
F/YR23/0772/F

Applicant: Mr Raju Goraniya

Agent : Mr Barry Jordan

**The Nags Head Public House, 402 Eastrea Road, Eastrea, Peterborough
Cambridgeshire PE7 2AR**

Change of use of public house to convenience store (class E(a)) involving the installation of a shop front, a new crossover to the front serving the improved car park with new screening fence to the front and demolition of existing outbuilding and porch (part retrospective)

Officer recommendation: Grant

Reason for Committee: Number of representations contrary to the Officer recommendation

Government Planning Guarantee

Statutory Target Date For Determination: 30 October 2023

EOT in Place: Yes

EOT Expiry: 23 August 2024

Application Fee: £462

Risk Statement:

This application has an EOT until 23 August 2024 and should be determined within this timeframe

1. EXECUTIVE SUMMARY

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| <p>1.1 The proposal seeks full planning permission for the change of use of a public house (sui generis use) to a convenience store (E(a)) involving a new shopfront and cross over and formalised parking area for improved access and parking off Eastrea Road and demolition of existing outbuilding (part retrospective).</p> <p>1.2 The application site is a vacant public house located within Eastrea. The application building is in the need of some refurbishment and the use proposed will significantly enhance the local streetscape and the area in which it is situated and would continue to provide a community facility, albeit with a different use.</p> <p>1.3 There are no technical constraints or issues arising in respect of the scheme that would warrant refusal and the proposal is considered to constitute sustainable development and is in accordance with both local and national planning policy.</p> |
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2. SITE DESCRIPTION

- 2.1 The application site comprises a building and associated land known as the 'The Nags Head' Public House. The site is understood to have been vacant for around 2 years and in parts appears in a state of disrepair. The application site has some outbuildings, one of which was previously damaged by a road incident and has subsequently been demolished for safety reasons. There is an informal car park associated to the rear of the unit.
- 2.2 The application site is located adjacent to the Grade II listed building (398-400 Eastrea Road) to the west. The site is not located in any designated conservation area.

3. PROPOSAL

The application seeks full planning permission for the following;

- change of use of public house to convenience store
- installation of a shop front
- demolition of existing outbuilding and porch (part retrospective)
- Formation of a formalised car park to the rear
- new crossover to the front and a new front boundary with the combination of brick wall and iron railings.

Full plans and associated documents for this application can be found at:

<https://www.publicaccess.fenland.gov.uk/publicaccess/>

4. SITE PLANNING HISTORY

Reference	Description	Decision
F/YR11/0407/F	Change of Use of public house to 2 x 2-bed dwellings and erection of 4 x 2-bed semi-detached houses with associated parking involving partial demolition of public house	Refused 22.07.2011
F/YR10/0300/F	Change of Use of public house to 2 x 2-bed dwellings and erection of 4 x 2-bed semi-detached houses with associated parking involving partial demolition of public house	Refused 15.06.2010
F/YR08/0797/F	Erection of a 2-storey detached building for use as 5 no. holiday let rooms with associated parking	Withdrawn 20.11.2009

5. CONSULTATIONS

5.1 Whittlesey Town Council (17 July 2024)

The Town Council recommended refusal due to highways safety, also the drawings are very confusing and not clear and needs to be addressed by the agent.

5.2 Whittlesey Town Council (06 October 2023)

The town council recommend refusal due to the access from Jones Lane as this is used constantly by breakdown vehicles and farm machinery. Access onto Wype Road has safety issue, along with the access from Springfields on the north side of the A605, as well as the children's play area. There will be limited parking on the site, and the parking on the A605 will be dangerous. There is also a pelican crossing and bus stop close by, all these issues do not make for this to be a safe location for a convenience store. There is also the loss of a community asset, members vote unanimously in favour of rejection.

5.3 Fenland Conservation Officer (24.07.24)

Having had a look at the revised drawing, specifically in relation to the walling and railings, this is a material and visual improvement

5.4 Fenland Conservation Officer (10.07.24)

Apart from needing maintenance, the existing public house is a relatively beneficial building to the character and appearance of the area. It benefits from original window openings and traditional symmetry. The host building is adjacent to a GII listed building and therefore development here would affect its setting. It should be noted from the outset that the plans leave much to be desired in terms of detail and give little confidence or assurance in a positively detailed external appearance of the proposals.

The proposal seeks to remove the whole ground floor frontage to insert a rather clumsy and unrelieved shopfront. From experience, the vast majority of glazed windows to such convenience store shopfronts are filled with brash window advert vinyl in order to cover the appearance of shelving rather than serving a purpose of views and light into the shop. As such, it is considered that the only necessary alteration is creating a wider central door opening, without the side lights and retention of the existing ground floor windows.

The plans appear to detail the insertion of white upvc windows to replace the existing modern timber windows. Details of the replacement windows should be forthcoming if this is indeed the case and should be vertically sliding sashes for which the building was designed to accommodate. The signage details are poor and give no indication as to the make up of the fascia or the illumination. Back lit tray lighting would be inappropriate and therefore further detail should be forthcoming. Applied lettering onto a fascia that no longer than the existing and slim trough lighting would be the most appropriate.

The former pub carpark opening on the right hand side of the frontage appears to be proposed to be blocked up with industrial wire fencing. This is adjacent to the GII listed building and such a solution is considered inappropriate. Timber or traditional metal gates would be most acceptable owing to the proximity to the listed building and that the character is clearly of a driveway opening. The proposals are lacking in necessary detail and overall are considered to result in poorly designed and detailed alterations to a building in a prominent location and a detrimental impact on the setting of the adjacent GII listed building and therefore do not accord with national and local planning policy surrounding design or heritage matters.

5.5 Environmental Health Officer (04.7.24)

The Environmental Health Team note the revised information submitted for the above application. Whilst there were no previous objections raised by this service, the opportunity is however taken to raise the point that whilst no mechanical equipment (e.g. air condition condensing units) can be seen the proposed plans (Drawing Ref's DRG L444.05AR / L444.06C), in the event that any site alterations take place from those currently proposed, it will be necessary to impose the following condition if planning permission is granted in order to protect the amenity of the nearby existing noise sensitive receptors:

No operational plant, machinery or equipment shall be installed until a noise impact assessment and any noise insulation/mitigation as required has been submitted to and approved in writing by the Local Planning Authority. Any required noise insulation/mitigation shall be carried out as approved and retained as such.

5.6 Environmental Health Officer (02.10.23)

The Environmental Health Team note and accept the submitted information and have 'No Objections' to the proposal, as it is unlikely to have a detrimental effect on local air quality, the noise climate, or be affected by ground contamination.

5.7 Definitive Maps team (16.10.23)

***No objections.** Public Byway 42, Whittlesey runs along the eastern and southern boundary of the site. To view the location of the ROW please view our interactive map online which can be found at;*

<http://my.cambridgeshire.gov.uk/myCambridgeshire.aspx>.

Whilst the Definitive Map Team has no objection to this proposal, the Byway must remain open and unobstructed at all times.

5.8 FDC Economic Growth Team (17.10.23)

Supports this application.

5.9 CCC Highways (24.07.24)

Advises that the amended scheme for the front wall is acceptable.

