

CASE OFFICER'S REPORT

16/11609/FUL

Application Reference:

Date of Inspection: 5th Jan 2017

**Date site notice posted: 5th Jan
2017**

Date of press notice:

POLICIES

CP49, CP57 and CP58 of the Wiltshire core Strategy and advice in section 12 of the NPPF and the TCPA 1990 section 72(1) and section 16(2).

ISSUES

Principle of the development

Effect on the Heritage Assets of the Grade II Listed Building and the Pickwick Conservation Area

REPRESENTATIONS

Corsham Town Council do not object.

2 letters of objection has been received on the grounds that the pub has a long history and provides a unique experience of being just a drinking pub. It's loss would not be in line with several people's aspirations for local facilities and a diverse community. With 700 homes proposed in Corsham, where are the local facilities?

ASSESSMENT:

The proposal is for a change of use a former public house (now closed) into a single residential use by combining the upstairs flat with the bar accommodation below to form a single property. The only physical works proposed at this time is the removal of the bar, which is a modern structure bolted to the floor. The removal of this will not affect the historic fabric of the building

The current owners were the former publicans and are retiring. The site is within a few doors of another public house and since the site also lies within framework boundary of Corsham, the principle of the change of use is considered to be acceptable and also not to negatively impact on the local services available. A marketing exercise has not been insisted upon because of its location and proximity to other facilities and the fact that the property is already the applicants' home.

The proposal is considered to be acceptable and to comply with policies CP57 and CP58 of the Wiltshire Core Strategy and for there to be material circumstances which outweigh the criteria stipulated in policy CP49 of the Wiltshire Core Strategy, the advice given in the NPPF and the Town and Country Planning Act 1990 sections 16 (2) and sections 72 (1).

RECOMMENDATION: Permission subject to conditions