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# Planning Statement

## Change of Use from Public House to Dwelling

Queen Matilda Tavern  
Star Lane,  
Avening,  
Tetbury,  
GL8 8NT.

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**December 2023**

Document Reference: MP/AE  
Cotswold District Council

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# Introduction

1. This Planning Statement has been prepared by Plainview Planning Ltd on behalf of Mr J Redding & Ms J Vogler (the 'Applicants') in support of a full planning application for the change of use from public house to dwelling at the Queen Matilda Tavern, Star Lane, Averning, Tetbury, GL8 8NT (the 'Site').

2. The proposed description of development is:

*"Change of use from public house to dwelling"*

3. The planning application is accompanied by:

- Application Form and Ownership Certificate
- Planning Statement prepared by Plainview Planning Ltd - December 2023
- Planning drawings prepared by Mr J Redding - October 2023
  - Location Plan
  - Floor Plans - existing and proposed Floor Plans - MatildaPlanning V4
  - Elevations - existing and proposed elevations
- Viability Report - prepared by Demartec Corporation Ltd
- Biodiversity Self Assessment
- Community Infrastructure Levy Form (CIL)
- Beechwood SAC s111 Form

# Site

4. The Site is roughly rectangular in shape and comprises the Queen Matilda Tavern and parking area to the side and rear garden area.

5. The Site is approx 0.75 acres and situated within the settlement of Averning, which does not have a settlement boundary.

6. The property is constructed from natural Cotswolds stone walling with timber cladding to the rear of the building.

7. The pub, currently known as the Queen Matilda Tavern, was formerly known as The Cross Inn (prior to 2014), the original building dates from the 1800's.

8. The property is not listed, however, it does lie within the Averning Conservation Area.

9. The public house ceased operation in February 2023, however holiday lets are still operational, the intention is to keep these rooms in operation, owned and run by the

applicants. There is no reason why these rooms cannot continue to operate in the same manner as currently.

10. There is extant permission for an outbuilding to the rear of the site, this has been commenced, but is not completed.