5.10 CCC Highways (16.04.24)

The Highways Engineer has confirmed that the amended scheme including the removal of proposed outbuilding, removal of the existing porch and revised parking arrangements with the cross over off Eastrea Road is acceptable.

5.11 CCC Highways (14.03.2024): *Insufficient information to determine the above application from the highways perspective Comment: Based on the latest information submitted in support of the above application, the following points require attention to make the development acceptable in highway terms:*

- The submitted parking layout sketch shows an access width of 5m, regarding the proposed parking bays it should be 2.5m x 5m as a minimum however the disabled parking should include a 1.2m buffer. It also appears (based on proposed parking layout drawing) it would be difficult to access some the bays within the proposed parking area (namely the disabled bay, no. 1, 10, 11 and the staff parking bay). For this reason, details of the vehicle parking manoeuvres superimposed on the proposed parking layout drawing would be needed to demonstrate the spaces would function in practice.*

- I did request the applicant provides the LHA with the proposed access with the appropriate pedestrian and inter-vehicular visibility splays and the trip generated*

data needed to facilitate the comparison between the permitted use and the forecast proposed use. This information regarding trip generation and visibility would be fundamental in determining the highway impacts. The applicant has thus far not provided the requested information neither the expected legible standard engineering drawing showing the above visibility splays and the trip generation data for the proposal in comparison with the permitted development. I will therefore await the receipt of the above information and plans to progress this application. If the applicant is unwilling or unable to amend the application or provide additional information with improved clear and legible quality of drawings, please advise me so I may consider making further recommendations, possibly of refusal.

5.12 CCC Highways (19.10.2023):

I am unable to comment on the above application from the highways perspective because of the lack of clarity and the confusion regarding the information and the illegible drawings submitted by the applicant for consideration. This has made it onerous to appreciate what is being proposed in detail and the impacts it may have on the adjacent highway, Comments Clear, legible and comprehensive drawings of the existing and proposed building line with forecourt, with clear laid out parking and delivery bay designated arrangements, drainage, boundary fence and site access details should be provided to advance this application from the highways perspective. A convenience store would likely result in a greater trip generation with trips more likely to be during the daytime. On this basis, the car park access, should comply with current standards i.e., 5m wide with the appropriate pedestrian and inter-vehicular visibility splays. I would also request the applicant provides me with the trip generated data needed to facilitate comparison between the permitted use and the forecast proposed use.

5.13 Local Residents/Interested Parties

10 Objections, 1 support and 3 further representations were received on the original scheme. The comments are summarised as follows:

- The proposed access is not acceptable as it would create more traffic for local residents.
- Parking is not acceptable.
- No plans for deliveries
- Plans are not appropriate as it would eradicate the original character of the building.
- Shop is not required as there are existing shops and super stores.
- Highway safety

Two objections were received after reconsultation on the revised scheme raising the following issues:

- Need of the shop at this location
- Highways Safety

6 STATUTORY DUTY

6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The Development Plan

for the purposes of this application comprises the adopted Fenland Local Plan (2014) and the Whittlesey Neighbourhood Plan (2023).

- 6.2 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities when considering development to pay special attention to preserving a listed building or its setting.

7 POLICY FRAMEWORK

7.1 National Planning Policy Framework (NPPF)

Para. 2 - Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

Para. 10 - So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development

Para. 12 - The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making.

Para. 47 - Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

Para. 135 - Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Chapter 16 - Conserving and enhancing the historic environment

7.2 National Planning Practice Guidance (NPPG)

Determining a Planning Application

7.3 National Design Guide 2021

Context

Identity

Built Form

Movement

7.4 Fenland Local Plan 2014

LP1 – A Presumption in Favour of Sustainable Development

LP2 – Facilitating Health and Wellbeing of Fenland Residents

LP3 – Spatial Strategy, the Settlement Hierarchy and the Countryside

- LP6 - Employment, Tourism, Community Facilities and Retail
- LP12 – Rural Areas Development Policy
- LP13 – Supporting and Managing the Impact of a Growing District
- LP15 – Facilitating the Creation of a More Sustainable Transport Network in Fenland
- LP16 – Delivering and Protecting High Quality Environments across the District
- LP18 – The Historic Environment

7.5 Emerging Local Plan

The Draft Fenland Local Plan (2022) was published for consultation between 25th August 2022 and 19 October 2022, all comments received will be reviewed and any changes arising from the consultation will be made to the draft Local Plan. Given the very early stage which the Plan is therefore at, it is considered, in accordance with Paragraph 48 of the NPPF, that the policies of this should carry extremely limited weight in decision making. Of relevance to this application are policies:

- LP1: Settlement Hierarchy
- LP3: Spatial Strategy for Employment Development
- LP4: Securing Fenland’s Future
- LP5: Health and Wellbeing
- LP7: Design
- LP8: Amenity Provision
- LP10: Shop Frontages, Security Shutters and Canopies
- LP15: Employment
- LP22: Parking Provision
- LP27: Community Facilities

7.6 Whittlesey Neighbourhood Plan 2021 – 2040

- Policy 7: Design Quality
- Policy 8: Historic Environment

8 KEY ISSUES

- Principle of Development
- Design considerations and Impact on the Listed Building
- Impact on residential amenity
- Highways and Parking

9 ASSESSMENT

Principle of Development

- 9.1 The proposal includes a change of use from public house to a retail use (E(a)) that would include the changes to the fabric of the building to include a new shopfront rear parking area and new front boundary. Policy LP3 defines Eastrea as a “small village” and sets out that development will be considered on its merits but will normally be of a very limited nature and normally be limited in scale to residential infilling or a small business opportunity. Policy LP6 of the Fenland Local Plan aims to secure economic growth within the district whilst retaining and maintaining community facilities.
- 9.2 Local Plan Policy LP6 sets out that proposals that would lead to the loss of community facilities (such as a public house) would only be supported where:

1. *it can be demonstrated that:*
 - a. *the retention of the facility is no longer financially viable;*
 - b. *a marketing exercise has been carried out; and*
 - c. *there is a lack of community need for the facility; or*
 2. *an alternative facility is provided.*
- 9.3 It is acknowledged that the proposal would provide a retail unit which is also a community facility on its own (as set out in LP6) and that Policy LP6 supports alternative community facilities. In this regard the demonstration of compliance with Part 1 a) to c) of LP6 is not required, as the alternative option supported through Part 2 of LP6 is engaged with this development.
- 9.4 Notwithstanding, the applicant has advised that some marketing of its current use has been undertaken but with limited interest and that real estate agents have also shown little interest in marketing the unit in its current use class. It is understood that the pub has been closed for over two years and the applicant has failed to secure any leases or tenants for the pub.
- 9.5 As such, whilst not a policy requirement, the submission indicates that there is currently no real prospect of the pub successfully re-opening. It is further noted that no application has been made for this building to become an asset of community value.
- 9.6 Whilst the loss of a public house is unfortunate, the continued viability of a different community facility is considered preferable to its ultimate closure. The convenience store will offer local employment and continued service to residents of Eastrea and the wider community. Thus, it is considered that the scheme complies with Local Plan Policy LP6.
- 9.7 Concerns have been raised about the location of the proposed shop and its viability due to the existing similar shops in the local vicinity of the proposed unit. In this regard, the onus is on the applicant to be confident with the viability of the proposed development. The development plan policies do not require a proposal of this scale to demonstrate retail impacts or justify viability, or similar evidence. Policy LP6 is clear that this would be a community facility and is thus supported in its own right.
- 9.8 As such, the principle of development is considered to be in accordance with Policy LP3 and LP6 of the Fenland Local Plan 2014. The principle of the development will be acceptable subject to the compliance with further policy considerations as set out below.

