of existing buildings
  - PLP 60 - The re-use and conversion of buildings

- 2.33 These policies are assessed in Section 3.

### 3 Planning Assessment

#### Principle of Development

- 3.1 The site currently operates as a public house with extensive parking areas to the south and west of the main buildings. The proposal will retain part of the bar area for public use as well as to serve customers using the proposed bridal boutique. The site is previously developed with the proposal including external alterations to the building (no extensions) and part change of use to Class E.
- 3.2 The site sits in the Green Belt and also proposes a retail (class E) use within the building. The two main matters of principle therefore relate to Green Belt policy and Town Centre uses.
- 3.3 The proposal retains part of the public house / bar for use by the public and as such there is no loss of community facility. The proposal is therefore consistent with Policy PLP48.

#### Green Belt

- 3.4 As stated above, the NPPF advises at paragraphs 154c and 155d that alterations to buildings and re-use of buildings are appropriate forms of development in the Green Belt.
- 3.5 With regards policies in the Kirklees Local Plan, policies PLP57 and PLP60 are relevant relating to alterations and change of use respectively. With regards Policy PLP57, the proposal involves alterations to the public house with timber effect cladding added to the south and west facing elevations together with enlarged openings on the car park elevations with an additional small window to the north elevation and addition of rooflights. Existing porch on the northern elevation and canopy on the south elevation will be removed and 'replaced' with larger glazed opening. No extensions are proposed. These alterations enhance the appearance of the building to create a more contemporary aesthetic in keeping with the proposed bridal boutique use. The proposal will enhance the appearance of the building and is therefore consistent with Policy PLP57 (d).
- 3.6 With regards the part change of use of the building to facilitate the bridal boutique, the works predominantly involve internal works (with exception of cladding and enlarged window openings referenced above) to create a small retail sales area (140sqm) with suites / changing rooms / break out areas / communal areas and bar together with office space, meeting room, storage areas all associated with the bridal boutique. Externally the existing play area will be removed and 2 extra car parking spaces added. A new hedge is proposed along the eastern frontage.
- 3.7 Local Plan Policy PLP60 confirms the re-use of buildings as being appropriate forms of development subject to meeting a number of criteria. Having reviewed the proposal against those criteria it is considered that the proposal complies in that the building is of a substantial construction, will not introduce any incongruous features to the site (the hedge to the eastern frontage is a clear benefit visually) and the design / materials are of a high quality and appropriate to their setting. Finally the proposal will not be detrimental to landscape quality, residential amenity or highway safety. As such the proposal complies with Policy PLP60

### Town Centre Uses

- 3.8 Local Plan Policy PLP13 reflects guidance set out in Chapter 7 of the NPPF in encouraging town centre uses to locate in defined centres. The site itself currently operates as a public house and is not in a defined centre. Policy PLP13 advises on the need for sequential tests for retail uses. However, for small scale proposals in non urban areas (i.e. the green belt), the sequential approach will not be required for proposals of 150 square metres and under.
- 3.9 The retail floor area for the boutique is 140sqm as shown on the submitted floor plans (gift area / main shop area). The remainder of the proposal comprises floor area used for private suites, changing rooms, fitting rooms, toilets, storage areas, food / drink area, kitchen, meeting space, breakout areas, boardroom and staff spaces. The submitted floor plans set out the proposed layout for the boutique and public bar area.
- 3.10 In light of the above and the submitted floor plans it is considered the proposal sits below the 150sqm threshold set for retail uses in the green belt and so there is no requirement for undertaking a sequential assessment. The proposal is a bespoke bridal business and will not harm the vitality or viability of any nearby defined centres. The proposal therefore complies with Policy PLP13.

### Design / Visual Amenity

- 3.11 The proposal includes a number of external alterations together with repaint of existing render to create a contemporary aesthetic for the proposed bridal boutique. Areas of timber effect cladding are proposed on car park facing elevations together with enlarged openings and removal of existing porch / canopy on the north and south elevations. A number of new windows and rooflights are proposed together with a new hedge along the eastern road frontage. No extensions are proposed. The existing car park and means of access is retained with 2 additional spaces added in place of the existing children's play area.
- 3.12 Local Plan policies LP21 (Highways & Access), LP22 (Parking) and LP24 (Design) have all been considered.
- 3.13 The proposed elevations, floor plans and site layout demonstrates how the proposed development complies with these policies. Design wise (and materials), the proposal will enhance the appearance of the building whilst the existing means of access is retained and additional parking is provided.
- 3.14 Overall, the proposal is consistent with guidance set out in the NPPF and the relevant Local Plan policies LP21, LP22 and LP24.

