Boyer

25th November 2024
Our Ref: 24.8051

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Huntingdon,
Huntingdon District Council,
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Dear Sir/Madam,

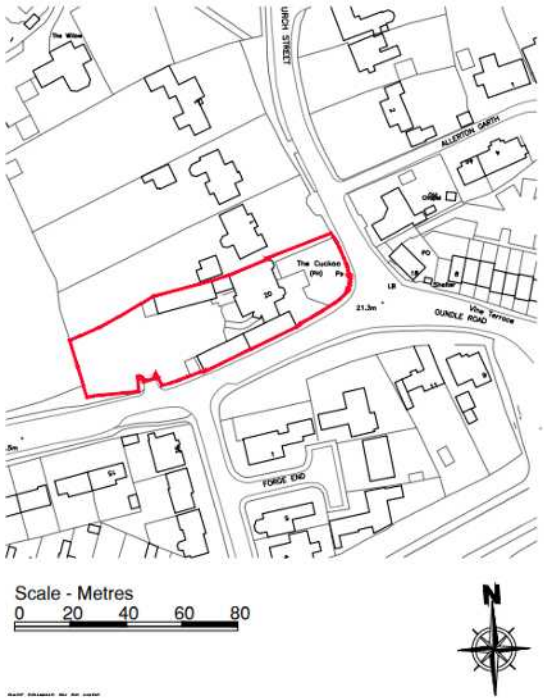
TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

PROPOSED FULL PLANNING APPLICATION FOR EXTERIOR WORKS AND ASSOCIATED WORKS AT THE CUCKOO, ALWALTON, PETERBOROUGH

This covering letter has been prepared on behalf of Mitchells & Butlers in support of a full planning application for exterior works at The Cuckoo, Alwalton, Peterborough.

The proposal comprises various external alterations to the property to facilitate the refurbishment of the site, upgrading the current facilities to create an attractive and inviting destination for patrons, helping to retain and attract new customers. This proposal will support the continued use of the public house to serve its local community.

Site Description and Surrounding Context



as recognised by
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Figure 1 Site Location Plan

The application site comprises of The Cuckoo, located within Alwalton which lies within the administrative boundary of Huntingdonshire District Council.

The Detached property is located along Oundle Road within the settlement of Alwalton and comprises of a two-storey building. The principal elevation is oriented perpendicular to the frontage of Oundle Road and faces Church Street.

The site provides a generous beer garden to the East of the site, situated between the principal elevation and the frontage with Church Street. The carpark, located to the west of the site, can be accessed from Oundle Road on the south boundary and comprises a total of 43 spaces, including two disabled access spaces.

The site's existing construction materials comprise of traditional stone and brick, painted render, doors, timber fence boarding.

The surrounding area is a predominantly residential focused along Oundle Avenue and Church Street. The closest residential property is 1 Church Street, which directly borders the site along the northern boundary.

The property is also subject to the following according to the Huntingdonshire District Council Interactive Policies Map:

- Awalton Conservation Area
- Green Infrastructure Priority Area

Planning History

There have been various full and advertisement applications at The Cuckoo, as set out below.

Reference	Brief Description	Decision
0000554FUL	Erection of entrance lobby and alterations	Approved Mon 08 May 2000
0001347ADV	Display of illuminated signage	Refused Wed 04 Oct 2000

9401247ADV	Two illuminated signs The Wheatsheaf, Alwalton.	Approved Tue 25 Oct 1994
9400621ADV	Various brewery signage The Wheatsheaf, Alwalton.	Refused Fri 10 Jun 1994
9100780ADV	Various brewery signage The Wheatsheaf, Alwalton.	Approved Thu 27 Jun 1991
8901956FUL	Conversion of existing barn to restaurant, including extension	Approved Thu 21 Jun 1990

The planning history demonstrates that previous external alterations and additions to the property have been acceptable within this locality.

Proposed Development

For the avoidance of doubt there will be no changes to the overall use of the site and the proposed scheme simply intends to provide a refurbishment and minor additions to update the current offer on site to support the pubs financial viability and in doing so maintain the valuable service it provides to the local community.

Planning permission is sought for the following external alterations and additions:

Main Building

- New guard rail to full length of plant deck along the side edge of the existing felt roof.
- Full Decorations to building render and joinery.
- Removal of ivy planting from building.

