

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO:	Planning Committee	11 December 2018
AUTHOR/S:	Joint Director of Planning and Economic Development	

Application Number:	S/1782/19/FL
Parish(es):	Stapleford
Proposal:	Demolition of existing outbuilding and construction of 3 bed detached dwelling, retention of existing public house, and alterations to the internal layout at ground and first floor
Site address:	9, Bar Lane, Stapleford, Cambridge, Cambridgeshire, CB22 5BJ
Applicant(s):	Mr Steve Bell
Recommendation:	Approval subject to conditions
Key material considerations:	Principle of Development Impact to Community Facilities Design and Character Highway Safety and Parking
Committee Site Visit:	10 December 2018
Departure Application:	No
Presenting Officer:	Aaron Sands, Senior Planning Officer
Application brought to Committee because:	In the interests of the wider public interest, and in the interest of transparency and openness as the Council has considered a compulsory purchase of the pub, which was considered at scrutiny committee on the 13 June.
Date by which decision due:	30 July 2019

Update to Consultations

1. **Historic Buildings Officer** (Appendix A) – No objection to the amended proposal subject to conditions requiring a sample brick panel and samples of roof tiles.

Update to Representations Received

2. 2no. further representations received (Appendices B and C; 2no. objections) incorporating the following summarised material points;
 - Objection to the retention of the pub as a community hub, as there is no parking and no disabled access to the building.

- The pub appears to have been viable prior to its closure and could be more profitable free of the Greene King tie.
- The proposal would result in the loss of the part of the bar space and smaller cold store than that currently available.
- The reduction in accommodation would make the site less attractive to potential managers.
- The proposal would cramp the site and threaten the future potential to run the pub in a viable manner.

Update to Heritage Assets

3. Officers note the comments of the historic buildings officer no longer raises an objection to the proposal. Notwithstanding the conditions suggested, condition 4 requires details of materials to be submitted and agreed. This condition is considered to sufficiently cover the recommendation of the historic buildings officer such that no amendments are considered necessary to conditions.

Officer comments in respect of further representations received

4. Officers note the comments received have not raised any material matters that have not been previously raised and/or otherwise considered within the report and as such would refer to the original report.

Background Papers:

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- [South Cambridgeshire Local Plan 2018](#)
- Planning File Ref: [S/1782/19/FL](#)
- Documents referred to in the report including appendices on the website only and reports to previous meetings

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