

# Consultee Comments for Planning Application 23/03765/APP

## Application Summary

Application Number: 23/03765/APP

Address: Rose And Thistle PH 6 Station Road Haddenham Buckinghamshire HP17 8AJ

Proposal: Change of use from a public house (sui generis) with related C3 use to a single dwellinghouse (C3) with parking and amenity space

Case Officer: Bibi Motuel

## Consultee Details

Name: Clerk Haddenham Parish Council

Address: Parish Council Office, Banks Road, Haddenham HP17 8EE

Email: Not Available

On Behalf Of: Haddenham Parish Council

## Comments

The Parish Council objects:

1. The proposal is contrary to the National Planning Policy Framework (NPPF version 4 dated 2021) Chapter 6 Supporting a prosperous rural economy para 84(d): Planning policies and decisions should enable the retention of accessible and community facilities such as public houses
2. The proposal is contrary to NPPF Chapter 8 Promoting healthy and safe communities para 92(a) Planning policies and decisions should aim to achieve healthy, inclusive and safe places which promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other for example through active street frontages.
3. The proposal is contrary to NPPF Chapter 8 Promoting healthy and safe communities para 93(a) To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should plan positively for the provision and use of shared spaces, community facilities (such as public houses) and other local services to enhance the sustainability of communities and residential environments.
4. This proposal fails to achieve any of the above NPPF strategic community objectives. [The applicants Planning Statement incorrectly states that NPPF5 was introduced in autumn 2023; it is expected later in December].
5. The proposal is contrary to the Vale of Aylesbury Local Plan (VALP) Policy 13 The Council will resist proposals for the change of use of community buildings and facilities for which there is a demonstrable local need

6. The proposal is contrary to the Haddenham Neighbourhood Plan (HNP) policy HWS2 Protecting Community Amenities which states The retention and enhancement of local services and community facilities including pubs will be supported.

7. Both the VALP and HNP include similar caveats relating to viability, stating that proposals involving the loss of facilities will not be permitted unless they are no longer financially viable, and that proposals to change the use of an asset must demonstrate that all reasonable steps have been taken to retain the present use as a viable concern. No viability assessment, business plan or any other information has been submitted. As with the recent Green Dragon saga nearby, the impression is that the Rose & Thistle, was purchased in April 2020 and then left empty to deteriorate with the sole intention of realising the doubling of value which change of use would confer to the community's detriment.

8. The proposal undermines Haddenham's sustainability in the VALP as a strategic settlement. The strategic settlements were assessed and designated on the basis of the presence of key facilities. These included pubs. At the time of drafting the VALP, Haddenham had 5 pubs, of which 3 were at Church End. Since then, over 1000 homes have been approved in Haddenham, representing an additional population of about 2,500. But now only 2 pubs remain open in the village, with none at Church End. This proposal prejudices this community's ability to meet the challenge of absorbing growth and welcoming an enhanced community as envisaged in the NPPF policies cited above.

9. The proposal causes heritage harm to the Conservation Area. The Rose & Thistle is itself a Building of Local Note designated in the 2008 Conservation Area review. Conservation is not only about conserving the buildings and physical fabric. It includes the activities within the Conservation Area, and the character, vibrancy and community cohesion which can derive from those activities: hence the reference to active street frontages in the NPPF citation above. A change of use resulting in the loss of a community asset as significant as a pub causes residential desertification to the detriment of the Conservation Area.

10. The Parish Council urges Buckinghamshire Council to pursue enforcement action against the use of the pub garden and car park for mobile homes and similar static temporary accommodation to the detriment of the property itself, a Building of Local Note, to the amenities of the immediate neighbours, the Conservation Area, and the setting of nearby listed buildings.