Design considerations and Impact on the Listed Building

- 9.9 The proposal would result in external alterations to the building and its premises, including a new shopfront installed on the north elevation to facilitate the proposed change of use. The design of the shopfront has been altered during the course of the application to retain some existing fabric and character of the building.
- 9.10 It is evident that the property has fallen into a state of disrepair over the last two to three years which has, in turn had a detrimental impact on the character of the immediate area. A proposal for the reuse of the building to increase its longevity is therefore welcomed and the general design of the shop front would positively contribute to the character of the area.

- 9.11 The site is located adjacent to a grade II listed building. Policies LP16 and LP18 of the Fenland Local Plan 2014 and Policies 7 and 8 of the Whittlesey Neighbourhood Plan seek to protect and enhance heritage assets (and general character of the area), notwithstanding the duty under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to protect the setting of such buildings. In this regard, following proactive engagement with the Council's Conservation Officer, the proposed front boundary treatment adjacent to the Listed Building has been amended to a brick wall (using reclaimed brick) and iron railing arrangement which is considered to preserve the setting and respond positively to the historic character of the area. The amendments have overcome initial concerns raised regarding the proposal to use industrial wire fencing which failed to enhance the area or preserve the setting of the listed building. Furthermore, the proposed brick wall along the front boundary would mostly screen the refuse collection point, cycle stands and through-views of the car park from the street scene and therefore, would improve the impact on the street scene.
- 9.12 It is noted that a number of outbuildings and extensions are to be removed to facilitate the development, which currently detract from the character of the area, or are not considered to be important features against the backdrop of the main building. It is considered that the proposal would generally improve the appearance of the building and its surrounding premises and would have positive impact on the character and appearance of the area. Notwithstanding and responding to the Conservation Officer's concerns, the detail provided in respect of replacement windows, doors and the shop front is limited and therefore requires clarification in respect of materials, profiles and external finishes. This detail can be reasonably secured by planning condition.
- 9.13 In summary, it is considered that the proposal would respond positively to the street scene and would preserve the setting of the Grade II listed building and comply with policies LP16 and LP18 of the Fenland Local Plan and Policies 7 and 8 of the Whittlesey Neighbourhood Plan.

Impact on residential amenity

- 9.14 Local Plan Policies LP2 and LP16(e) seek to ensure that development does not adversely affect the amenity of neighbouring or future occupiers. Owing to the lack of external changes to the building, there are no issues to reconcile with regard to overlooking or overshadowing as a result of the scheme.
- 9.15 Given the current use of the site it is not considered that the proposed development would be likely to generate any significant additional amenity impacts. No objection was received from statutory consultees relating to issues pertaining to residential amenity. A condition has been recommended for any future AC units to be fitted for the retail unit and that it would require Noise assessment and further planning permission. As such, the proposal complies with Policies LP2 and LP16 in this regard.

Highways and Parking

- 9.16 Policy LP15 of the Fenland Local Plan requires that development be located and designed to maximise accessibility and provide safe and convenient access for all.
- 9.17 Appendix A of the Local Plan sets out the parking standards for development proposals. The parking requirements for the proposed retail unit are for each shop unit; two spaces plus one additional space for every 25 sq. metres of floor space

over 50 sq. metres of floor space. The existing use of the application site as public house requires one space for every three sq. metres of floor area.

- 9.18 The proposed development would create approx. 278 sq. metres of retail area and as per the parking standards above, approx. 11 spaces would be required for the proposed use. 13 parking spaces have been provided within the existing car park, including disabled parking, plus cycle parking and delivery bay, all accessed off Eastrea Road to the front. The existing parking would be improved by removing some outbuildings and new footway would be laid out with an improved parking layout. Precise details of the hardstanding finishes can be reasonably secured via planning condition.
- 9.19 The applicant has indicated that small Transit type vans would be used for main stock deliveries in early mornings, with up to 7.5 tonne vehicles for deliveries post 7am. Turning facilities are available within the application site to allow these vehicles to enter and exit the public highway in forward gear. The Highways Engineer has confirmed that if the parking is laid as per the submitted details, the delivery vehicles would not result in any maneuvering issues detrimental to highway safety. The condition to lay and retain the parking arrangements have been appended to the recommendations.
- 9.20 It is considered that the amended scheme with new cross over to the front would provide adequate parking for the proposed development and as such, would not result in any adverse impact on the highway safety. The amended scheme is supported by the Local Highways Authority who have not raised any further queries or concern. Accordingly, the proposal satisfies Policy LP15 of the Fenland Local Plan and a refusal on these grounds.

10 CONCLUSIONS

- 10.1 The proposal will facilitate the renovation and effective reuse of a community facility which raises no technical issues and would provide opportunities to improve the visual appearance of the building and therefore enhance the character of the street scene. Whilst the conversion of the building to a retail unit will result in the change of use of a community facility (public house), the submitted information complies with policy and allows for a recommendation of approval.

