

ANDREW DESIGN SERVICE

Architectural, Surveying and Planning Consultants

4A STATION AVENUE, CHIRK, WREXHAM LL14 5LS

Phone: 01691 – 777025
Fax : 01691 - 777025

THE BLACK LION. Park Road, Newbridge, Wrexham, LL14 3YS

**CHANGE OF USE from Public House into single Dwellinghouse
and
OUTLINE CONSENT of new single Bungalow Dwellinghouse**

PLANNING SUPPORT STATEMENT

The Black Lion public house appears on historic mapping from circa 1900.

In recent years local pub usage has declined nationally and this is reflected in the customers and trading of the Black Lion, and it closed in 2017. It was bought by the Applicants in 2019 and renovated and reopened in July 2019 but trading levels are unviable.

The property is in two parts:-

a) the public house building and gardens

b) the private car park for customers and owners, on the opposite side of Park Road.

The premises are not suitable for any other commercial use, but are highly suitable for residential use within the existing residential area.

Access is direct from adopted public highway Park Road, and there will be potential highways benefits from the change of use.

There is no flooding risk on the NRW Flood Risk and Development Advice Maps

a) Change of Use of public house premises into residential dwelling house

The premises can easily be converted into a 3bedroom dwelling house, with adequate living, kitchen, & dining spaces, and bedrooms and bathrooms on first floor. No external alterations will be required.

Externally, the property has both private and customer beer gardens which can be opened together to provide a generous private amenity space well in excess of 50sq.metres

The pub owners live at the premises and currently park on their private pub car park.

As shown on the Proposed Site Plan parking for the dwelling residents will be provided in the front section of the car park, with two dedicated parking spaces, together with two shared spaces for visitors shared with the proposed new dwelling

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b) Outline Consent for single new bungalow dwelling on car park

The proposal is for a single 3bedroom bungalow dwelling with the residential setting of Park Road within the Settlement boundary of Newbridge.

It would be in keeping with adjoining properties, in particular the adjoining PenY Clawdd, which has a single story façade to Park Road

The land is currently used as the car parking for the public house customers, and for the owner resident of the premises. It is mainly laid to tarmac, with a single prefabricated concrete garage.

The boundaries are chain link fencing to PenY Clawdd, and boarded panel fencing set in along boundary to Plas Coch

The west of the site slopes down towards the main Newbridge Road

As shown of the Proposed Site Plan, a bungalow can be positioned and fenestrated to provide privacy separation distances from existing neighbouring properties Pen y Clawdd, Plas Coch, Epworth House, and Viaduct House; and for the converted Black Lion public house.

In particular Pen y Clawdd would benefit by not having public house car parking directly alongside their property separated only by a chain-link fence.

Viaduct House on Newbridge Road is much lower and sight lines from the bungalow would be around and over its roof level towards the Vale of Llangollen.

Adequate private amenity space can be provided for the dwelling in excess of 50sqmetres,

Two private parking spaces and turning can be provided within the proposed new plot boundary, with shared driveway and visitor parking outside as noted above.

Highway Access

Currently the car park is separated from the highway to prevent unauthorised parking outside pub opening hours.

Visibility along Park Road is limited by neighbouring properties each side, but road speeds are low due to the character of the road and usage.

The Proposed Site Plan shows an improvement by removal of fencing and setting back parking spaces with low level planting areas with a centralised entry/exit position.

Currently the brewer's dray vehicle reverses up Park Road and stands on the highway whilst making deliveries to the Black Lion as it is not possible to turn or park off-road.

The change from public house to two dwellings will reduce the potential traffic movements along Park Road, and entering / exiting the site.

Overall the proposals will be a significant benefit to road safety.

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WCBC Planning Policy

Change of Use

The current **Wrexham Adopted UDP 1996-2011** is now out of date, but with reference to Policy S9 and Para 8.16;

Policy S9: Loss of Local Services

Outside of Wrexham Town Centre the district shopping centres, proposals that entail the loss of shopping/commercial facilities will only be permitted where:-

a) The use is no longer viable and all reasonable attempts to sell or let the business over a 12 month period have proved unsuccessful;

OR

b) the building is in a derelict and unsightly condition and the proposal would bring about substantial environmental improvements

and

c) the loss of the facility would not prove detrimental to the social and economic fabric of the locality.

8.16 *These facilities usually take the form of post offices, small convenience stores, banks and public houses. The loss of these facilities could detrimentally affect local residents' quality of life and create a need to travel to facilities further afield.*

The business has proven unviable since re-opening in 2019 following a 2year closure, despite renovation by the applicants, and them 'living in' and running it themselves.

The premises have now been marketed for 5months without interest.

Following renovation by the applicants in 2019 the premises are not unsightly, but being unviable there will be no funds available to maintain that appearance.

The **Black Lion** is **not the only** provision for **Newbridge** settlement which has another public house **The Pubby McPub Face** (Newbridge Arms) **within 100m** of the Black Lion.

Therefore its closure and change of use would not be a detrimental to the social or economic fabric of the community or the local area, nor have a detrimental impact upon local residents' quality of life, and complies with main reasoning behind Policy S9.

As noted above, the Adopted UDP 1996-2011 is now 9years out of date.

We would therefore refer to the

Deposit Draft LDP 2013-2028, which is well advanced under 'Examination', with aim for adoption 2021.

Policy R7: Loss of Local Services

The loss of a public house will only be supported where:

i) The use is no longer viable and all reasonable attempts to sell or let the business have proved unsuccessful;

OR

ii) A similar service is available within reasonable walking distance

The **Black Lion** is **not the only** provision for **Newbridge** settlement which has another public house **The Pubby McPub Face** (Newbridge Arms) **within 100m** of the Black Lion.

Therefore the proposal for Change of Use **complies with Emerging Policy R7**

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WCBC Planning Policy

Housing

The site is located within the identified Settlement Boundary for Newbridge / Cefn Mawr in a) the current Adopted UDP 1996 – 2011

and

b) the draft LDP 2013-2028 - Cefn Mawr Tier2 Service Centre

The current **Wrexham Adopted UDP 1996-2011** is now out of date, but with reference to Policy H2 'Windfall' housing development is allowed on sites within settlement boundaries

As the UDP is out of date, the Council is considered to have a zero land supply, and in 2017 calculations showed a lack of a 5year Housing Land Availability.

The first draft LDP 2013-2028 (Plan 1) was withdrawn after initial examination by Inspector, with one concern being the need to identify additional housing provision.

Deposit Draft LDP 2013-2028, which is well advanced under 'Examination' aiming for adoption 2021 includes Policies PS1 and PS3, which, with reference to paras 5.16, 5.27, and 6.51 allow and anticipates gains from 'Windfall' housing development on sites within settlement boundaries.

Therefore the proposal for a single bungalow dwelling with the residential setting of Park Road within the Settlement boundary of Newbridge complies with both Adopted and Emerging Policies.

CONCLUSION

Due to the current circumstances compounding the underlying viability issues of the business we would request a pragmatic approach to the determination of the application for Change of Use against Adopted Policy and Emerging Policy, and that Consent can be granted

The Outline application for Proposed Dwelling complies with Adopted Policy and Emerging Policies, and therefore, in combination with the Change of Use, that Consent can be granted

ADS/MCA 04/12/2020