



PLANNING STATEMENT

PLANNING APPLICATION FOR THE CONVERSION OF FORMER PUBLIC HOUSE TO TWO RESIDENTIAL UNITS

**The Eagles Inn, Harley Road, Cressage,
Shrewsbury SY5 6DE**



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PROJECT NO. V.1

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1. INTRODUCTION

Background

- 1.1. This Planning Statement has been prepared by Brownshore Management Ltd on behalf of Eagle Mews Ltd for submission of a planning application for the following development:

“Planning application for the conversion of former public house to two residential units”

- 1.2. The background of the application has evolved from the closure of the Public House, planning history and ongoing discussions with the Local Planning Authority (LPA).
- 1.3. This application follows the previously approved Change of Use (COU) application for conversion to one dwelling (20/02597/FUL) that was granted on 20 November 2020.

Proposed Development

- 1.4. Planning permission is sought for the change of use and required internal conversion of the former Public House building into two residential dwellings.
- 1.5. The conversion works are internal and limited material changes to the exterior of the building are proposed as part of the application sufficient to require Listed Building Consent (LBC). However, full planning permission and an associated LBC will be submitted to determine that the proposed internal changes are acceptable on both planning and heritage grounds.

Planning History

- 1.6. Planning applications have been submitted for the building and the wider site. A list of the planning applications is provided in the table below.
- 1.7. It is worth paying particular attention to application 18/00483/FUL that was refused permission for several reasons. These were: its location in the open countryside and outside the LPAs housing land supply; the permanent loss of a local service; its overbearing layout, design, and the scale of four new dwellings which would fail to respect the prominence and significance of the landmark heritage asset. The applicant appealed the refusal and the Planning Inspectorate dismissed it in favour of the LPAs refusal decision.

- 1.8. This former application is relevant because although it proposed four new dwellings and had grounds for refusal, as agreed by the Planning Inspectorate, it intended to carry out the same conversion of the former Eagles Inn into two dwellings that is proposed within this application.
- 1.9. Paragraph 20 of the Appeal Decision made on 11 April 2019 state the following:

The proposal includes the conversion of the existing building into two dwellings. The Council raised no objection on design grounds to this and, based on the evidence before me and the observations I made on site, I concur. The Council's concern lies in the proposed four detached dwellings.

- 1.10. From both the appeal decision notice and the officer's report associated with this former refusal of permission, it is apparent that the conversion of The Eagles Inn into two dwelling units would be considered acceptable and appropriate for the area, if it were designed and implemented in a way that would not adversely impact the surrounding streetscape/scene. If there are no external modifications beyond refurbishment to the listed asset (or these are strictly limited and considered, or agreed through a Listed Building Consent), and no additional erections are proposed on-site that fail to respect the prominence and significance of the landmark heritage asset, then the conversion should be considered acceptable in planning terms.

Table 1 - Planning History Location: The Eagles Inn, 1 Harley Road, Cressage, Shrewsbury, Shropshire SY5 6DF		
Application Ref.	Description	Status
20/02597/FUL	Change of use from a former public house to 1No residential dwelling	Granted
19/03059/FUL	Demolition of closed public house and clearance of site	Withdrawn
18/00483/FUL	Erection of 4No. dwellings and conversion of existing former Public House to form 2No. additional dwellings with associated car-parking and landscaping (resubmission)	Refused
17/02912/FUL	Erection of 8 dwellings and conversion of existing former Public House to form 2No additional dwellings with associated car-parking and landscaping	Refused

2. LOCATION & SITE DESCRIPTION

Site & Surrounding Location

- 2.1. Cressage is a well-established Village settlement located on the intersection of the A458 and the B4380, near to the River Severn, 8 miles Southeast of Shrewsbury Town, in the non-metropolitan county of Shropshire. Cressage is 4 miles to the northwest of the nearest town, Much Wenlock.
- 2.2. The Village includes a range of established services and facilities including:
- Children World Cressage Nursery
 - Christ Church Cressage
 - The Old Hall (former town hall and current B&B)
 - Cressage Medical Centre
 - Sheinton Park
 - A village shop
 - Some SMEs including; Pearson Electrical, Duo Cleaning Services and S & S Tanks Ltd., C-Fury Ltd. and Countrywide Livestock
 - C of E Primary School (approx. capacity of 105 pupils)
- 2.3. The Village is supported by established local sustainable transport links. The 436 bus service travels via Shrewsbury - Much Wenlock - Bridgnorth and operates through Cressage from 06:00hrs to after 19:00hrs. The service is regular throughout the day offering increased services in the morning and then operating on an hourly basis for the duration of the day / evening.