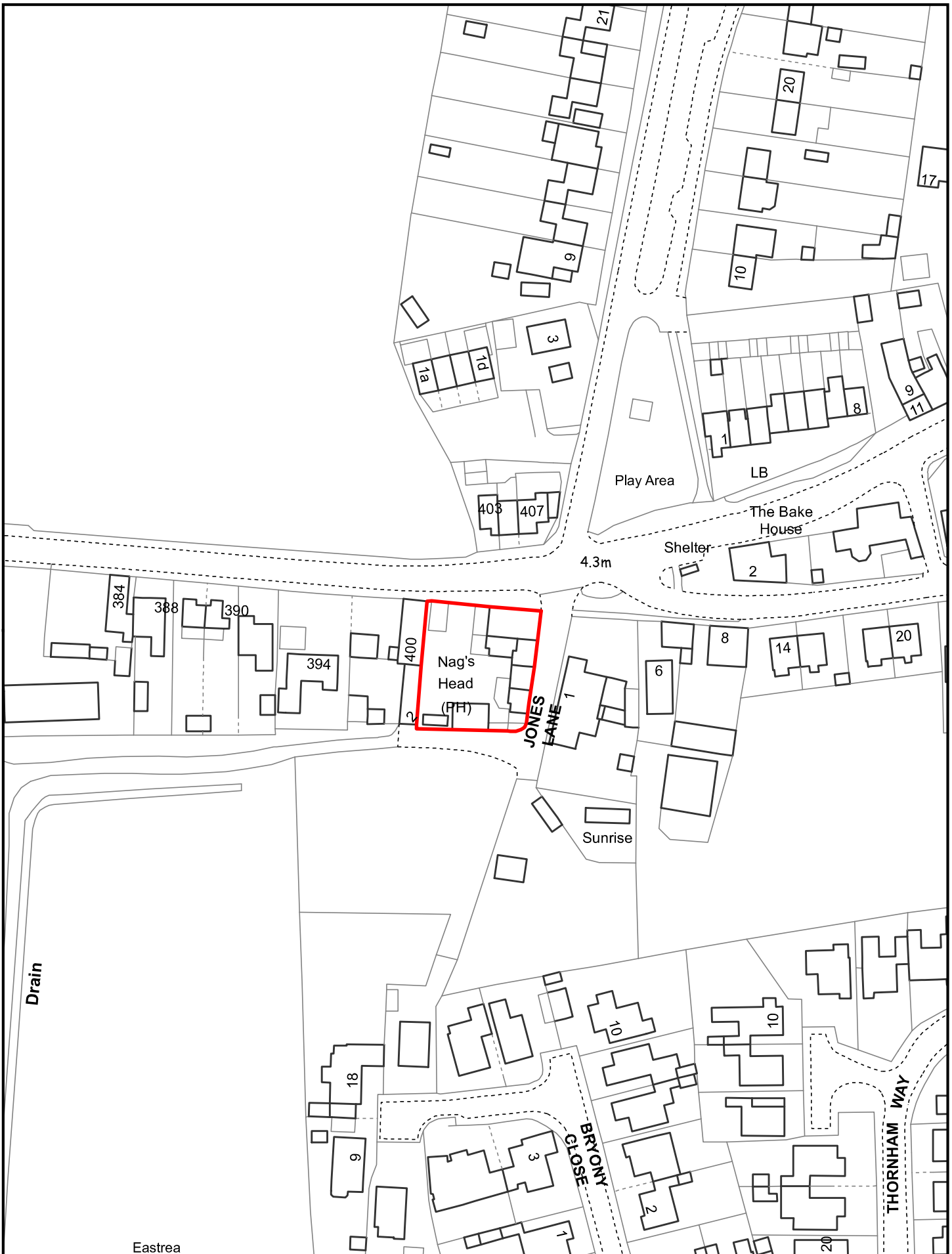
11 RECOMMENDATION

Grant; subject to the following conditions.

1	The development permitted shall be begun before the expiration of 3 years from the date of this permission. Reason - To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.
2	The front boundary wall hereby approved shall be finished externally in reclaimed bricks and wrought iron railings as stated on the approved plan L444/7RSY revision 1, notwithstanding the provisions of schedule 2, Part 2, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015.

	<p>Reason - To safeguard the visual amenities of the area and the setting of adjacent heritage assets in accordance with Policies LP16 and LP18 of the Fenland Local Plan (2014) and Policies 7 and 8 of the Whittlesey Neighbourhood Plan.</p>
3	<p>Notwithstanding the approved plans, no shop front, doors or fenestration shall be installed to northern elevation of the proposed shop until full details of the materials, profile sections and external finishes have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and thereafter retained as such in perpetuity.</p> <p>Reason - To safeguard the visual amenities of the area and the setting of adjacent heritage assets in accordance with Policies LP16 and LP18 of the Fenland Local Plan (2014) and Policies 7 and 8 of the Whittlesey Neighbourhood Plan.</p>
4	<p>Prior to the first use of the retail unit hereby approved, a scheme for the provision of external lighting shall be submitted to and approved in writing by the Local Planning Authority. Such approved details shall be installed prior to commencement of use of the retail store and associated car park and retained thereafter in perpetuity.</p> <p>Reason: In order to ensure that the site meets the crime prevention guidelines and in the interests of the visual amenity of the area as required by Policies LP16, LP17 and LP18 of the Fenland Local Plan (2014) and Policies 7 and 8 of the Whittlesey Neighbourhood Plan.</p>
5	<p>The retail use hereby approved shall only open between the hours of 07:00 and 22:00 daily and shall be closed at all other times, unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: To safeguard the amenities currently enjoyed by the occupants of adjoining dwellings in accordance with Policy LP2 and LP16 of the Fenland Local Plan (2014).</p>
6	<p>Details of the surfacing for the parking area and pedestrian footways shall be submitted to and approved in writing before said areas are laid.</p> <p>Reason: To safeguard the visual and residential amenities of the area in accordance with policies LP2 and LP16 of the Fenland Local Plan (2014) and Policy 7 of the Whittlesey Neighbourhood Plan.</p>
7	<p>Prior to the first use of the development, the proposed on-site parking, turning, loading, unloading areas shall be laid out, demarcated, levelled, surfaced and drained fully in accordance with approved plans and thereafter retained for that specific use.</p> <p>Reason: To ensure the permanent availability of the parking/maneuvering area in the interests in highway safety in accordance with Policies LP2 and LP15 of the Fenland Local Plan (2014).</p>
8	<p>The development shall not be brought into use until its related means of vehicular access has been constructed fully in accordance with the approved plans.</p>

	<p>Reason: In the interests of highway safety and to ensure satisfactory access into the site in accordance with Policy LP15 of the Fenland Local Plan (2014).</p>
9	<p>No external operational plant, machinery or equipment shall be installed unless a noise impact assessment and any noise insulation/mitigation as required has been submitted to and approved in writing by the Local Planning Authority. Any required noise insulation/mitigation shall be carried out as approved and retained as such.</p> <p>Reason: To safeguard the amenities currently enjoyed by the occupants of adjoining dwellings in accordance with Policy LP2 and LP16 of the Fenland Local Plan (2014).</p>
10	<p>The ground floor of the building hereby approved shall be used for retail purposes only as defined in Class E(a) and for no other purpose (including any other purpose in Class E to the Town and Country Planning (Use Classes) Order 1987 (as amended) or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order).</p> <p>Reason: In granting this permission the Council has had regard to the particular circumstances of this case and considers that unrestricted use within Use Class E may be unacceptable in view of existing residential properties nearby having regard to Policies LP2 and LP16 of the Fenland Local Plan (2014).</p>
11	<p>The development hereby permitted shall be carried out in accordance with the approved plans and documents.</p>



