

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY – 4 NOVEMBER 2019

APPLICATION NO:
P/2019 /0605

LOCATION:
THE WHITE LION CASTLE STREET
HOLT WREXHAM
LL13 9YW

DATE RECEIVED:
08/08/2019

COMMUNITY:
Holt

DESCRIPTION:
ERECTION OF 2 NO. SUN SHADES
TO FRONT OF PUBLIC HOUSE

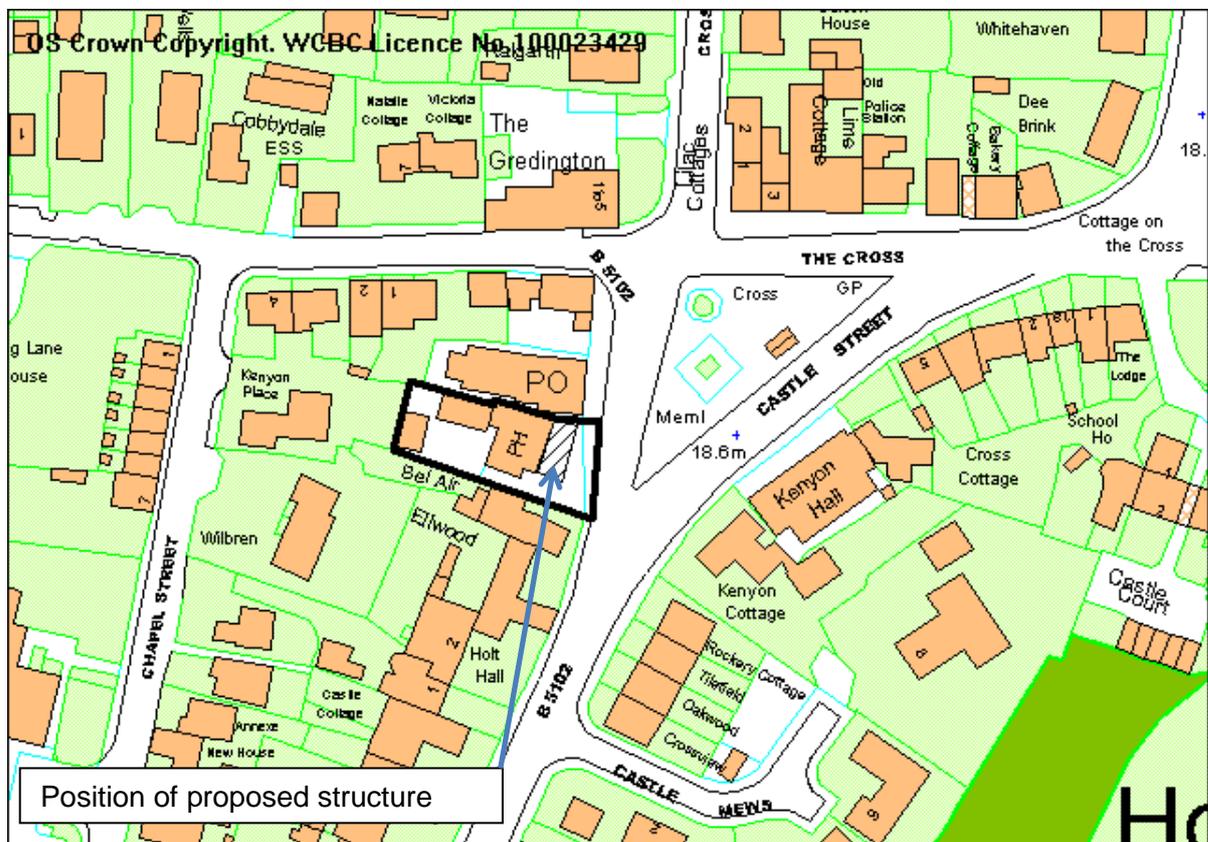
CASE OFFICER:
PF

WARD:
Holt

APPLICANT(S) NAME:
MR JEREMY HUGHES

AGENT NAME:
MR JEREMY HUGHES

THE SITE



PROPOSAL

Planning permission is sought in retrospect for the erection of a structure to form a covered area to the front of the public house. This consists of a pergola with retractable fabric awnings to act as sun shades. Surrounding the pergola uprights are timber enclosures with fixed seating.

HISTORY

None.

PLANNING POLICY

The site is located inside the Holt settlement and within the Holt Conservation Area. Policies PS2, GDP1, EC7 and T8 are relevant. Guidance is contained in Local Planning Guidance Note 16 – Parking Standards and the Holt Conservation Area Assessment and Management Plan.

CONSULTATIONS

Community Council:	Consulted 19.08.2019
Local Member:	Has requested that the application be presented before the Planning Committee.
Site notice:	Expired 13.09.2019
Press notice:	Expired 21.09.2019
Highways:	No recommendations on highways grounds.
Public Protection:	No comments.
Neighbouring occupiers:	4 neighbouring occupiers notified. 43 representations received raising the following support: <ul style="list-style-type: none">• The development enhances the front of the public house and the materials are in keeping with the area;• The works are welcomed by the majority of the village;• It gives the public a place to sit;• The nature of the construction will absorb sound;• The council should not be wasting their time on this given that the applicant is seeking to make the pub succeed and save the village pub;• Parasols with advertising would be more harmful;• It is not attached to the building and is removable; and• The structure provides protection from the sun and rain.

SPECIAL CONSIDERATIONS

Visual impact: The White Lion Public House is a building of visual interest within the centre of the Holt Conservation Area.

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The proposals have been submitted in retrospect for the erection of sunshades supported on pagoda style supports to the frontage of the public house. An image of the structure is shown below.



The installations have been constructed around timber seating units which enclose the beer garden to the site frontage. It is these installations that have the greatest detrimental visual impact as a result of their height, construction and finish which obscure and contrast with features of the facade. The pergola and sun shade additions are of a better design and finish than the seating elements but the cumulative effect only serves to compound the visual intrusion to the primary elevation of the building. Because of their fixed nature, I am of the opinion that these enclosures are development and form an intrinsic part of the overall structure.

There are other commercial buildings within the immediate locality. The public house sits on the edge of the Holt District Shopping Centre. There are similar scale dining areas to the frontage of other cafés and restaurants in the locality but those seating areas do not have the same degree of form or permanence.

The impact of the proposals neither seeks to preserve or enhance the character and appearance of the Conservation Area and would be contrary to policies GDP1 and EC7 of the UDP in this regard.

Other matters: I am satisfied that the use of the seating area to the front of the public house for customer use has been established for some time, falling within the established curtilage of the pub itself. The creation of a more formal

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and comfortable area will, to a degree, encourage prolonged customer usage throughout opening hours. However, I do not consider that this will result in usage that would be any more noticeable than at present. Even without the structure in question, the pub operators could place non fixed benches and umbrellas without the need for any planning application. Members should be aware that the operation of the public house will also be controlled through the Licensing Act provisions.

Conclusion: Whilst I have no concerns with the use of the covered area, I am concerned that to allow the structure at the pub frontage would result in cumulative structures that obscure the frontage of the existing building. The scheme does not preserve or enhance the character of the conservation area and I recommend accordingly.

RECOMMENDATION: That permission be REFUSED

REASON(S)

1. The cumulative impact of the pergola in conjunction with the form and materials of the existing timber planting and seating area has the effect of enclosing the frontage of the building in a manner which detracts from its special character in the street scene. The proposal neither seeks to preserve or enhance the character of the Holt Conservation Area and is contrary to policies PS2, GDP1 and EC7 of the Wrexham Unitary Development Plan.