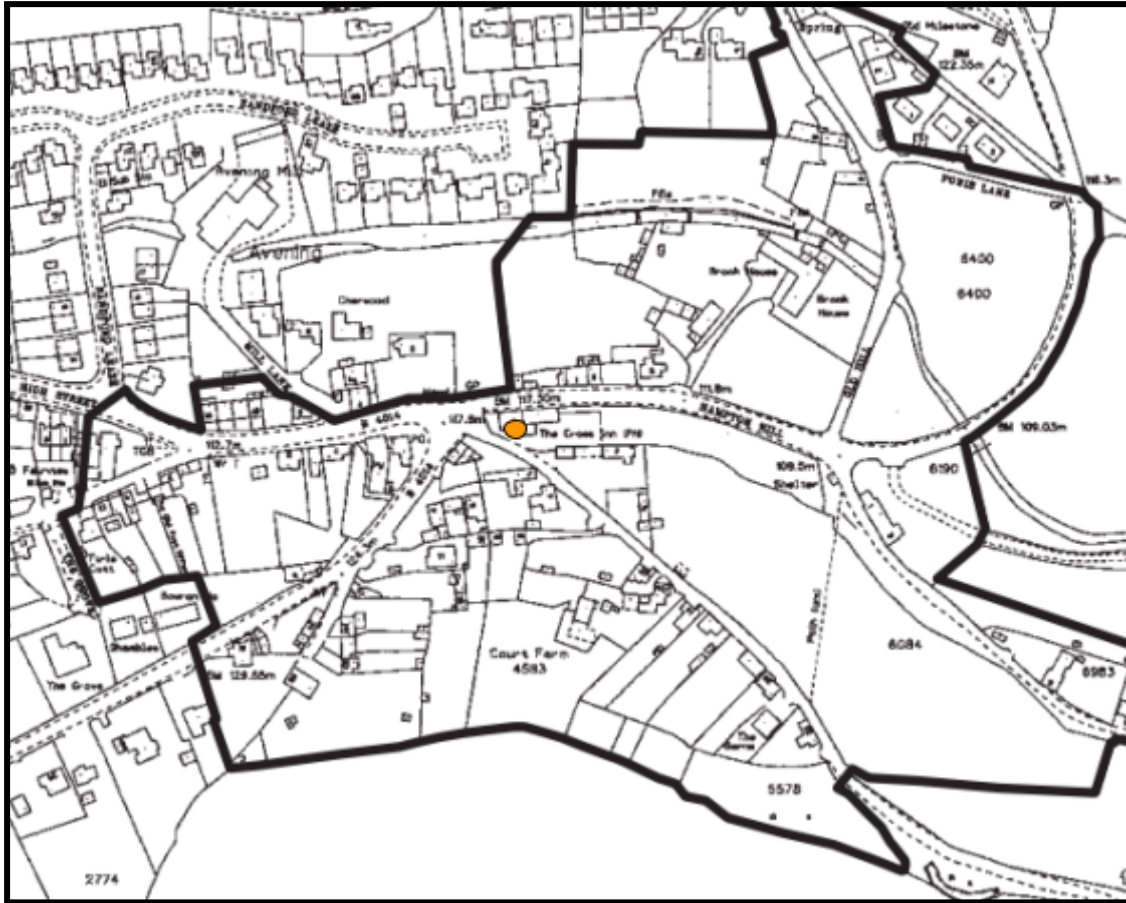


Figure 1: Extract From Averning Conservation Area Map (Source: Cotswold District Council)

### Surroundings

11. The pub is located on the corner of Mays Lane and Star Lane. Access to the Car Park is from Star Lane. The plot comprises the pub, garden, driveway and parking area for approx x8 cars and there are x3 sheds to the rear. There is a gate at the end of the garden that leads to Mays Lane.
12. To the north, the site is bounded by Hampton Hill with the nearest neighbours on the other side of the main thoroughfare (1 & 3 Hampton Hill and Creich Cottage).
13. To the South the site is bounded by dwellings on Star Lane, the closest being Field Cottage (however this is stepped back from the existing pub and so only the driveway and garage immediately front on to the car park). 7 & 5 Star Lane lies further South. To the South West of the site lies 2 Star Lane and 1 Tetbury Hill.

# Proposal

14. The proposal is for:

*“Change of use from public house to dwelling”*

15. No external works are proposed.

## **Rationale**

16. Since purchasing the Queen Matilda Tavern, the applicants have made consistent efforts to make the business work. The applicants have had previous experience in business and hospitality and have employed a good chef, embraced social media and tried out a variety of marketing strategies to entice new customers. The attached Viability Report provides a deeper review of all the efforts made. Despite these efforts, the public house is making a loss.

17. Consequently, the applicant seeks to adapt the property for his family to reside in.

# Development Plan

18. Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990 require applications for planning permission to be determined in accordance with the development plan, unless material considerations indicate otherwise.

19. The Development Plan, relevant to the Site, comprises the Cotswold District Local Plan (2011 - 2031) ('Local Plan') which was adopted on 3 August 2018.

20. The following are material considerations weighing in the planning decision:

- National Planning Policy Framework (NPPF) (2021)
- National Planning Practice Guidance (NPPG)

21. The relevant policies from the Local Plan are listed in the Appendix below.

## **Designations**

22. The Site is within the South Cotswold Delivery Sub Area (Policies Policy SA1 - Chapter 7.1). The village of Averning is considered to represent a Non-Principal Settlement for the purposes of the Local Plan.
23. The Site lies within the Area of Outstanding Natural Beauty (Policy EN5 (Chapter 10.5).
24. The Site is within the Averning Conservation Area (Policy EN11 (Chapter 10.11), however, the property is not listed, the nearest listed buildings/monuments are at; Brook House, Hampton Hill and a Memorial in the Churchyard at Averning Baptist Church.
25. The application site is located within the identified zone of influence for the Beechwoods Special Area of Conservation (SAC).
26. The Site lies within Flood Zone 1 - Low Risk of Flooding.

## Main Considerations

27. Following are considered to be the main considerations relevant to determining this application: (1) Principle of Development; (2) AONB; (3) Loss of Community Facility; (4) Conservation Area; (5);Occupier and Neighbouring Amenity (6) Parking & Refuse (7) Beechwood SAC (8) CIL.
28. Material considerations include: (1) Provision of Housing (2) Planning History; and (4) Local Precedents.