Created on: 28/09/2023

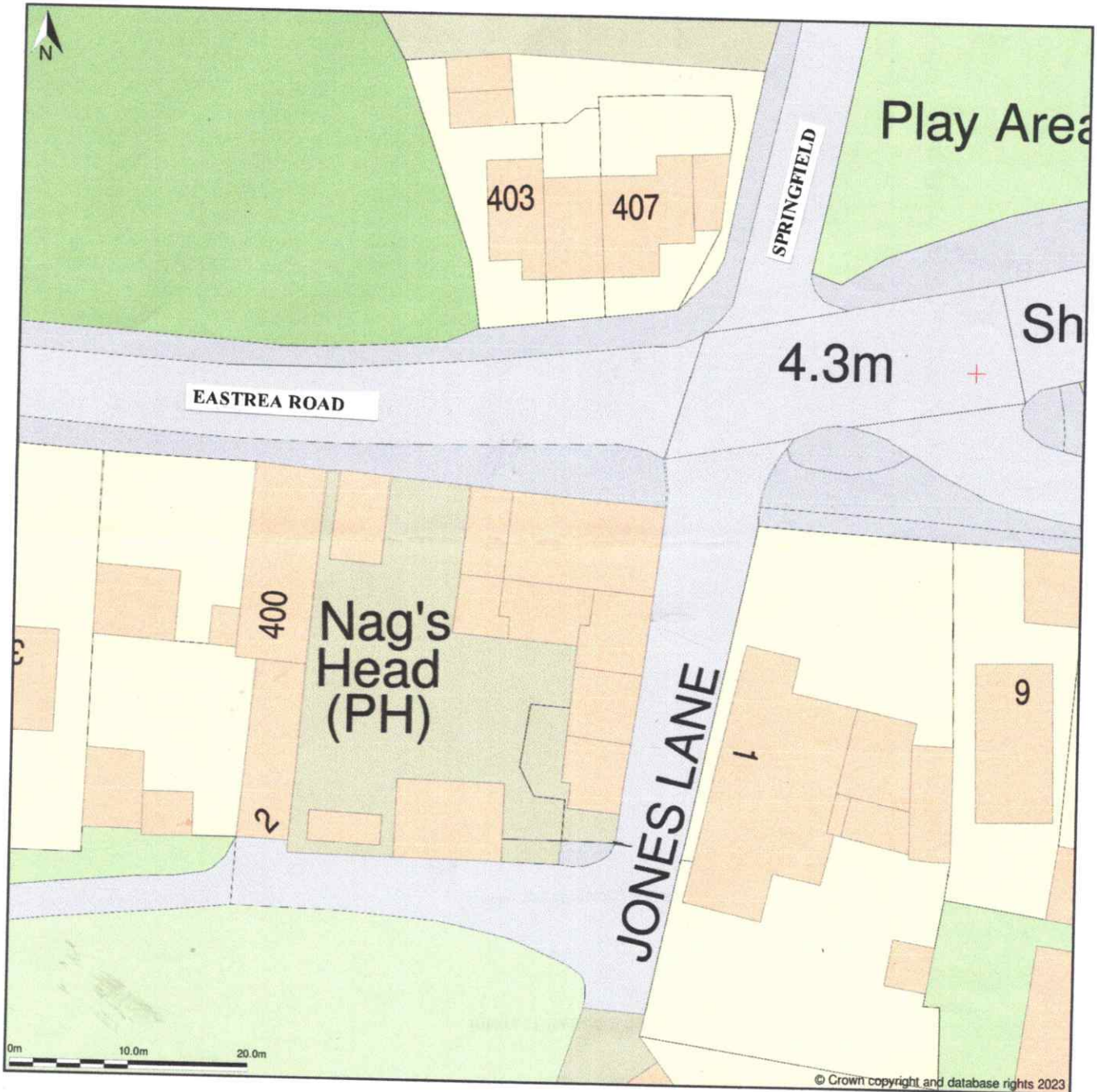
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F/YR23/0772/F

Scale = 1:1,250



The Nags Head Public House, 402, Eastrea Road, Eastrea, Cambridgeshire, PE7 2AR



Site Plan (also called a Block Plan) shows area bounded by: 529264.16, 297129.73 529354.16, 297219.73 (at a scale of 1:500), OSGridRef: TL29309717. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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105AR

Please Refer in tandem all Drawings Plans Elevations and Details for this Change of use Application Drg's No's L444/01,02,03,04,05,06,07,08, and LNH/1Xpge1LNH/1Xpge2 & LNH/Y For Drawing Titles and Validation Items, particular to this Application, refer Design/Access Statement 1st June 2023

All specialist designed item the expert designer installer To provide Plans/Details for Approval to Fenland Planning



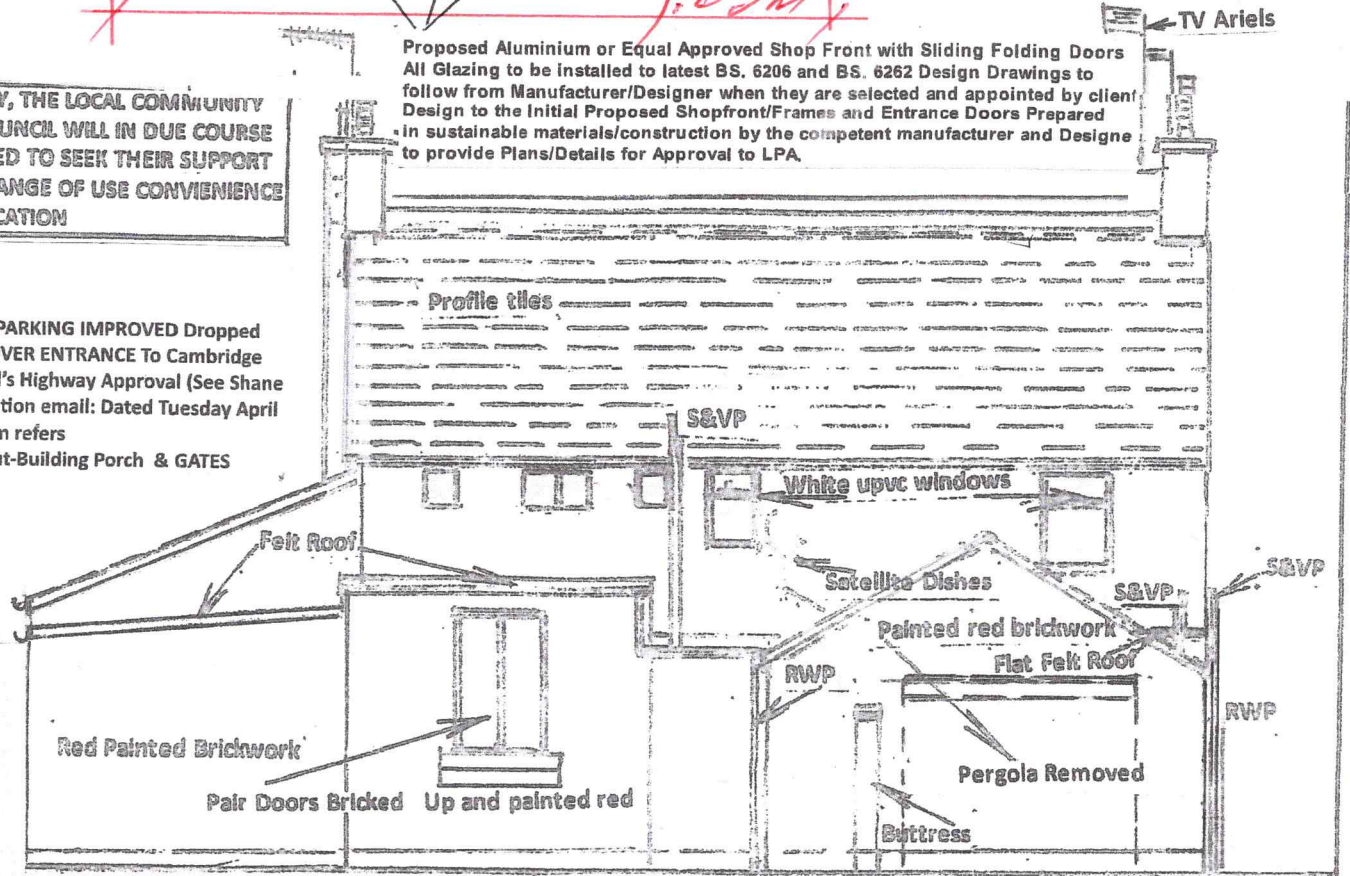
PROPOSED FRONT NORTH ELEVATION

IF NECESSARY, THE LOCAL COMMUNITY & PARISH COUNCIL WILL IN DUE COURSE BE CONTACTED TO SEEK THEIR SUPPORT FOR THIS CHANGE OF USE CONVENIENCE STORE APPLICATION

Proposed Aluminium or Equal Approved Shop Front with Sliding Folding Doors All Glazing to be installed to latest BS. 6206 and BS. 6262 Design Drawings to follow from Manufacturer/Designer when they are selected and appointed by client Design to the Initial Proposed Shopfront/Frames and Entrance Doors Prepared in sustainable materials/construction by the competent manufacturer and Designer to provide Plans/Details for Approval to LPA.