### Amenity Considerations

- 3.15 The site currently operates as a public house. The nearest dwellings are located to the west of the site. The proposal retains a smaller bar / public house area within the building (accessed from the northern elevation) and is likely to operate on similar hours to existing. The bridal boutique use is not considered to give rise to any amenity issues whilst the bar / public house will be retained as existing albeit on a smaller scale. It is therefore considered the proposal will not give rise to any harm to living conditions of nearby residents.

### Highways

- 3.16 The existing car park and access from A637 is retained together with addition of 2 extra spaces and cycle parking. Electric Vehicle charging is to be provided on site. 89 car parking spaces are proposed (87 existing). The site is also served by public transport with bus stops opposite the northern elevation of the building.
- 3.17 The change of use and retained bar / public house use is not expected to give rise to any highway capacity or safety issues.
- 3.18 Local Plan policies LP21 and 22 relate to Highway Safety and Parking respectively. The site can be safely accessed with adequate parking / turning on site to ensure there are no highways issues arising in terms of capacity or safety. As such it is considered the requirements of LP21 & 22 have been met.
- 3.19 In light of the above, it is considered that the Proposed Development would not have an unacceptable effect on traffic flow and safety and as such will not detract from the character or appearance of the area.

### Ecology

- 3.20 The site is not subject to any ecological designations and the proposal does not involve any extensions or demolition. The external parking areas remain unchanged with a new hedge proposed along the eastern road frontage. The proposal does not therefore give rise to any ecological or biodiversity issues.

### Flood Risk / Drainage

- 3.21 The site is in FZ1. It can be suitably drained and will not give rise to any flooding issues on or off site.

### Summary

- 3.22 Considering the above assessment and with regards the submitted plans, it is considered that relevant national and local planning policies provide a clear planning basis for the proposal to be supported. As such there is no planning reason why planning permission should not be granted for the proposal.

## 4.0 Summary

- 4.1 This Planning Policy Statement has been prepared to support a planning application for the part change of use of the Blacksmiths Arms to a retail use for Dotty Bridal.
- 4.2 The proposal seeks to create a new bridal boutique within part of the building with the bar area retained for use by customers and also the general public.

### Background and Planning History

- 4.3 The pub is currently still trading although is subject to agreement to purchase by the applicant. The applicant will, subject to securing planning permission, undertake the proposed internal and alterations to deliver another award winning bridal boutique.

### The Application Site

- 4.4 The site (circa 0.49ha) is located at Grangemoor Roundabout at the junction of the A637 and Wakefield Road. The site comprises an existing stone built public house with render and slate roof together with external dining / garden area, play area and parking.
- 4.5 The site itself sits within the Green Belt but is not subject to any Local Plan allocations and is not subject to any landscape, ecology or heritage designations.

### The Proposed Development

- 4.6 The proposed development comprises part change of use of the public house to create a bridal boutique (Class E). Part of the building will be retained as a bar (circa 90sqm) to serve customers (drink and limited food offer) to the boutique together with general opening hours to the public as a bar as existing. The boutique will operate on an appointment basis as per the applicant's existing business. Internal alterations are proposed to provide a sales area (circa 140sqm) together with private rooms / suites for customers.
- 4.7 The proposal includes external alterations to the building comprising addition of rooflights, small areas of grey timber effect cladding, removal of porch to north elevation / canopy to south elevation and enlarging existing openings to create a more contemporary appearance reflecting the proposed use as a bridal boutique. The existing render will be repainted. The existing means of access from A637 and car park will be retained with the addition of 2 parking spaces and EV charging points. There are no extensions proposed.