### (1) Principle of Development

29. The proposal is seeking the change of use from public house to dwelling. No physical changes are proposed to the property.
30. Policy DS3 supports small-scale residential development in non-principal settlements, providing it:
  - a. Boosts community vitality and local services.
  - b. Follows a proportionate scale for sustainable development.
  - c. Aligns with the settlement's form and character.
  - d. Avoids adverse cumulative impacts considering other developments permitted in the Local Plan period.

31. Local Plan Policy INF2 relates to social and community infrastructure, including public houses. Clause 2 sets out that development that would result in the loss of a local community facility or service will be permitted where it can be demonstrated that there is no local demand for it or demand for an appropriate alternative local community use for the facility, or that replacement facilities or services are provided in an appropriate alternative location. This echoes guidance provided in Section 8 of the NPPF.
32. In the context of Policy DS3, the proposal is for the change of use of a public house to a single dwelling, and is therefore considered to represent small-scale residential development. The proposal will continue to provide living & holiday let accommodation which will assist services and facilities in the village and in nearby settlements such as Stroud & Tetbury, as supported by paragraph 79 of the NPPF.
33. Averning is a settlement with no designated settlement boundary and considered to be a non-principal settlement in the hierarchy. The 'Role and Function of Settlements Study' (2012) published by the Council, identifies the village as having 9 facilities listed and providing a 'local service centre role', and having 5 of the 6 facilities listed for social function. Averning scored 13 for facilities and this score would not diminish through this proposal as there are other public houses within Averning (e.g. The Bell Inn and the Social Club)
34. The site is also within walking distance of bus stops, GoogleMaps indicates there are bus routes to Tetbury, Nailsworth, Minchinhampton, Burleigh, Stroud, and Malmesbury. NPPF paragraph 79 states that 'To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.'
35. It is therefore considered to accord with Local Plan Policy DS3.

## (2) AONB

36. The Site lies within the Cotswolds Area of Outstanding Natural Beauty (AONB).

37. In this area Policy EN5 applies and states that in determining development proposals within the AONB, or its setting, the conservation and enhancement of the natural beauty of the landscape, its character and special qualities will be given great weight.
38. More specifically, the site lies within Landscape Character Type (LCT) 5: Settled Valleys and Landscape Character Area (LCA) 5A: Nailsworth, as defined in the Cotswold AONB Landscape Strategy and Guidelines (LSG) (June 2016).
39. In relation to changes of use of buildings within the AONB, the LSG states that “Existing buildings should be carefully conserved and where converted to new uses buildings must retain their historic integrity and functional character”.
40. As this proposal does not include any external changes to the built form, nor any extensions or further built form within the site, there are no physical changes that would impact the AONB.
41. By changing the use to residential, the building can be maintained and the applicant can secure funding for the required refurbishment works to keep this building in good condition.
42. This proposal does not include any felling of trees or changes to the landscaping, therefore the existing flora and fauna is retained and there are no adverse impacts to existing trees & hedgerows.
43. As such, compliance with Policy EN5 & EN7 is demonstrated.

### (3) Loss of Community Facility

44. Where a development results in the loss of a community facility or service, Policy INF2 ‘Social and Community Infrastructure’ states that such development will be permitted provided:
  - It is demonstrated that there is no local demand for the facility or service, or demand for an appropriate, alternative local community use for the facility; or
  - Replacement facilities or services are provided in an appropriate alternative location having regard to the requirements of Clause 1.
45. This proposal seeks the conversion of the main public house building to residential, whilst retaining the holiday let accommodation.
46. Therefore, the site will retain and continue to provide holiday lets within the village, these will continue to be run by the applicants in the same way they are operating at

the time of this application. This will ensure that both a residential use and holiday let use can continue to operate on the wider site.

47. The holiday let business supports the village of Averning, through the provision of accommodation for walkers, tourists, family members and for weddings and other functions.
48. The Viability Report sets out the variety of efforts made by the applicants to improve the pub business, however, despite investment, hard work and a wide offering of events and menus, this was not sufficient to make the business profitable, even with the income from the holiday let business to underpin income.
49. The Viability Report sets out that despite investment in the building/decoration and the employment of a top chef, although turnover increased, this still was not sufficient to make any profit.
50. The Viability Report sets out x3 scenarios within the appendices that show that a change to the offerings at The Queen Matilda Tavern, would not generate an improvement to the balance sheet in terms of making a total profit. It is clear that the increase in operating expenses is the key barrier to future profits of the business, coupled with a lack of local customers and visitors to the village.
51. The holiday let facility is to be retained and this will continue to provide for tourism, inline with Policy INF2's supplementary explanatory text at paragraph 11.2.9 which states:

