

43/2004/126

MENTOR INN LTD

CONVERSION OF SKITTLE ALLEY TO FORM 5 GUEST BEDROOMS, THE WEAVERS ARMS, ROCKWELL GREEN, WELLINGTON.

12600/20214

FULL PERMISSION

PROPOSAL

The proposal is for the conversion and alteration to an existing skittle alley to form 5 guest bedrooms in conjunction with the public house. The skittle alley is a single storey building to the rear of the public house measuring approximately 27 m x 3.4 m; the height of the alley will be increased from 3.2 m to 3.6 m, at the highest point. Materials to be interlocking tiles and timber weatherboarding.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY no objection subject to details of access, parking and turning shown on the accompanying drawing being provided before the guest bedrooms come into use. WESSEX WATER prior to commencement of any works on site, a connection onto Wessex Water infrastructure should be agreed.

ENVIRONMENTAL HEALTH OFFICER no objection. FORWARD PLAN no comment to make on application. TOURISM OFFICER support application and recommend the accommodation be independently inspected as per the Somerset strategy to ensure high quality/standard of accommodation for our visitors.

TOWN COUNCIL object as it is felt the loss of the skittle alley will be detrimental to local amenities and the social structure of Rockwell Green.

ONE LETTER OF REPRESENTATION has been received raising the following issues:- don't care whether it stays as skittle alley or be converted to guest rooms; have Mentor Inns done any research, cannot see anyone wanting to spend a night at the Weaver Arms; what about people who play skittles? It is a pub after all!

POLICY CONTEXT

Policy EC18 of the Taunton Deane Local Plan Revised Deposit allows tourist accommodation to be built subject to criteria including: the proposal is within a classified settlement; there would be no harm to the natural or built landscape; the proposal is accessible. Policies S1 (General Requirements) and S2 (Design) are also relevant.

Policy WD/RT/15 of the West Deane Local Plan allows improvements to existing tourist facilities provided: there is an increase in the quantity or quality of facilities available to the tourist or local residents; extends the tourist season of the facility.

ASSESSMENT

The proposal is to the rear of the existing public house where the skittle alley is at present. There will be no overlooking to neighbouring properties as all windows and doors from the proposal will look onto the existing car park. There have been no objections from residents of Wellington regarding the loss of the skittle alley, which could cease being used at any time. The highway authority raise no objection. The proposal is considered not to harm the residential amenity of the area, and will improve the quality of the existing tourist facilities for people visiting Wellington and the surrounding area.

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit, materials to be submitted, occupancy condition, landscaping, parking area surfaced, turning area provided, removal of permitted development rights for windows. Notes re: compliance, energy conservation, water conservation, connection to Wessex Water, accommodation to be independently inspected.

REASON(S) FOR RECOMMENDATION:- The proposal is considered not to harm the natural or built landscape, the visual or residential amenity of the area, and will increase the quality of facilities available to tourists: in accordance with policies S1, S2, and EC18 of the Taunton Deane Local Plan Revised Deposit, and Policy WD/RT/15 of the West Deane Local Plan.

In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1998.

CONTACT OFFICER: 356463 MR D ADDICOTT

NOTES: