

DECISION DATE 16 February 2005	APPLICATION NO. 04/01357/CU A19	PLANNING COMMITTEE: 27 June 2005
DEVELOPMENT PROPOSED CHANGE OF USE AND CONVERSION OF EAST WING TO FORM SEPARATE DWELLING AND ALTERATIONS TO PORCH TO THE SIDE		SITE ADDRESS 2 MELLING HALL, WENNINGTON ROAD, MELLING WITH WRAYTON, LANCASTER. LA6 2RA
APPLICANT: Mr J Vass, Royal Berkshire, Sunny Bank, PR4 2JL.		AGENT: Keystone Design Associated Ltd Consulting Civil & Structural.

REASON FOR DELAY

Deferred from last Committee at the request of Melling Parish Council.

PARISH NOTIFICATION

Attached is a copy of an e-mail received from Melling Parish Council which sets out their concerns.

LAND USE ALLOCATION/DEPARTURE

Lancaster District Local Plan - the site is within Countryside area, the Melling Conservation Area and in a Grade II Listed Building.

STATUTORY CONSULTATIONS

County Highways - No observations received.

Conservation Officer - No objection.

OTHER OBSERVATIONS RECEIVED

One letter of support has been received

REPORT

This site is the former Melling Hall Hotel located at the junction of Wennington Road with the A683, main road at the northern end of Melling Village. The building sits at right angles to the A683 behind a substantial car park fronting Wennington Road and has extensive grounds running north along the side of Main Road. This Listed Building forms a visually permanent feature within the village and is an important element of the Melling Conservation area. This site is surrounded on all sides by residential properties and uses.

Committee will recall that it previously refused permission for the conversion of the hotel into two dwellings (application No 03/00871 applies) but that the development was subsequently allowed an appeal. That scheme which specifically involved the separation of the west wing from the rest of the building to form a separate unit, was followed by a Listed Building application (No. 04/00981/LB) setting out the details of that conversion and both permission have now been implicated.

This proposal is a full application to separate the "east wing" from the central part of the building to form a third separate dwelling unit, and to provide an entrance porch on its east- gable fronting Gillison Close to match that on the central part of the building.

The original policy objections to the conversion of this building into residential amenity was previously centred around the class of the Public House / Hotel use, but this has been overruled by the previous approval. The primary concern now is the preservation of the Listed Building and its contribution to the Conservation Area.

SPG16 allows the creation of residential units where they provide the means to restore and bring into beneficial use important historical buildings at risk; or proposals that would enhance conservation areas. It is considered that this proposal which now represents the preferred choice of the property owners, would still satisfy both of these requirements without over developing the site and is therefore acceptable in policy terms.

The detail of the scheme is generally acceptable and will still produce a large, 6 bedroom dwelling, whilst leaving the central and already self-contained unit intact. This central section may require further applications for planning and listed building approval to complete the overall scheme which will be the subject of a future Committee report.

It is considered that; on balance, this proposal combined with the previously approved scheme, provides the most appropriate overall subdivision of this building and will best facilitate its continued maintenance and can therefore be supported.

HUMAN RIGHTS ACT IMPLICATIONS

This application has to be considered in relation to two sections of the human rights act. Article 8 (private/ family life), and article 1 of the First Protocol (protection of property). There are no issues arising from the proposal which appear to override the responsibility of the City Council to relegate land use for the benefit of the community as a whole, in accordance with national law.

RECOMMENDATION

THAT PLANNING PERMISSION BE GRANTED subject to conditions covering the following issues:-

1. Standard full permission.
2. Amended plans.
3. Development in accordance with approved plans.
4. Details of the sub-division of the external areas including landscaping, access and car parking, hard surfacing etc.