### Assessment

#### Principle of Development

- 4.8 The site currently operates as a public house with extensive parking areas to the south and west of the main buildings. The proposal will retain part of the bar area for public use as well as to serve customers using the proposed bridal boutique. The site is previously developed with the proposal including external alterations to the building (no extensions) and part change of use to Class E.
- 4.9 The site sits in the Green Belt and also proposes a retail (class E) use within the building. The two main matters of principle therefore relate to Green Belt policy and Town Centre uses.

- 4.10 The proposal retains part of the public house / bar (c 90sqm) for use by the public and customers to the boutique; as such there is no loss of community facility. The proposal is therefore consistent with Policy PLP48.

#### Green Belt

- 4.11 As stated above, the NPPF advises at paragraphs 154c and 155d that alterations to buildings and re-use of buildings are appropriate forms of development in the Green Belt. Local Plan Policies PLP57 and PLP60 reflect the same.
- 4.12 With regards Policy PLP57, the proposal involves alterations to the public house with timber effect cladding together with enlarged openings on the car park elevations. No extensions are proposed. These alterations enhance the appearance of the building to create a more contemporary aesthetic in keeping with the proposed bridal boutique use. With regards the part change of use of the building to facilitate the bridal boutique, the proposed floor area includes a small retail sales area (140sqm) with suites / changing rooms / break out areas / communal areas and bar together with office space, meeting room, storage areas all associated with the bridal boutique. The proposal will enhance the appearance of the building and is therefore consistent with Policy PLP57 (d).
- 4.13 Local Plan Policy PLP60 confirms the re-use of buildings as being appropriate forms of development subject to meeting a number of criteria. The proposal complies in that the building is of a substantial construction, will not introduce any incongruous features to the site (the hedge to the eastern frontage is a clear benefit visually) and the design / materials are of a high quality and appropriate to their setting. Finally the proposal will not be detrimental to landscape quality, residential amenity or highway safety. As such the proposal complies with Policy PLP60.

#### Town Centre Uses

- 4.14 Local Plan Policy PLP13 reflects guidance set out in Chapter 7 of the NPPF in encouraging town centre uses to locate in defined centres. The site itself currently operates as a public house and is not in a defined centre. Policy PLP13 advises on the need for sequential tests for retail uses. However, for small scale proposals in non urban areas (i.e. the green belt), the sequential approach will not be required for proposals of 150 square metres and under. The retail floor area for the boutique is 140sqm as shown on the submitted floor plans (gift area / main shop area). And as such sits below the 150sqm threshold set for retail uses in the green belt and so there is no requirement for undertaking a sequential assessment. The proposal is a bespoke bridal business and will not harm the vitality or viability of any nearby defined centres. The proposal therefore complies with Policy PLP13.

#### Other planning considerations

- 4.15 The proposed design will enhance the appearance of the building whilst the proposed uses (bridal boutique and bar/public house) will not give rise to any residential amenity issues. The site can be safely accessed with adequate parking and turning available on site. The proposal does not give rise to any ecology, landscape, heritage or flood risk / drainage issues.

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- 4.16 Assessing the proposal against the main objectives of the NPPF, it is clear the scheme accords with the overarching approach to planning in that:-
- The proposal represents development of a sustainable site within the urban area delivering new job opportunities whilst retaining an existing pub use;
  - The site is not of any heritage value;
  - The proposal will not give rise to any highway safety or capacity issues;
  - The proposal is an appropriate scale in the green belt and will not impact on the vitality or viability of any designated retail centres;
  - The site comprises a previously developed site with development to the south and west with the external alterations and part change of use considered to be appropriate forms of development that will not give rise to any harm to the green belt in this location;
  - As illustrated by the proposed layout and elevations, the development proposal will provide a development that is sympathetic to and reflective of the character of the surrounding area.
- 4.17 The Proposed Development therefore complies with requirements set out in the NPPF and Local Plan policies PLP1, PLP2, PLP3, PLP13, PLP21, PLP22, PLP24, PLP30, PLP48, PLP57 and PLP60.
- 4.18 In view of the above, it is considered the scheme satisfies national and local policy and represents a suitable and sustainable development proposal for the site that addresses all the relevant and material considerations. In this context, the proposal satisfies Section 38(6) of the Planning and Compulsory Purchase Act 2004 and it is considered that planning permission should be granted.