The Application Site

- 2.4. The development site sits on the corner of the main Cressage intersection, forming a prominent gateway landmark to the Village.
- 2.5. The site is adjacent to residential units on its Eastern and Southern boundaries. Residential units also border the site from across the road; over the A458 to the East, and over Sheinton Road to the North.
- 2.6. The application site provides a total site area of 0.0697 ha (0.172 acre).
- 2.7. The application site comprises a large, detached building with several pitched roofs, extensions to the rear, external rendering, uPVC windows and French doors, external cladding to the primary elevation and commercial signage.
- 2.8. The ground floor comprises a limited bar area, lounge, and ancillary areas (kitchen and toilets).
- 2.9. The first floor comprises residential accommodation.

- 2.10. The side area (North) to the building was previously used as an area for the commercial kitchen, utility storage, dray storage, and is adjacent to the former beer garden.

Heritage & Conservation

- 2.11. Following a recent review of the building by Historic England the former Eagles Inn has been listed. The building is a Grade II Listed Building (Entry No. 1468661). The associated hardstanding is not listed.
- 2.12. There are also nearby listed buildings and structures that need to be considered as part of this application, and the surrounding scenscape. These heritage assets include:
- Cressage War Memorial (Grade II), which sits directly opposite the development site in the middle of the junction connecting the A458 (Harley Road), the B4380 and Sheinton Road
 - Fingerpost Cottage (Grade II), which is on the Sheinton Road side of the B4380
 - The neighbouring Gate House Cottage and Old Hall Cottage (both Grade II)
 - The Old Hall (Grade II)
 - Christ Church Cressage (Grade II)
 - The Old Post Office (Grade II)
 - 12 Harley Road (Grade II)

Map 1 showing the position of these heritage assets in relation to the development site is provided in Appendix 1.

- 2.13. Any intended works related to the building (including external and internal elements) will be reviewed beforehand and confirmed with the Historic Environment Team (Shropshire Council) through the submission of an accompanying LBC.
- 2.14. However, no external material changes to the building are proposed that *will affect its character as a building of special architectural or historic interest*, so it is reasonable to conclude that LBC relates to the internal changes to the building to facilitate the change of use.

Relevant Heritage & Conservation Guidance

2.15. **Historic England**

Definition: Listed Building Consent (LBC)

Consent from the local planning authority (or in some circumstances the Secretary of State) for the demolition of a listed building or the carrying out of any works for the alteration or extension of a listed building in any manner that would affect its character as a building of special architectural or historic interest. Failure to obtain consent when it is needed is a criminal offence.

https://historicengland.org.uk/advice/hpg/hpr-definitions/#cat_L

2.16. **Planning (Listed Buildings and Conservation Areas) Act 1990**

Section 8 - Authorisation of works: listed building consent.

(1) Works for the alteration or extension of a listed building are authorised if -

- (a) written consent for their execution has been granted by the local planning authority or the Secretary of State; and*
- (b) they are executed in accordance with the terms of the consent and of any conditions attached to it.*

2.17. The assessment relating to the external and internal alterations set out in this application are key as they will determine where “*carrying out of any works for the alteration or extension of a listed building in any manner that would affect its character as a building of special architectural or historic interest*”.

2.18. The external works to the building are broadly limited to the refurbishment of the building, are not of a material nature, and are therefore not considered to affect the character of building. Matters including windows and doors may result in affecting the existing character of the building, however this will result in a positive change to the external character of the building.

