

KIRKBY MALZEARD, LAVERTON AND DALLOWGILL PARISH COUNCIL

APPLICATION 18/01087/FUL

The Henry Jenkins, Main Street, Kirkby Malzeard – conversion of part of public house and flat to create one dwelling – Claybourn

The Council considered this application at its meeting on April 30, 2018 and approved this decision:

DECISION C

The Parish Council does not object to, or support the application but wishes to make comments or seek safeguards as set out below:

- 1) We are pleased to note that the application involves retaining the original two storey structure of the public house as it is our understanding that the majority of residents would prefer this, whatever the ultimate use, rather than the building being demolished and rebuilt, as within the previous application on the whole building - 16/01478/FUL.
- 2) If this section of the building is to be converted to housing, the Council would however wish to see smaller houses than that currently proposed in order to create homes for younger people. There is no reason why this section could not form at least two properties.
- 3) The plans provided by the applicant are considered inadequate to properly illustrate the nature of the house which is being proposed and the apparent lack of an entrance door to the front is a concern.
- 4) On the basis of an Opinion Survey carried out by the Henry Jenkins Community Co-operative over recent months approximately 80% of residents who have so far provided responses, would prefer to see 'the regeneration of the Henry Jenkins as a Community Hub with a bistro, bar and coffee shop' than any other use. It should however be noted that only approximately 50% of residents have been consulted up to now and the responses have not been independently validated, so there are limitations in respect of the quality of this data. However, if granted this application will effectively prevent this regeneration, as the remaining section is unlikely to be large enough for a public house to be viable.
- 5) Following the recent sale of this section of the property to the applicant (and we understand the possible sale of a further section shortly to another party) it is becoming less clear how the HJCC can acquire the property as a whole to carry out their proposals, particularly as the original owner who retains the smaller right hand (west) section has publicly stated that he will not sell that part to them. It is also unclear at this stage as to the grounds on which any compulsory purchase order by HBC on behalf of the HJCC could be made. This clearly raises doubts about the likelihood of the regeneration now being a realistic prospect.
- 6) For information purposes, as far as can be established the section of the property to which this application applies was not part of the original public house until 1971 having originally been a Joiner's workshop. This may be relevant in conjunction with the CFX policy of the Planning Authority and the review of the ACV listing.
- 7) It should be noted that any access from Back Lane to the remaining sections of the property (for which it appears that space has been retained behind this property for visibility splays) would be undesirable if this was of a commercial nature. The Council remains concerned that commercial re-development of the building could create significant traffic and parking issues in an already busy part of the village.

Please note that the property has now stood empty for seven years and as the presence of a boarded-up building in the centre of the village is entirely undesirable, an early decision would be welcomed.

Howard Mountain (Chair)

On behalf of Kirkby Malzeard, Laverton and Dallowgill Parish Council

01 May 2018