*"Social and community infrastructure is vitally important in ensuring the quality of life and wellbeing of communities. For this reason, the redevelopment of a community facility will only be acceptable in certain circumstances; for example, where the facility will be replaced, or where it can satisfactorily be demonstrated that there is no current or future need or demand, or where a marginal loss will result in improvement or provision of a complementary use..."*

52. The Applicant has also sought to demonstrate the provisions of Policy INF2 have been met (see Viability Report). This aims to demonstrate that the loss of a public house will not be detrimental to the vitality and viability of the Averning.

### **General Trend of Decline**

53. At a national scale, the pub and drinking establishments industry has been subject to severe decline over the past 14 years. Changes in demographics and the population's drinking habits post Covid-19, competition and individual circumstances have impacted the viability of pubs as profitable businesses.



- 54. The property requires a significant amount of capital investment to bring it up to standard for either a continued social club/public house use, or any other alternative use.
- 55. Given the low level of patron support from the local area, and the presence of The Bell Inn and The Social Club in the village, The Queen Matilda Tavern can be considered to be surplus to requirements to the village.

**Marketing**

- 56. The site has not been marketed recently, given the current owners only bought the property a few years ago.

**Availability of Alternative Facilities**

- 57. With regard to the availability of alternative establishments there are 10 operational drinking establishments within 2 mile radius of which there are x2 within walking distance of the Site. There are 29 operational drinking establishments within 3 miles and a further 8 within a 5 mile radius) (A full list of these establishments is available in the Appendix of the Viability Report for ease of reference). In addition, there are also at least 47 eating establishments within a 5 mile radius.
- 58. Within Averning there is the Bell Inn (600m away) and the Averning Social Club (640m away), both within easy walking distance.
- 59. The map below show the locations of alternative drinking/community venues in Averning. and the second map shows drinking/community venues in the vicinity of Averning.

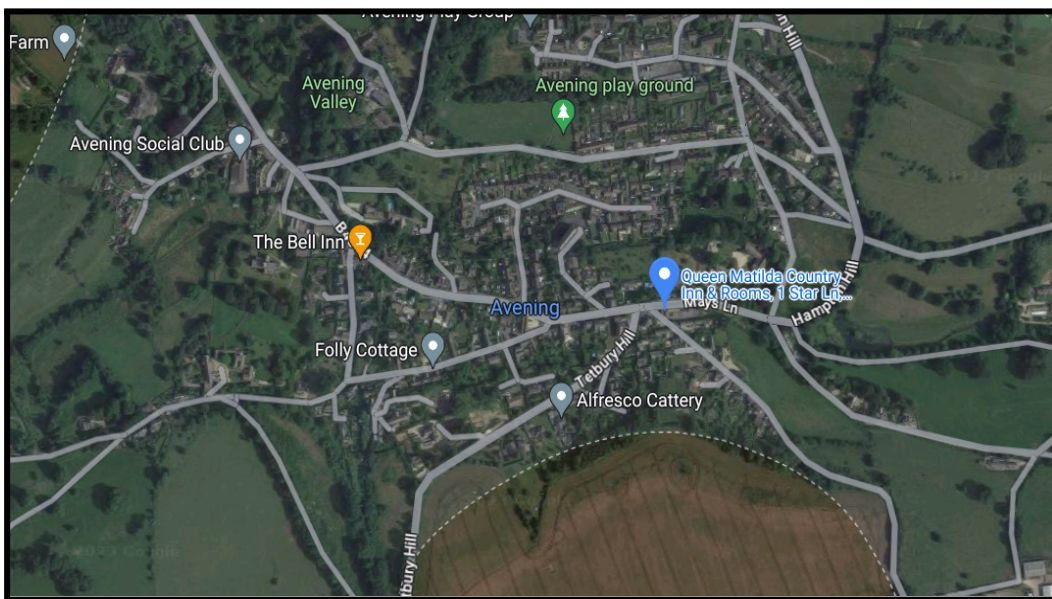


Figure 2: Averning drinking establishments(Source: Google Maps 2023)

60. The second map, below, shows there are 27 drinking establishments within 3 miles (including the 2 drinking establishments in Averning) and 35+ within a 5 mile radius of Averning. In addition there are 47+ eating establishments (Source: Applicant 2023).