2.19. Internal changes to the building need to be considered along with the existing condition and character. The works to the internal fabric of the building are not seeking to undertake significant structural work, where renovation work is required, it will establish the character of the building rather than adversely affecting it.

Ecological Designations

2.20. There are no Tree Preservation Orders (TPO) affecting the site and it is not in an ecologically sensitive area.

3. DEVELOPMENT PROPOSALS

Proposed Development

- 3.1. Planning permission is sought for internal conversions following the granted change of use (from use class A4 to C3) of the former Public House into two residential dwellings and ancillary features such as car parking and garden space.
- 3.2. The conversion of the building into two dwellings is detailed on the accompanying plans, including the Proposed Site Plan.
- 3.3. No external changes other than the required car parking and garden space will occur, or to the exterior of the building itself (other than windows). The existing hardstanding, which is not listed, is currently unused.
- 3.4. The internal conversion and associated developments could therefore affect the character of the heritage asset (instigating the need for LBC) and the surrounding area, but changes will improve and enhance the scenscape around the asset.
- 3.5. The associated garden/parking spaces are intrinsic to the function of the property and make no changes to any listed assets directly. It will be ensured their visual effects are limited where possible, and do not affect the character of the area and land surrounding the listed building.

4. PLANNING POLICY

Introduction

- 4.1. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, applications for planning permission should be determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise.

Relevant Planning Policy

- 4.2. The relevant national and local planning policy documents include:
- The National Planning Policy Framework (NPPF; 2019)
 - National Planning Practice Guidance (NPPG; 2014)
 - Shropshire Core Strategy (2011)
 - Site Allocations & Management of Development (SAMdev) Plan Policies
 - SPD Type and Affordability of Housing
 - The Much Wenlock Place Plan
- 4.3. The Council recently undertook a Local Plan partial review 2016-2036 and their website confirms they've "*published the Regulation 19: pre-submission draft of the Shropshire Local Plan and its supporting documents to invite representations from all parties on compliance with all legal requirements, including the duty to co-operate, and soundness. In response to the current lockdown restrictions, which came into force on 5 January 2021, the representation period has been extended. The representation period ended at 5pm on Friday 26 February 2021 before which all representations had to be made.*
- 4.4. The partial review of the Local Plan (2016-2036) is afforded weight according to its level of progression and advancement within the planning process as set out within the NPPF (2019).

Shropshire Core Strategy (CS; 2011)

- 4.5. **Policy CS1: Strategic Approach**
This policy sets out that Shropshire will accommodate new development to contribute to meeting its needs and to make its settlements more sustainable, delivering over the plan period 2006-2026, around 27,500 new homes, of which 9,000 will be "affordable housing". The key locations for development as set out within the Core Strategy include:
- Shrewsbury, as a sub-regional centre and Shropshire's growth point, will accommodate approximately 25% of Shropshire's residential development over the plan period;
 - The Market Towns and other Key Centres will maintain and enhance their traditional roles in providing services and employment,

accommodating around 40% of Shropshire’s residential development over the plan period;

- The rural areas will become more sustainable through a “rural rebalance” approach, accommodating around 35% of Shropshire’s residential development over the plan period. Development and investment will be located predominantly in community hubs and community clusters and will contribute to social and economic vitality. Outside these settlements, development will primarily be for economic diversification and to meet the needs of the local communities for affordable housing.

4.6. Paragraph 4.6 of the Core Strategy reflects the distinctive, rural nature of Shropshire and the connection between the County Town of Shrewsbury, the Market Towns, smaller settlements, and the rural areas they serve. It is an approach that seeks to nurture, protect, and develop the social and physical fabric of communities, supporting new economic potential within their environmental setting.

4.7. The relevant planning policies are:

Policy CS3: The Market Towns and Other Key Centres

Policy CS4: Community Hubs and Community Clusters

Policy CS5: Countryside and Green Belt

Policy CS6: Sustainable Design and Development Principles

Policy CS8: Facilities, Services, and Infrastructure Provision Policy CS17: Environmental Networks

Shropshire Council Site Allocations and Management of Development (SAMDev) Plan (December 2015)

4.8. The relevant planning policies are:

Policy MD1: Scale and Distribution of Development

Policy MD2: Sustainable Design

Policy MD3: Delivery of Housing Development

Policy MD7a: Managing Housing Development in the Countryside

Policy MD12: The Natural Environment

Policy MD13: The Historic Environment

4.9. These policies were previously indicated as relating to the granted COU and are also the key policies that will form part of the planning appraisal for this application.

