

PLANNING STATEMENT

**The Trout Inn
Wansford
East Yorkshire
YO25 8NX**

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1. INTRODUCTION

The Trout Inn, Wansford

This application proposes changes to the existing external works.

The site is a long-established Public House adjacent to the B1249 to the eastern side of Wansford.

After a long period of closure, The Trout Inn has been recently re-opened under new ownership. During 2023 the building has undergone extensive repairs both internally and externally. This has required significant investment. Following re-opening, the intention is to now update and improve the external works.

Please refer to drawing no. *10599-01 Location Plan and Existing Site Plan and 11601-04 & 05 Proposed Site Plans*, that shows the relationship between this site and other adjacent properties.

Planning History

Solar panels to the car park and outbuilding roof were approved under application ref: 23/01139/PLF.

2. SCALE

The scale of these works are in-keeping with the scale of the pub and outbuildings and will not adversely affect any of the neighbouring properties.

3. LANDSCAPING

As existing, the area in front of the main entrance consists of a tarmac yard and hardstanding. The intention is to create a walled beer garden area and improve the appearance of the building in general. A new evergreen hedge (Yew) is proposed along the street front along with a new grass verge. This will be 1.3m in height.

The brick wall to the beer garden will consist of brickwork up to a height of 1m. There will then be horizontal metal railing up to a total height of 1.3m. Brick piers/posts to a height of 1.3m will be located at approximately 2m intervals. The proposed wall and gate posts will be of either a

reclaimed brick or a manufactured new brick with the same appearances such as: Old Coach House by TS.

The patio/beer garden area will have large format paving slabs; Marshals Indian Sandstone Buff Multi.

A new sign post is proposed to the southern end of the car parking area, adjacent to the hedge. Details of the size have been noted on the drawings. A 6m flag pole will be installed adjacent to the sign.

2no. new lamp posts are to be installed to the patio area. These will be: Bowie Classic Lamp Post in Black die cast aluminium, 60 watt.

A smoking shelter is proposed. This will be a lean to type adjacent to one of the outbuildings. This will be constructed of timber and will have a timber/GRP roof covering. This has been indicated on drawing no: 10599.07.

Lastly, a new 1.3m high vertical timber fence and 5-bar timber gate (posts and gate to a max. height of 1.4m) is proposed to the eastern boundary, between the outbuildings. The house to the Trout Inn Farm, to the rear of the site, has a right of way across the pub car park. This will be maintained as part of this application.

4. APPEARANCE

The appearance of the proposed works is intended to soften the large area of hardstanding adjacent to the pub; to create a more welcoming external area.

The proposed elevations can be seen on drawing no: *10599.06 Proposed Elevations*.

5. USE

The buildings and grounds are a Public House.

6. FLOOD RISK

In accordance with the GOV.UK Flood Map for Planning, the site lies within Flood Zone 1 and therefore has a low probability of flooding.

7. HIGHWAYS

At present there are 2no. vehicular entrances to the property. One is located to the southern end of the site, adjacent to the main car park. The other is located adjacent to the southern corner of the building – however, this is far from ideal as there is insufficient visibility.

This application proposes the removal of the vehicular access next to the pub. The other vehicular access will remain. The proposed hedges and gateposts have been positioned to give 60m visibility splays in both directions. This can be seen on the smaller scaled site plan drawing.

No changes to the main car parking area are proposed as part of this application. Parking is currently informal however; the objective is to create some dedicated disabled parking bays close to the pub entrance. 3no. bays have been provided adjacent to the beer garden. The turning heads shown on the site plan demonstrate that there is sufficient turning space for both cars and delivery vans.

8. ECOLOGY/CONTAMINATION

Due to the nature of the site (hard surfacing) and its proximity to a busy building; the impact upon flora and fauna is very limited.

None of the ground is not expected to be contaminated. The site is an open car park and has not been constructed upon previously. Historically, the pub was the farm house for the farm behind. However, it is believed that no buildings were erected in this area and it did not form part of the farmyard.

9. CONCLUSION

The proposed development can be readily assimilated into this area without any adverse impact on its character, amenity or highway safety. It is therefore consistent with Policies within the Local Plan and other relevant guidance and should be met with approval.

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