Figure 3: Averning environs drinking and eating establishments (Source: Compiled by applicant 2023).

61. The table (In Appendix of Viability Report) shows that there are a good number of drinking/hospitality establishments within the vicinity and some within walking

distance. Therefore, it is reasonable to conclude that there is sufficient supply of comparable social places within walking distance of the Site.

62. A 2015 appeal decision (ref. APP/F1610/W/15/3039102) in relation to a Cotswold public house indicates how such issues were dealt with by an Inspector. The decision held that the public house was not significantly important to the settlement and stated:

*"...there are other public houses close by, as well as a number of other community facilities in the vicinity. The property has not been registered as an Asset of Community Value. In my experience it is unusual that there is very little public objection to the proposed loss of the public house, and the single letter of objection is heavily outweighed by the several letters from local residents in support of the proposal."*

63. The applicants have made consistent attempts to offer local residents a range of different offerings at the Queen Matilda Tavern (a sample of their marketing ventures and theme nights can be found in the appendices of the Viability report), however, these have not been sufficient to generate adequate business to maintain the viability of the public house and the local footfall remained low.
64. In summary, Avening maintains its stature as a 'Local Service Centre'. It therefore follows that the loss of a failed public house would not harm the vitality and viability of the large village.
65. While the loss of the public house is regrettable, the capacity and layout issues for food provision, the lack of passing trade, the availability of alternative facilities and the efforts made by the current owner to maintain and encourage business at the public house, it is considered that the proposed change of use is acceptable in principle.

## (4) Heritage

### **Conservation Area**

66. The Queen Matilda Tavern (formerly known as The Cross Inn) is not listed but lies within the Avening Conservation Area.
67. The nearest listed buildings to the site are located at Brook House, Hampton Hill, Hanslo House and a Memorial in the Churchyard at Avening Baptist Church.

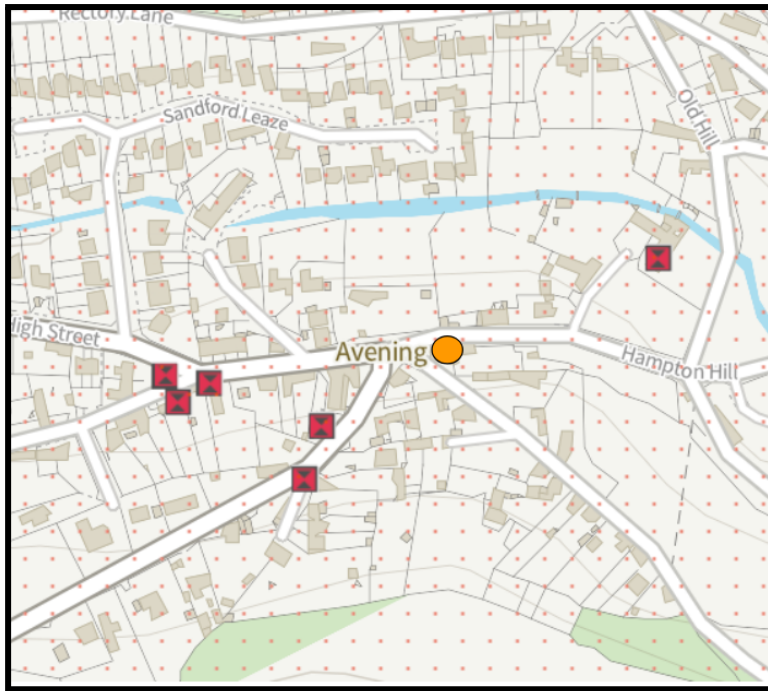


Figure 3: Map extract showing listed buildings/monuments in red (Source: Magic Maps, 2023)

68. The Averning Conservation Area is split into two sections and The Queen Matilda Tavern lies in the easterly section of the two.

69. Policy EN11 emphasises that proposals impacting conservation areas should be allowed if they contribute to preserving or improving the unique features of the area. This includes considerations such as location, size, shape, proportion, design, and materials used.

70. This proposal **does not seek to make any changes to the exterior** of the building to facilitate the change of use, therefore impact to the listed buildings & Conservation Area & associated views is limited to the impact on the character of the conservation area of the loss of the public house and activity associated with that use.