NPPF (2019)

- 4.10. The NPPF is a material planning consideration in terms of determining applications.
- 4.11. The ongoing and extended review of the Local Plan triggers Paragraph 48 - Local Planning Authorities may give weight to relevant policies in emerging plans according to:
- a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);*
 - b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and*
 - c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)*
- 4.12. Further guidance is provided by Paragraph 49 that states *in the context of the Framework – and in particular the presumption in favour of sustainable development – arguments that an application is premature are unlikely to justify a refusal of planning permission other than in the limited circumstances where both:*
- a) the development proposed is so substantial, or its cumulative effect would be so significant, that to grant permission would undermine the plan-making process by predetermining decisions about the scale, location or phasing of new development that are central to an emerging plan; and*
 - b) the emerging plan is at an advanced stage but is not yet formally part of the development plan for the area.*
- 4.13. In this instance the review of the Local Plan (whilst temporarily extended due to the COVID-19 pandemic) is at an advancing stage and is afforded weight in this assessment. Furthermore, the application is not considered premature as it does not trigger either a) or b) of Paragraph 49 of the NPPF individually/cumulatively.

5. PLANNING APPRAISAL

Introduction

5.1. In terms of assessing the development proposal for a change of use the following key matters are identified for consideration:

- Principle of development
- Assessment of the former Eagles Inn
- The Historic Environment: Impact of the change of use and internal conversion upon the Listed Building and residential amenity
- Development in favour of sustainable development/design & its principles
- Housing Targets and Development in the Open Countryside

Principle of Development

5.2. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that all planning applications must be determined in accordance with the adopted development plan *unless material considerations indicate otherwise*.

5.3. Paragraph 11 of the NPPF encourages decision making to look favourably upon development unless the harm that would arise from any approval would significantly and demonstrably outweigh the benefits when assessed against the policies of the NPPF as a whole.

5.4. The NPPF has been published by the national government and represents guidance for local planning authorities. It is a material consideration to be given significant weight in the determination of planning applications.

5.5. Paragraph 84(d) of the NPPF states that for decision making Local Planning Authorities should enable *the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship*.

5.6. Paragraph 92(c) of the NPPF seeks to provide the social, recreational and cultural facilities and services the community needs. This supports decisions to *guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs*.

The Eagles Inn

Policy CS6: Sustainable Design and Development Principles

Policy CS8: Facilities, Services, and Infrastructure Provision

- 5.7. Policy CS8 supports the development of sustainable places in Shropshire with safe and healthy communities where residents enjoy a high quality of life by *protecting and enhancing existing facilities, services and amenities that contribute to the quality of life of residents and visitors.*
- 5.8. It is worth highlighting the inclusion of the word existing. Existing facilities, services and amenities are defined as those that are existent or in operation at the time of submission of an application. In this situation, the proposed development will not impact existing facilities/services because the site has for some time not been functioning as a Public House and has instead laid dormant - the facility/service has previously been impacted by closure and the termination of business, but this is not a result of the proposed development.
- 5.9. Whilst the built structure of the building remains present the facility, service or amenity of a public house is no longer available, and the premises have not operated as a public house for over five years (and intermittently as a restaurant/public house prior to 2015).
- 5.10. Material considerations in terms of the premises being an existing facility relates to the recent operational status and the ability for the premises to re-open. An existing facility is one that is either currently operating or can be reopened without the need for significant investment and significant structural rebuilding/refurbishment.
- 5.11. Policy CS6 recognises that at times the loss of existing facilities, services and amenities is unavoidable. Any planning application submitted to the Local Planning Authority under these circumstances should provide supporting evidence to demonstrate that the existing facility, service, or amenity is not viable over the long term. This has been determined by the Economic Viability Assessment partly included within this report and separately submitted as a whole, along with this application.