F/YR 23/0772 PARKING IMPROVED Dropped Kerbs CROSS OVER ENTRANCE To Cambridge County Council's Highway Approval (See Shane Lucks confirmation email: Dated Tuesday April 16 2024 4.45pm refers Removal of Out-Building Porch & GATES

Please Note the Porch & Out-Building have or will be removed New Side Entrance Door



EXISTING REAR SOUTH ELEVATION

Refer to further Notes on Red Line Block Plan Drg No. L444/01 Revised

Please also refer to revised Design & Access Statement dated 25.07.2023

Please Refer to Drg No. L444/08 For Scale Bars and further Notes concerning "Every care has been taken ..." and due diligence has been applied to achieve compliance where possible with the allocated Validation Policy Items applicable to this Change of Use set of Drawings/Plans/Documents and Application Forms

REVISED 2/10/24

SCALE 1:100

PROPOSED FRONT NORTH & REAR SOUTH ELEVATIONS

DRG No. L444/05AR

For Mr. Raju Goraniya c/o Nags Head 402 Eastrea Rd, EASTREA, PE7 2AR

PROPOSED REVISED FRONT N.W. ENTRANCE & DETAILS

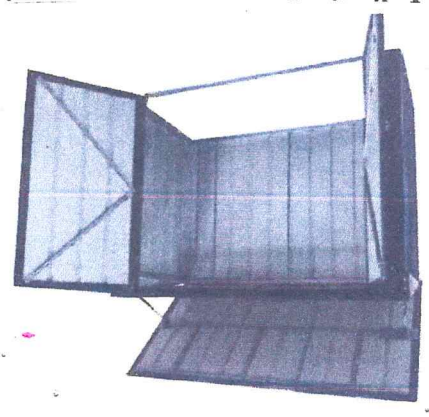
PLEASE CROSS REFER TO PLAN LAYOUT
 ON DRG No. L444/RSX Rev 1

600 x 600 x 50mm DEPTH MARSHALLS PERFECTA NIBBED CHAMFERED PAVING,
 COLOUR BUFF Laid ON 30mm MEDIUM COARSE SAND AS DETAIL NO 1 WITH
 JOINTS AS DETAIL NO 1 SUB-BASE 150mm DEPTH MOT TYPE 1 GRANULAR SUB-
 BASE AND LAYER OF TERRAM 1000 TO ENGINEERS SPECIFICATION.
 DELIVERY VEHICLES SIZE/TIMES
 COMMODITIES CARRIED ETC.
 Newspapers Small Transit Van Time 6am
 to 7am All other deliveries after 7am to 10am
 Milk, Grocery, Chill Food and Bread
 Standard Size lorry 7.5 tone

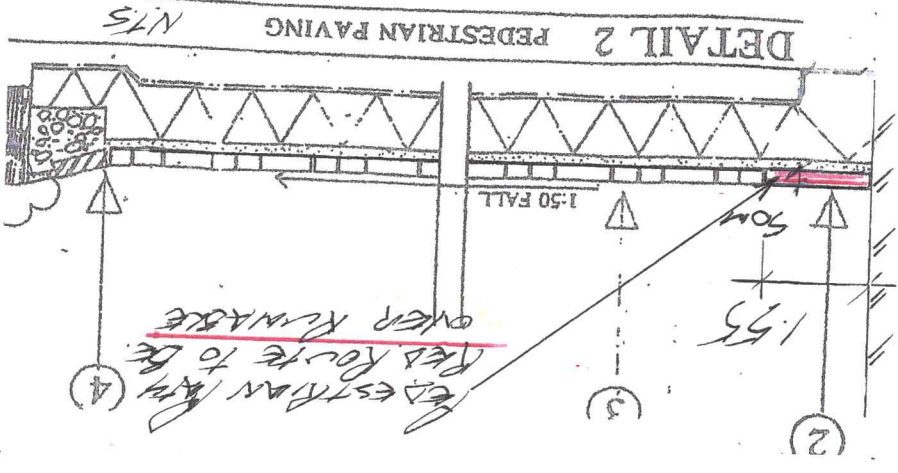
Indicative Perspective of Cycle Rack



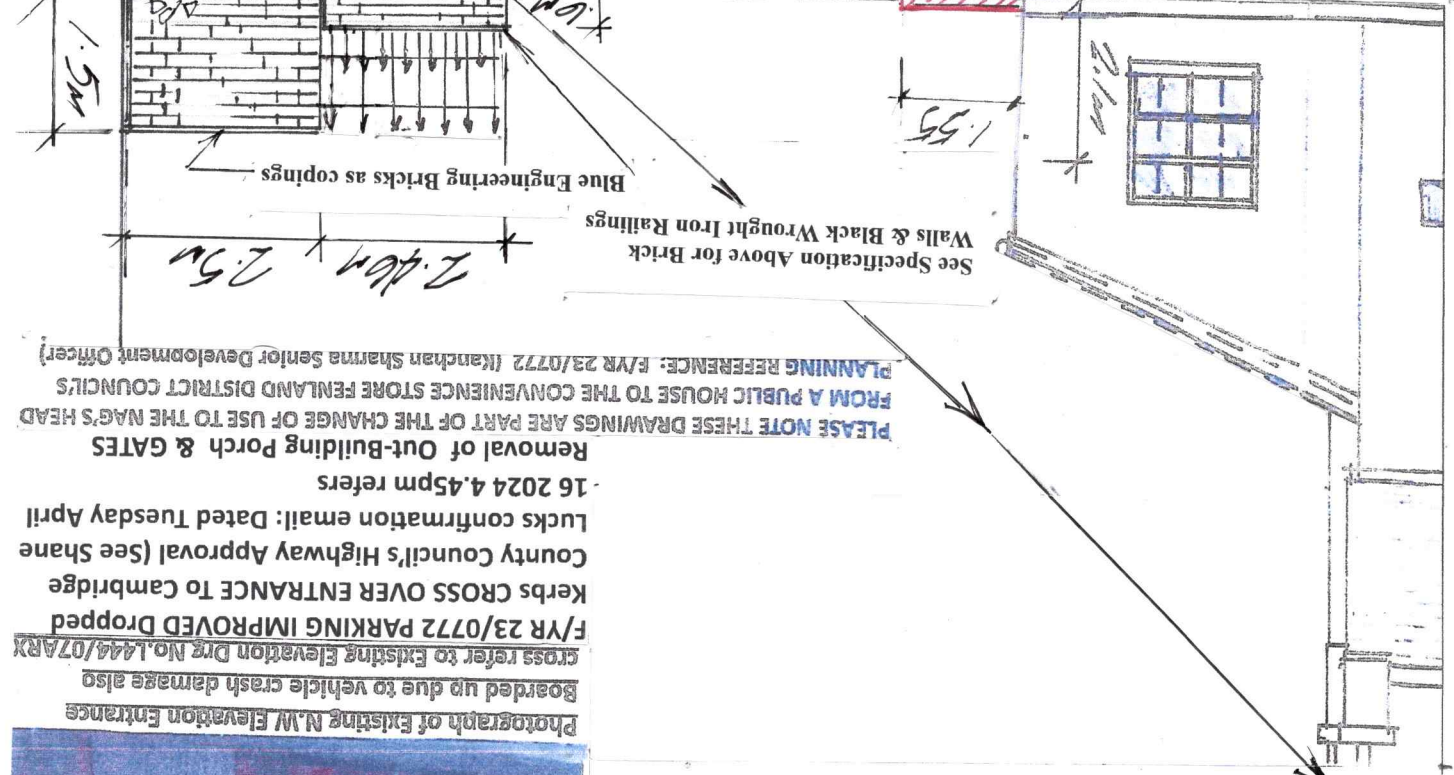
Indicative Perspective of Waste Bin Storage