Garden Area

- New front lantern, bollard lighting. All retained existing external lights to be upgraded with new LEDs to existing positions.
- Replacement LEDs for all existing flood lights.

Full details of the proposed works are illustrated within the accompanying drawing pack, which also provides more technical information overview of the main features.

Relevant Planning Policy

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate

otherwise. The Development Plan for the purpose of this planning application is the Huntingdonshire's Local Plan to 2036 (Adopted 2019).

For completeness the proposal is considered within the context of the National Planning Policy Framework (NPPF) 2023 and any relevant National Planning Policy Guidance (NPPG).

National Planning Policy Framework (NPPF) (2023)

Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development within the planning system and states that development proposals that accord with the development plan should be approved without delay.

Paragraph 85 outlines that significant weight should be placed on the need to support economic growth and productivity, considering both local business needs and wider opportunities for development. Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

Section 8: Promoting Healthy and Safe Communities supports that planning policies and decisions should encourage the use of community facilities including public houses, to enhance the sustainability of communities and residential environments thus achieving healthy, inclusive and safe places. Paragraph 96 and 97 support the promotion of social interaction including through strong neighbourhood centres and provide the social, recreational and cultural facilities and services.

Huntingdonshire's Local Plan to 2036 (2019)

- LP 3 Green Infrastructure
- LP 9 Small Settlements
- LP 11 Design Context
- LP 12 Design Implementation
- LP 14 Amenity
- LP 30 Biodiversity and Geodiversity
- LP 31 Trees, Woodland, Hedges and Hedgerows
- LP 34 Heritage Assets and their Settings

Supplementary Planning Documents and Conservation Area Appraisal

- Huntingdonshire Design Guide SPD (2017)
- Landscape and Townscape SPD (2022)
- Alwalton Conservation Area Character Statement (1996)

Key Considerations

The following matters are considered the key planning considerations for the determination of this application:

- Principle of Development and policy compliance;
- Impact on the character and appearance of the area;

- Amenity;
- Transport and Highways;
- Sustainability and Climate Change;
- Heritage Statement; and
- Design and Access Statement.

Principle of Development

In terms of the principle of development, the proposals will not result in the loss or negatively impact upon the functioning of the pub, rather it will provide a refresh of the exterior and grounds of the building. The planning history demonstrates that previous works have been deemed acceptable, and this proposal builds upon that. The scheme simply looks to make more efficient use of the current space on site to enhance the overall customer experience and in doing support The Cuckoo's long-term vitality and viability in accordance with paragraph 85 of the NPPF.

The proposal would seek to compliment the character and function of the existing site and surrounding area and positively impact upon the vitality, attractiveness and viability in line with the Council's retail and leisure objectives, strategy and policies.

This proposal would seek to revitalise the appearance through high quality materials and good design resulting in an attractive development that compliments the built form and scale of the host building and utilises appropriate materials.

The public benefit from this proposed development comprises the following:

- Secures optimum viable use as a public house with layout improvement and modernisation only where necessary to meet modern day expectations in support of its long-term use; and
- Sustains and enhances the property by renewing where possible whilst retaining the original character on site.

By virtue of the above, the proposed works are deemed acceptable and will sustain the long-term prosperity of the existing pub which provides a valuable service to the local community.

Impact on the character and appearance of the Area

The physical alterations to the building consist of a number of external alterations and redecorations of the main building and garden area to accommodate the proposal. The external alterations and redecorations would respect the surrounding character and appearance of the area through a high-quality bespoke design that would replace the existing offer on site and improve the appearance of the property as an attractive destination.

The proposed external alterations and redecorations to the main building would predominantly be limited to the installation of a new guard rail on the roof plant deck, full decorations to the building render and joinery, and the removal of ivy from the building. These changes are considered to remain proportionate to the existing public house and sits comfortably with the site and surrounding area.

Additionally, the proposed also consists of alterations to the external garden area. This includes installing a new front lantern and bollard lighting, upgrading all existing external lights to LEDs. These

enhancements will improve the property's character and positively impact the visual attractiveness of the site within the Alwalton Conservation Area.

The palette of high-quality materials would allow for a modern design that is reflective of Mitchells & Butlers approach to delivering development that forms an attractive, bespoke and inviting destination. The wider proposals will also increase the visibility of the unit and its interactivity with the surrounding street scene.