Structural Condition

- 5.12. The building:
- (a) is not licensed for the sale of alcohol
 - (b) does not retain fixtures and fittings of a public house
 - (c) is in a poor structural condition due to limited historic maintenance
 - (d) previous marketing of the property failed to acquire an end user for a public house

- 5.13. Condition surveys carried out as part of the granted COU application identify that limited maintenance over many decades has resulted in the poor structural condition of the building that would require significant investment prior to any occupation or future use.
- 5.14. Investment is required for the building to meet modern building control regulations, and health and safety standards. The necessary structural repairs and refurbishment required to bring the building back to the required legal standards, and the fitting out as a public house, are estimated as part of the recent professional surveys to cost approximately £170,000. This is prior to opening a Public House during continued socio-economic restrictions resultant from the COVID-19 lockdowns, directly affecting the economic viability of any business.

Local Interest

- 5.15. Community interest in the building has used social media as a platform for discussing local interest and opinions. A review of these social media discussions identifies that the local community highlights requirements including a coffee shop/meeting area, workspace, light industry, and highway improvements, as the primary discussion topics.
- 5.16. Discussion topics relating to the building reopening as a Public House are significantly limited in the social media posts. Reviewing the posts related to the site and the building there is limited local interest in returning the site to a Public House, with the significant majority suggesting an alternative facility. This further compounds the local market requirement for a Public House at the site and within the Village. This is perhaps due to the close proximity of two Public Houses in neighbouring villages; The Huntsman Inn, Little Wenlock, 8.6 miles/15 min drive away; and The All-Nations Inn, Telford, 9.7 miles/18 min drive away.
- 5.17. Noting the comments from members of the local community in planning terms, an alternative use including coffee shop/meeting area, workspace, light industry, and highway improvements, would require planning permission, and would not retain an existing facility.

Summary: Policy CS6 & CS8

- 5.18. The material considerations of structural condition, COVID-19, local market/ local demand, and local interest have been set out within this section of the Planning Statement and provides a robust position in terms of the relevant policies of the Development Plan. These matters individually and cumulatively provide robust evidence confirming that the facility is not economically viable over the long term and the loss of the (former) facility is unavoidable.
- 5.19. In terms of a policy appraisal, whilst previous and updated assessments can be presented to the LPA, the principle of development has been confirmed and the former Eagles Inn has planning permission for a change of use to residential use.

The Historic Environment

- 5.20. The **SAMDev Policy MD13: The Historic Environment**
- 5.21. The building is Grade II Listed and it is acknowledged that an LPA should have regard to the desirability of preserving the character or appearance of the building.
- 5.22. Historic England states that LBC is required from an LPA for the carrying out of any works for the alteration or extension of a listed building in any manner that would affect its character as a building.
- 5.23. Section 8 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states: Authorisation of works: listed building consent.
(1) Works for the alteration or extension of a listed building are authorised if –
(a) Written consent for their execution has been granted by the local planning authority or the secretary of state; and
(b) They are executed in accordance with the terms of the consent and of any conditions attached to it.
- 5.24. Although not required in accordance with the NPPF and related guidance, or the Town and Country Planning Act 1990, LBC will be submitted as part of this planning application despite the fact no material changes are proposed to the host building. This is an attempt to open the discussion with the LPA to determine LBC is required.
- 5.25. The recent listing of the building considered its condition, appearance, and character. The granted change of use to one dwelling (20/02597/FUL) was determined by the LBC to have regard to the desirability of preserving the character or appearance of the building. While this application includes the same change of use, but instead proposes conversion into two dwellings, it remains that no changes to the exterior of the property that will potentially impact the appearance of the building are proposed and the development therefore continues to accord with Policy MD13.