In tandem & with Drawings Prefixed L444/
 Please read all Drawings with Design & Access Statement



SCALE 1 : 100 Part NW End Front Elevation with Cross Over
 (Please see Illustrations above)
 my Mastic movement joints
 Acro Drain with Gully or equal



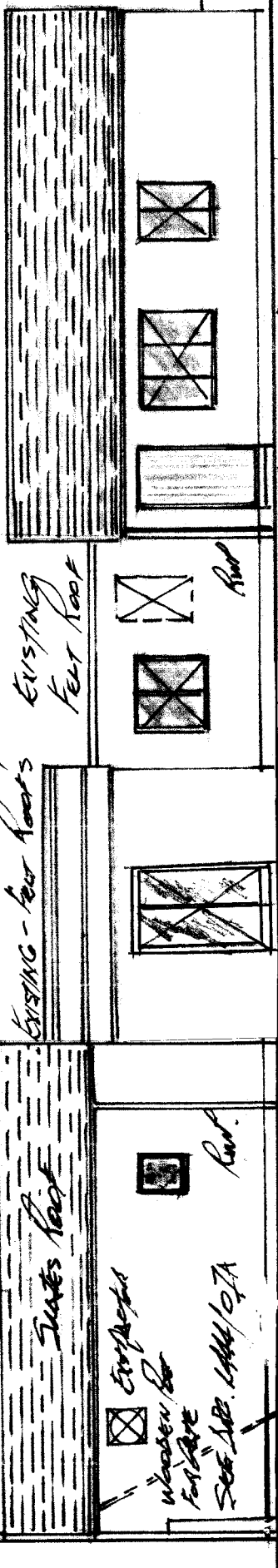
(C) First 2.5m Reclaimed Stock Bricks from demolished
 Out Building to be 215 wide 2m high the junction between
 the Listed Building No. 400 Eastrea Rd to be left open by
 at least 25mm and sealed with suitable movement mastic
 by a specialist. The remaining 2.46 long .600mm high stock
 bricks also reclaimed
 to have Black Wrought Iron Railings as shown below by
 L.P. FABRICATIONS or Equal

Photograph of Existing N.W. Elevation Entrance
 Boarded up due to vehicle crash damage also
 cross refer to Existing Elevation Drg No. L444/07ARX
 F/YR 23/0772 PARKING IMPROVED Dropped
 Kerbs CROSS OVER ENTRANCE To Cambridge
 County Council's Highway Approval (See Shane
 Lucks confirmation email: Dated Tuesday April
 16 2024 4.45pm refers
 Removal of Out-Building Porch & GATES
**PLEASE NOTE THESE DRAWINGS ARE PART OF THE CHANGE OF USE TO THE NAG'S HEAD
 FROM A PUBLIC HOUSE TO THE CONVENIENCE STORE FENLAND DISTRICT COUNCILS
 PLANNING REFERENCE: F/YR 23/0772 (Kanchan Sharma Senior Development Officer)**

F/YR 23/0772 PARKING IMPROVED Dropped
Kerbs CROSS OVER ENTRANCE To Cambridge
County Council's Highway Approval (See Shane
Lucks confirmation email: Dated Tuesday April
16 2024 4.45pm refers
Removal of Out-Building Porch & GATES

All Windows Doors shown crossed X are
to be bricked up or boarded painted red
All other Extractors and signs shown crossed
X are to be removed and brickwork made good
And bricked up painted red
All specialist designed item the expert designer installer
To provide Plans/Details for Approval to Fenland Planning

Pitched Roof Areas shown crossed hatched



PROPOSED WEST ELEVATION SCALE 1:100

Please Refer to Drg. No. L444/08 For
Scale Bars & further Notes concerning
"Every care has been taken ..." and full
due diligence has been applied by client
& Agent to achieve compliance with it
as necessary conditions and agreed with
The Planning Officer from the selected
Validation Policy Items applicable Only to
this Community Change of Use set of Plans,
Design-Access Statement, and Technical
Documents and the Full Planning Change
of Use Application Forms

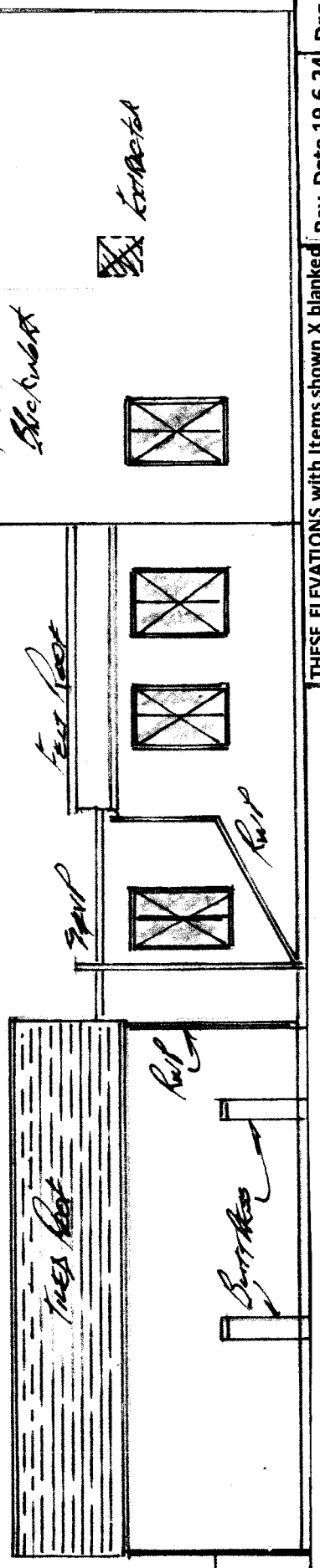
Please Refer in tandem to all Drawings Revised Numbers for this Change of use
Application Drg's No's L444/01 Revised, L444/03A, L444/04A, L444/05A,
L444/06A, L444/06B, L444/07A, L444/07B, L444/08* L444/09, L444/10 & formerly
issued as RNH/Xog1 RNH/Y RNH/Xp2

