

Chief Executive Decision

Planning Application Decision for 21/01051/FUL – Red Lion Inn Main Street Babcary TA11 7ED

Executive Portfolio Holder Henry Hobhouse , Chairman of Area East Committee
Director: Kirsty Larkins, Director (Service Delivery)
Lead Officer: David Kenyon (Specialist Development Management)
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Purpose of the Report

To make a decision following the recommendation of members of the Area East Committee relating to a Planning Application Decision for 21/01051/FUL – Red Lion Inn Main Street Babcary TA11 7ED, following consideration at a meeting of Area Committee (Informal) on 18 May 2022.

Public Interest

At the meeting of Full Council on Thursday 15 April 2021 it was agreed to make the following changes to the Council's Constitution:

- a) To continue to enable members to hold remote, virtual meetings using available technology;
- b) To amend Part 3 (Responsibility for Functions) of the Council's Constitution to allow those remote meetings to function as consultative bodies and delegate decisions, including Executive and Quasi-Judicial decisions, that would have been taken by those meetings if the Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020 had continued in force to the Chief Executive (or the relevant Director in the Chief Executive's absence) in consultation with those meetings and those members to whom the decision would otherwise have been delegated under Part 3 of the Constitution;
- c) The delegated authority given under (b) will expire on 31 July 2021 unless continued by a future decision of this Council;

Further to the above, at the meeting of Full Council on 8 July 2021, it was agreed:

- a) To continue to enable members to hold remote, virtual meetings using available technology and to extend the delegation given on 15 April 2021 for a further 6 months, to 08 January 2022, and at the Council meeting of 16 December 2021, a further extension to 8 July 2022 was agreed.

Decision Taken

The Chief Executive, following a consultative meeting by the Area East Committee (Informal) on the 18 May 2022, made the following decision;

That planning application 21/01051/FUL is **Refused**, in-line with the officers recommendation

Reason:

01. The implementation of the proposed development would be detrimental to the long-term viability and future of The Red Lion Inn, resulting in a significant or total loss of the premises currently used as a public house that contributes towards the sustainability of the village of Bab Cary. In addition, the proposed development would not provide employment opportunities appropriate to the scale of the settlement, would not create or enhance community facilities and services to serve the settlement, or meet an identified housing need (particularly affordable housing), nor would it increase the sustainability of the settlement. As such the proposed development would be contrary to Policies SD1, SS2 and EP15 of the South Somerset Local Plan and relevant guidance in the National Planning Policy Framework (2021).
02. The proposed development would neither preserve nor enhance the character and appearance of the Listed Building and its setting and would cause less than substantial harm to the significance of the designated heritage asset. As such, the proposal conflicts with Section 66 of the Planning (Listed Building and Conservation Areas) Act 1990 and, in the absence of any public benefits that would outweigh such harm, is contrary to Policy EQ3 of the South Somerset Local Plan 2006-2028 and Chapter 16 of the National Planning Policy Framework (2021), in particular paragraphs 197, 199 and 202.
03. The proposed creation of the new vehicular access and relocated car park and the resultant removal of stone walling, would neither conserve nor enhance the character and appearance of the locality, by reason of the further erosion of an historic, rural street scene, and as such would be contrary to the aims and provisions of Policy EQ2 of the South Somerset Local Plan 2006-2028 and relevant guidance within the National Planning Policy Framework (2021).
04. The siting and vehicular use of the proposed car park at the northern part of the site, in such close proximity to neighbouring dwellings, would result in a form of development that would cause unacceptable detriment to the amenities currently enjoyed by the residents of those dwellings and, as such, would be contrary to Policies EQ2 and EQ7 of the South Somerset Local Plan 2006-2028.

Background

To enable the decision making process to continue, it was agreed that Councillors continue to receive decision-making reports. They will form a view which will be communicated to the Chief Executive. The decision will be formally made by the Chief Executive (or relevant Director) during the current coronavirus restrictions.

Background Papers

Officer Report - Officer Report on Planning Application: 21/01051/FUL