Sustainable Development/Design

- 5.26. **Policy CS6:** Sustainable Design and Development Principles
SAMDev Policy MD2: Sustainable Design

Design

- 5.27. Part 16 - Conserving and Enhancing the Historic Environment, of the NPPF states in Paragraph 192; In determining applications, local planning authorities should take account of:
- (a) The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
 - (b) The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
 - (c) The desirability of new development making a positive contribution to local character and distinctiveness.*
- 5.28. These policies require development to be designed to a high quality by being sustainable in its design, inclusive and accessible in its environment, respecting and enhancing local distinctiveness. Proposals are required to preserve and enhance the amenity value of the wider area to which they relate including the safeguarding of residential and local amenity.
- 5.29. This planning application does not include any proposals relating to the external elements of the building. Therefore, in terms of design and amenity value, the effects of the change of use and conversion to two dwellings are neutral.
- 5.30. It is not considered that the principle of converting this building to two dwellings would detrimentally affect the overall character and appearance of the building and would instead secure its ongoing maintenance in the long term. This has been determined by the councils granting of permission for a change of use to one dwelling in the former application.
- 5.31. SAMDev Policy MD2 (Sustainable Design) and Core Strategy Policy CS6 (Sustainable Design and Development Principles) require development to preserve and enhance the amenity value of the local and wider area. These policies also require the safeguarding of residential and local amenity.
- 5.32. The building is in a residential setting within the Village of Cressage. The adjacent land uses from the building (North, South, East and West) are residential and the change of use can assimilate with the neighbouring land uses. Furthermore, the orientation and separation distances from the building to the nearby residential properties maintain acceptable levels of amenity in terms of the potential for overlooking and privacy.

- 5.33. The change of the use of this building to two residential dwellings would be more cohesive with the character of the surrounding residential uses by reason of a reduction in the amount of noise, lighting, deliveries or any other commercial activities and disturbance associated with an operational drinking establishment.

Housing Targets and Development in the Open Countryside

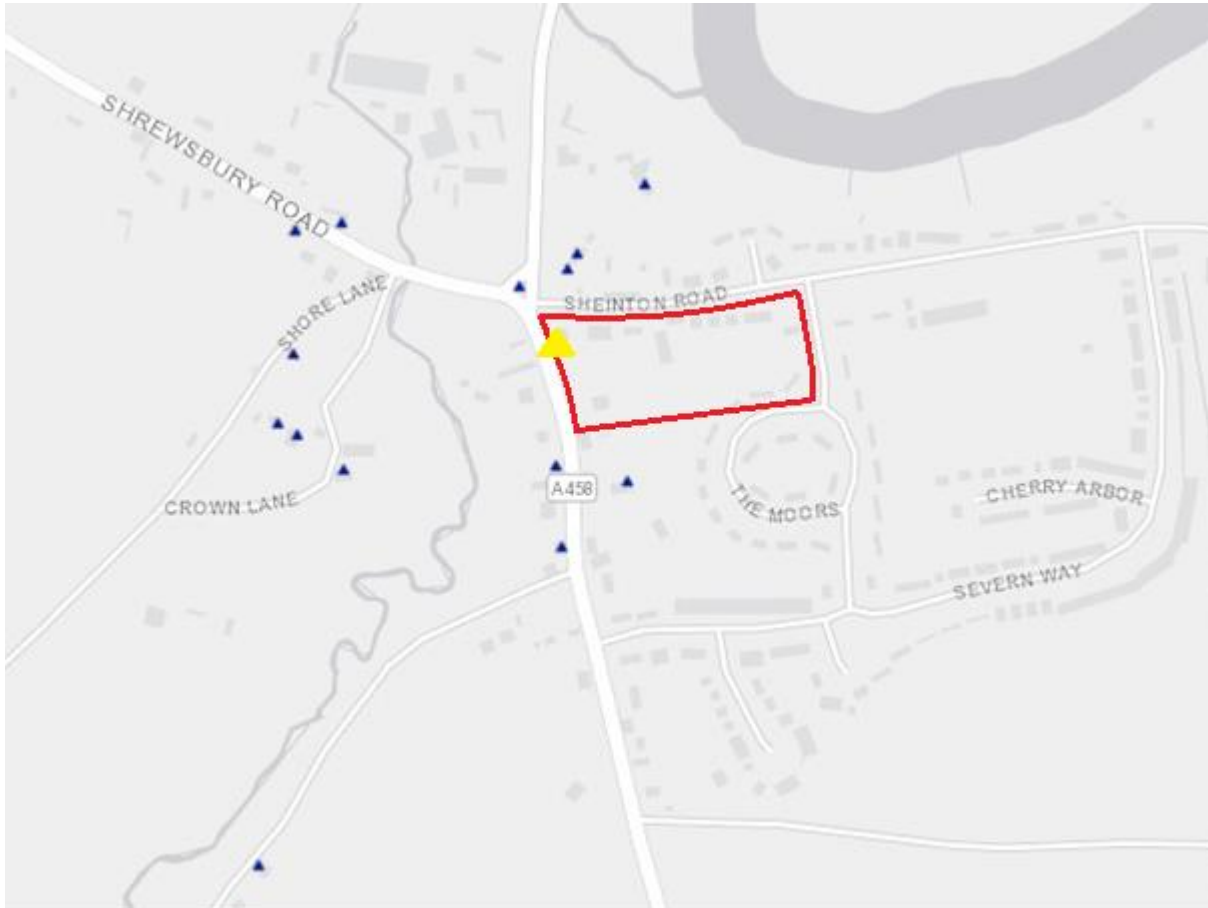
- 5.34. **SAMDev Policy MD3:** Delivery of Housing Development
SAMDev Policy MD7a: Managing Housing Development in the Countryside
- 5.35. The change of use of the building will result in the net increase of one residential dwelling within the Village. This is a net increase of the extant planning permission for one dwelling.
- 5.36. In terms of a policy appraisal, whilst previous and updated assessments can be presented to the LPA, the principle of development has been confirmed and the former Eagles Inn has planning permission for a change of use to residential use. The proposal therefore is to subdivide the consented residential dwelling into two dwellings.
- 5.37. The proposal for the change of use and internal conversion of the building is therefore acceptable in this regard and accords with Policy MD3 and Policy MD7a.