Please also refer to revised Design & Access Statement dated 25.07.2023

**IF NECESSARY, THE LOCAL COMMUNITY
& PARISH COUNCIL WILL IN DUE COURSE
BE CONTACTED TO SEEK THEIR SUPPORT
FOR THIS CHANGE OF USE CONVENIENCE
STORE APPLICATION**

New Side Entrance Door

Refer to Drg. No.
-/06A For Existing
Elevations/Details



PROPOSED EAST ELEVATION SCALE 1:100

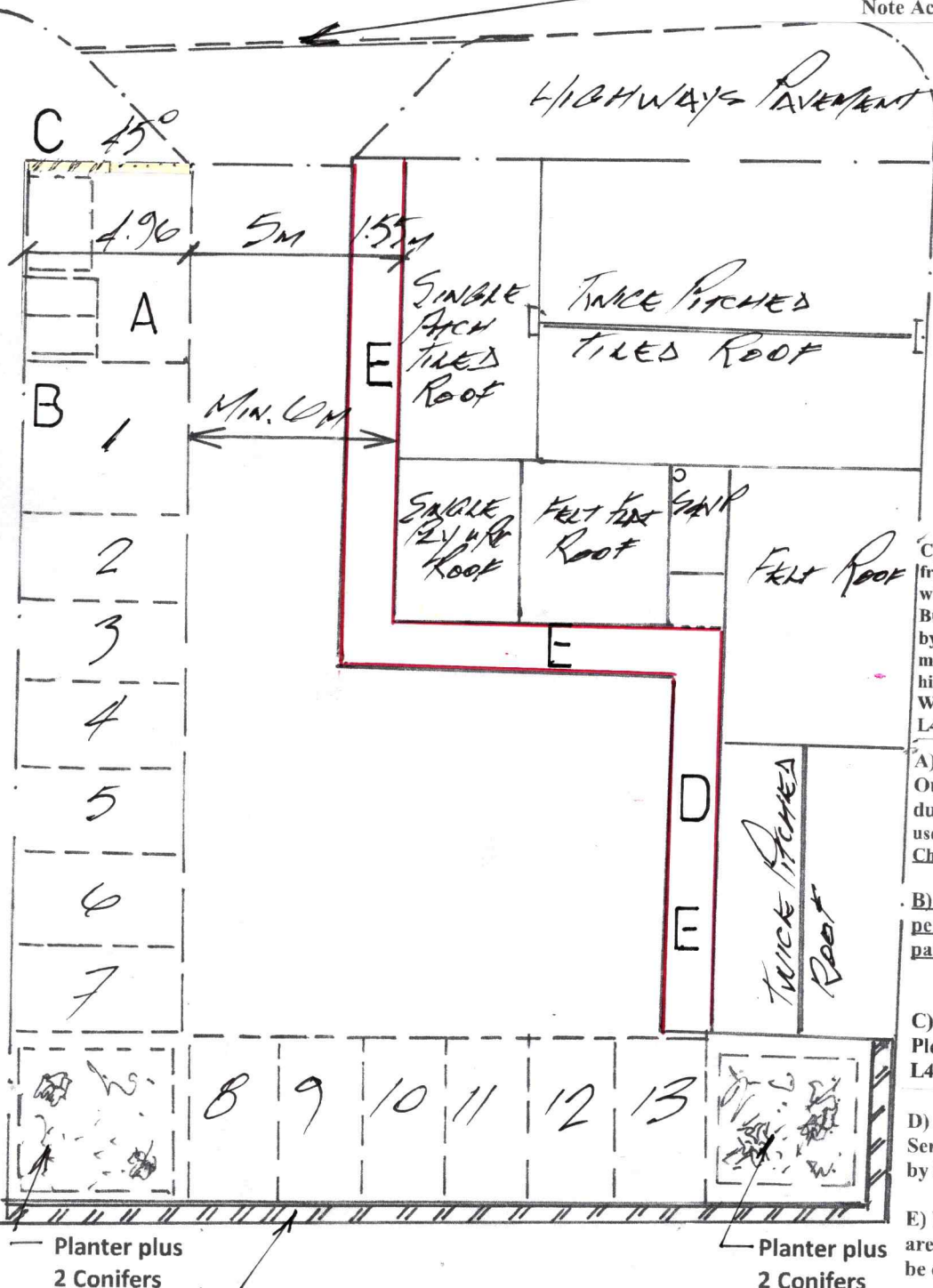
THESE ELEVATIONS with Items shown X blanked
off or Bricked up/red painted and to match

Removal of Out-Building Porch & GATES

600mm high Reclaimed Stock Bricks from Demolished Out Building with Wrought Iron Black Railings as illustrated or equal

EASTREA ROAD

Note: Drop Kerbs by Highway Authority & New Tactile Paving for Compliance
Note Acco Drain or Equal



C) First 2.5m Reclaimed Stock Bricks from demolished Out Building to be 215 wide 2m high the junction between Listed Building No. 400 Eastrea Rd to be left open by at least 25mm and sealed with suitable movement mastic by a specialist. The .600mm high stock bricks also reclaimed to have Black Wrought Iron Railings as shown on Drg No. L444/7RSY Rev 1 Dated 23/07/2024

A) Please note Original Existing Out Building Demolished (Unsafe due to Car Crash) Area now to be used for Bicycles/Waste Bins & Vehicle Charging Points & Waste

B) Area 1 Parking Bay for Disabled persons vehicle 5m x 3.6m with tactile path ways to and from Main Entrance

C) FOR SPECIFICATION & DETAILS Please refer to above and Drawing No. L444/7RSY Rev 1 Dated 23/07/24

D) Area left vacant for Delivery Services & to be supervised regularly by Store Manager.

E) New 1.55wide (Spec 2) Pedestrian areas laid Flat on red routes allow to be over-run

Cross refer to particular Drg L444/7RSY Rev 1

Please read all Drawings Prefixed L444/- In tandem & with Design & Access Statement

The outlined in RED is the Turning Area for Vehicles & Delivery Vans etc.

Contact to Mr Shane Luck Principal Highway Development Management Engineer can be made by email: Shane.Luck@cambridgeshire.gov.uk and or the Fenland Planning Officer Kanchan Sharma email KSharma@fenland.gov.uk

Note: Proposed Sustainable Drainage is required throughout the parking areas except for the Yellow shaded area to be laid in hydraulic pressed paving slabs or Marshalls Perfecta Flat range or equal to accommodate disabled persons safe wheelchair and pedestrian access & at the main Entrance on Eastrea Road Pavement the Entrance Access be formed to the Approved Document Building Regs PART M

DELIVERY VEHICLES SIZE/TIMES COMMODITIES CARRIED ETC.

Newspapers Small Transit Van Time 6am to 7am All other deliveries after 7am to 10am Milk, Grocery, Chill Food & Bread Standard Size lorry 7.5 tone

Cross refer to particular Drg L444/7RSY Rev 1

PROPOSED PARKING LAYOUT AS APPROVED BY SHANE LUCK HIGHWAYS

For Mr. Raju Goraniya % Nags Head 402 Eastrea Rd, Eastrea, Whittlesey, PE7 2AR

DATE 23/07/2024
Drg No. L444/7RSX Rev 1