71. The Averning Conservation Area Statement (March 2000) describes the public house as:

*"The Cross Inn, standing just to the east, dates from the eighteenth century and is contemporary with some of these highway improvements."*

72. The Averning Conservation Area Statement echoes the thrust of the 'Role and Function of Settlements Study', which highlights the mix of existing facilities in 2012 (although the petrol station and shop have subsequently closed).

*"Averning, by Cotswold standards, is a large village with a comparatively 'busy' atmosphere. It is reasonably well provided with local facilities and services;*

*including a primary school, playgroup, post office and general store, petrol filling station."*

73. Policy EN1 states that new development should conserve the historic environment by ensuring the protection and enhancement of heritage assets and their settings, and that the design of proposals should complement the character of the area.
74. This proposal is in line with Policy EN1 as it is seeking to protect the historic environment, maintaining the property for future generations and without any contemporary additions.
75. Local Plan Policy EN12 seeks to ensure that development affecting a non-designated heritage asset is of sympathetic design, having regard to the significance of the asset, its features, character and setting, and enhances the character of the asset where possible.
76. Policy EN13 allows the conversion of non-domestic historic buildings to alternative uses if it safeguards the heritage asset's future, preserves its significance, and requires minimal structural changes, extensions, or rebuilding.
77. The change of use is required to enable ongoing maintenance of the property, thus conserving the heritage asset.
78. As such, the proposed change of use results in no harm to the significance of the non-designated heritage asset, whilst concurrently securing its optimum viable use ensuring the asset's long-term future.
79. In this way, the proposals accord with the key provisions set out in section 16 of the NPPF, and Policies EN1, EN4, EN1, EN12 and EN13.

## (5) Flood Risk

80. Policy EN14 seeks to minimise flood risk.
81. The Site is located within Flood Zone 1 as shown on the Environment Agency Flood Map for Planning. There is a low risk of flooding.
82. The proposal would not increase flood risk to the wider catchment area.
83. The proposal therefore accords with Local Plan Policy EN14, and is in line with the NPPF (2021) and NPPG.

## (6) Occupier and Neighbouring Amenity

84. Compared to the previous use as a public house the proposed residential use would constitute a decrease in intensity of use with the consequent improvement to neighbouring residential amenity, including in relation to overlooking and privacy.

### **Private Amenity**

85. The proposed dwelling benefits from ample private garden space to the rear and sides of the property. This private garden area is capable of providing enough space for future residents to use and enjoy, in accordance with Policy EN2 and the Cotswold Design Code.

### **Noise**

86. The property sits comfortably amongst other established residential dwellings and the loss of the public house for residential use is likely to result in a more compatible use with the neighbouring properties.

### **Parking & Access**

87. Policy INF4 seeks development that is well integrated with the existing transport network, creates safe and secure layouts, provides safe and suitable access, avoids cumulative impact of congestion and has regard, where appropriate, to the Manual for Gloucestershire Streets or any other guidance produced by the Local Highway Authority.

88. Policy INF5 seeks development to make provision for residential vehicle parking where there is clear and compelling evidence that such provision is necessary to manage the local road network. In respect of Policy INF5 it is notable that there are no set parking standards for Gloucestershire.

89. Policy S3 seeks new development to provide sufficient parking capacity to meet current and foreseeable needs.

90. The existing car parking area has plenty (in excess of 8) of spaces available for the future occupiers of the property and for anyone using the holiday let accommodation.

91. In conclusion, the proposal would have no adverse impact upon neighbouring residential amenity or the residential amenity of future occupiers in accordance with Policies EN2, INF4, INF5, S3; and the Cotswold Design Code.

## (7) Beechwood SAC

92. Section 15 of the NPPF seeks to ensure development minimises the impact on and provides net gains for biodiversity.

93. Local Plan Policy EN8 supports development that conserves and enhances biodiversity and geodiversity, providing net gains where possible.

94. The site is within the Zone of Influence for the Cotswold Beechwoods Special Area of Conservation (SAC), all planning applications for residential or holiday accommodation within the 15.4km ZoI, will be subject to Habitats Regulations consideration.