6. CONCLUSION

- 6.1. To provide a conclusion and having considered the appropriate national and local planning policies and guidance the proposed development accords with each of the policies assessed and with planning guidance.
- 6.2. On balance, there are several material considerations set out within the Planning Statement that demonstrate the building is not economically viable as a public house, specifically due to significant costs for structural work and refurbishment. Material considerations relating to COVID-19 also restrict the economic viability of public houses for the short and medium term.
- 6.3. Whilst national and local planning policy seek to resist the loss of local services and facilities, viability is necessary in order for a business to be sustainable. In this case, it can be adequately demonstrated that the former Eagles Inn or a new Public House is not viable, and has not been when previously open, which has subsequently led to its closure.
- 6.4. In addition to according with planning policies and guidance the following can be concluded:
- The emerging Local Plan identifies Cressage as a settlement that is accommodating current and future growth in terms of housing.
 - The site and the local area have direct access to regular public transport to local and larger settlements.
 - The site is adjacent to established residential land uses in all directions.
 - The change of use of the vacant/unused Public House to two residential dwellings will be positioned safely within the application site, within the existing elevations of the unit, and will not contribute to any loss of neighbouring amenity.
 - The site will utilise the existing vehicular access from the adjacent road.
 - The proposed change of use of the former public house will provide for community benefit through the provision of new housing in an existing settlement and thus sustainable location.
 - The proposed development accords with national planning guidance and development plan planning policies.
- 6.5. In terms of a conclusion, it is a material consideration that the principle of development has been confirmed and the former Eagles Inn has planning permission for a change of use to residential use. This application seeks the subdivision of a residential unit for economic viability reasons.
- 6.6. In these circumstances and recognising the extant planning permission for residential use and the proposed dwellings in terms of scale, siting and orientation, and the emerging Local Plan policies related to Cressage, it is considered that planning permission can be granted.

APPENDIX

Map 1: Heritage Assets in proximity to the application site



Key

Development Site Red Line Boundary



The Eagles Inn (formerly) Grade II Listed Asset



Nearby Listed Assets



<https://historicengland.org.uk/listing/the-list/map-search?clearresults=true>