In light of the above, the overall scheme would preserve and positively contribute to the character and appearance of the Conservation Area in accordance with policy's LP 34 'Heritage Assets and their setting', LP 11 'Design Context', and LP 12 'Design Implementation'

Impact on Amenity

Given the extent of the external alterations proposed, it is considered that the built form will not have a different impact than the existing upon the amenity/residential amenity in the area. The proposal sees the continued use of the site as a public house which is acceptable within this location.

No changes are proposed to the opening hours of the pub or garden area. Where the current use of land is outdoor garden, the minor external alterations are not considered to increase levels of harm to neighbour's amenity by way of noise pollution and disturbance.

There will be no impact with regard to odour as no cooking or food preparation will take place in the outside of the existing kitchen; the situation will remain as existing.

The proposed external works are not considered to cause harm to the amenity of local residents or neighbour's living conditions. The proposal will make a positive contribution to the operation of the public house by improving customer comfort, therefore ensuring the success of the proposed development.

Furthermore, despite having immediate residential neighbours to the site, the proposal would not result in any unacceptable impact upon the living conditions of neighbouring occupiers or users.

Overall, it is considered that the proposal will accord with the site's surroundings and will not affect the amenity of neighbouring residents.

Highways

Due to the site's location, the site is easily accessible via private car and public transport with additional car parking provided on site and available at the neighbouring shared car park. Therefore, no concerns towards access and highways matters are envisaged.

Sustainability and Climate Change

Given the nature of the development and location the proposal would have minimal impact upon green infrastructure or biodiversity interests, nor would it have any significant impact upon climate change.

Heritage Statement

Although The Cuckoo isn't a Listed Building, statutorily or locally, it is within the Alwalton Conservation Area. Aforementioned, the works would respect the surrounding character and appearance of the area

through a high-quality bespoke design that would replace the existing offer on site and improve the appearance of the property as an attractive destination. These changes are considered to remain proportionate to the existing public house and sits comfortably with the site and surrounding area.

The associated lighting will improve the property's character and positively impact the visual attractiveness of the site within the Alwalton Conservation Area.

Design and Access Statement

A comprehensive review has been undertaken to examine the key design and access considerations of the proposed development in line with the UK Government's relevant guidance.

Character

The proposed work looks to make more efficient use of space to enhance the overall range and quality of services available to local customers.

The materials proposed have been designed to replicate the existing provision as much as possible. Such as LEDs for all existing flood lights.

Movement

The proposed alterations will not intervene the space provided for disabled parking in the car park, thus continuing the provision of mobility at the Site. In addition, the overall layout of the features has been subject to careful consideration in order to ensure general arrangements are more cohesive and promotes legibility for customers navigating this part of the Site.

Access

There are no alterations to the current access arrangement which shall remain as existing.

Conclusion

In summary, the proposed works are minor in scale and involve sensitive and sympathetic additions and improvements which will enhance the existing property's character and appearance of the area. The proposals will enable the public house and grounds to be updated, modernised and maintained to meet present day operational and customer demands.

The proposed development represents an improvement to the future operation of the pub and does not give rise to any adverse design or amenity impacts. Therefore, the proposal is considered to be in accordance with Local Plan policies and the NPPF and other relevant material considerations.

The proposed works will enable significant investment into the continued use as of the facility as a public house ensuring its retention and enhancement as a local community facility and its long-term sustainability.

For the reasons set out in this Statement we respectfully request that permission is granted, subject to any conditions necessary to make the proposals acceptable from a planning perspective.

Application Submission

The application has been submitted via the Planning Portal (PP-13600035). For completeness, the following plans and completed application form comprise the submission package that should be considered alongside this letter:

Drawing Title	Drawing number
Site Location Plan	209
Existing Site Plan	002
Existing Roof Plan	203
Existing Elevations	204
Proposed Site Plan	205
Proposed Roof Plan	206
Proposed Elevations	207
Lighting Specification	208

We look forward to receiving notification that the application has been registered and we would be happy to assist the Council in any way during the determination process. Should you require any additional information to support the positive determination of the scheme please get in contact.

Yours sincerely,

[redacted]

Graduate Planner

[redacted]

Boyer