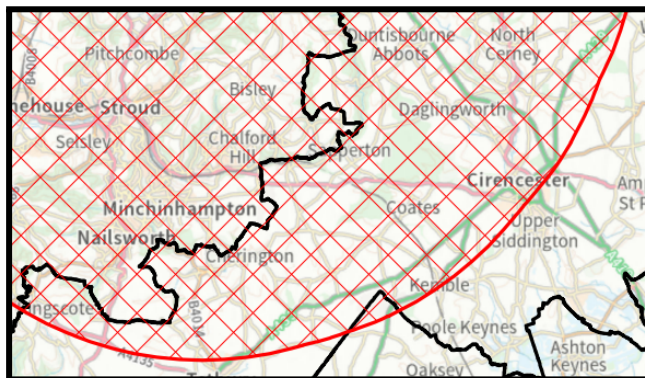


Fig 5. Extract from Beechwood SAC Zone of Influence Map - Cotswold Council.

95. The applicant understands that a financial contribution towards ecological mitigation for the SAC may be required and would welcome feedback from the Council to confirm amounts due by way of a s.111 legal agreement. The applicant understands this should be - as per current guidelines - £673 for each unit of accommodation plus £125 per s.111 agreement (administration fee).

96. The applicant understands there is a financial contribution towards ecological mitigation for the SAC. The number of residential holiday units remains unchanged. Therefore the applicant has submitted a form as part of this application and will await payment details/invoice to be sent during the application process.

97. For consideration is the change of use from x1 public house to x1 residential dwelling. Therefore, the applicant has submitted a form as part of this application and will await payment details/invoice to be sent during the application process.

98. The provision of the s.111 Agreement form and ensuing payment will therefore meet the requirements of Policy EN8.

## (8) CIL

99. Cotswold Council adopted CIL in 2018. A CIL form has been submitted with this application.

## Material Considerations

100. Material considerations include: (1) Planning History; (2) Housing Provision; (3); and (4) Local Precedents.

### (1) Planning History

101. The Site has the following relevant planning history obtained from CDC planning public access website.

Reference	Description of Development	Decision	Date of Decision
18/01409/FUL	New single storey timber clad building	Approved	2018
15/05024/FUL	Insertion of 2 rooflights, removal of tin cladding and replacement with horizontal timber cladding, and formation of two holiday let units	Approved	2016

102. The two holiday let units approved in 2015, did not have any conditions linking their operation to the operation of a public house, however they are clearly ancillary to the main use of the site. This is set to remain as the holiday lets will be ancillary to the dwelling, if approved.

103. The 2018 application for an outbuilding in the rear garden, has not been fully built out to date, although the foundation work has commenced and therefore the permission is extant. The permission was granted ancillary to the use of the public house and therefore if the outbuilding is completed, it will remain wholly ancillary to the property if permission is granted for the change of use to dwelling.



## (2) Provision of Housing

104. The proposal of 1 x 4-bed open market dwelling is considered to be an appropriate conversion into a family house, given the location of the site, within a village surrounded by other residential properties.
105. The Site is a windfall site. Based on past data and expected future trends (as per the Housing Land Supply Report, August 2023), the report states (at point 3.34) that an average delivery rate of, 138 windfalls per annum have been delivered over the past 10 years.
106. This proposal helps towards the supply of housing figures.
107. Whilst current CDC can demonstrate a 5YHLS (6.9 years as at August 2023), and is therefore meeting its objectively assessed housing need, this target is not a cap.
108. As such, accordance with Policy H1 and H2 is demonstrated.

## (5) Precedents

109. There are several examples of planning permission being granted for public house change of use within the Cotswolds Area and national appeals of significance.

### **19/02195/FUL**

110. Planning permission (ref. 19/02195/FUL) was granted on 27 September 2019 for, *“change of use from public house to 4x2-bed flats and 1x1-bed flat and associated demolitions and alterations”* at the Waggon and Horses, 11 London Road, Cirencester, GL7 2PU.

111. The site was located within the development boundary of Cirencester and although not listed, was in the setting of a Grade II listed building and within a Conservation Area. The sensitive proposals were approved at Committee and the change of use was permitted.

### **21/02227/FUL**

Planning Permission was granted in October 2021 for the Alterations, extensions and erection of outbuildings to facilitate the change of use of the building into 4 dwellings at Puesdown Inn, Compton Abdale. Whilst this was in a more rural location and Grade II listed, the principle of conversion was found to be sound as the pub had been

vacant for some time and had no offers at auction. No viability report was submitted for consideration for this application and it was found to meet with Policy INF2.

**22/01596/FUL**

112. Planning permission (ref. 22/01596/FUL) was granted on 7th July 2022 for, “*change of use from public house to a single dwelling house and associated extensions, alterations and demolitions*” at the Kings Head Inn, Kings Head Lane, Withington, Cheltenham, Gloucestershire, GL54 4BD.

113. The site is located in a Conservation Area and the Cotswold AONB. The former public house had been closed for several years. The site was in the centre of the settlement of Withington (which is a smaller village than Averning with approximately half the population). The original permission in 2017 did not supply 12 months worth of marketing information and the application was approved.

114. The three precedents demonstrate permission has been granted for the change of use from public house to residential in similar circumstances to the application site and proposal. The Applicant can expect a right to consistency in decision making.

**APP/W2845/W/22/3290853**

115. With reference to wider appeals, a recent allowed appeal in Yorkshire for a similar site change of use of public house (sui generis) to single dwelling (Class C3) and other alterations to the grounds to form associated parking and garden areas. Ref: APP/W2845/W/22/3290853 dated 6 April 2023 at The Windmill Inn, Main Street, Badby NN11 3AN.

116. In the above appeal, the Inspector stated;

*“There is no substantive evidence before me to indicate that its closure has adversely affected the village. Given the presence of another public house in the village offering a similar range of facilities, I consider that the change of use would not adversely affect the sustainability of the village.”*

117. This application was for the Change of Use of a pub to dwelling in a village where there was another operating public house that was considered a ‘sufficient alternative equivalent’ facility, the same conclusion can be applied to this proposal in that the loss of the Queen Matilda Tavern will not result in a significant impact to the sustainability of the village. It will in fact assist The Bell Inn in terms of ensuring the village pub is a sustainable business.

118. The above appeal was also in a Conservation Area and sought only minor changes to the non-listed property, and the Council found that proposal would conserve the

character and appearance of the building and the setting of nearby listed buildings and the wider Conservation Area,

### **Conclusion**

119. Planning permission is sought for the change of use of the Queen Matilda Tavern to dwelling.
120. The property is currently closed due to the business being unviable. Since purchasing the Queen Matilda Tavern, the Applicant has undertaken an extensive & appropriate attitude to marketing the pub offerings and the viability report demonstrates that there is no reasonable prospect of the existing use continuing on a viable basis, due to ongoing increase costs and reduction in clientele.
121. Consequently, the Applicants wish to adapt the property for residential use so they can continue to live on site with their family.
122. The change of use of the building ensures its conservation in a viable use. Furthermore, the loss of the public house will not negatively impact the village's vitality and viability given the existence of several public houses and other day-to-day services within 2 miles of the Site.
123. The remaining pub in the village, The Bell Inn can now benefit from the full support of the village to ensure it survives, rather than dividing patrons between two establishments which is not sustainable for either offering.
124. The use of the property as a public house is not intrinsic to its heritage value within the Conservation Area, as the Conservation Statement only notes the impact of the built form rather than its use as a social gathering space as an important factor. The relationship with the Conservation Area will not be altered physically as no works are proposed. As a consequence, there will be a neutral effect to the Conservation Area in which the Site sits.
125. The proposal fully accords with the provisions of the adopted development plan policies as outlined above.
126. Paragraph 11 of the National Planning Policy Framework (2021) contains a presumption in favour of sustainable development which, for decision-taking, means approving development proposals that accord with the development plan without delay.
127. In light of the above, the Local Planning Authority is respectfully requested to approve this application without delay.

# Appendix A

## Local Relevant Policies

### Cotswold District Local Plan (2011 - 2031)

- DS1 - Development Strategy
- DS2 - Development within Development Boundaries
- SA1 - Strategy Delivery - South Cotswolds Sub-Area
- H1 - Housing Mix and Tenure to Meet Local Needs
- H2 - Affordable Housing
- EN1 - Built, Natural & Historic Environment
- EN2 - Design of Built & Natural Environment
- EN5 -Cotswolds Area of Outstanding Natural Beauty
- EN11 - Historic Environment: Designated Heritage Assets - Conservation Areas
- EN12 -Historic Environment: Non-designated Heritage Assets
- EN14 - Managing Flood Risk
- INF2 - Social and Community Infrastructure
- INF3 - Sustainable Transport
- INF4 - Highway Safety
- INF5 - Parking Provision