

Application Number:	P/FUL/2022/07038		
Webpage:	https://planning.dorsetcouncil.gov.uk/		
Site address:	Old Post Office House Church Road Bradford Abbas Dorset DT9 6RF		
Proposal:	Change of use of part of building (former Post Office) from mixed use to residential accommodation.		
Applicant name:	Mark Roach and Angela Mead		
Case Officer:	Cass Worman		
Ward Member(s):	Cllr Legg		
Publicity expiry date:	24 January 2023	Officer site visit date:	
Decision due date:	10 February 2023	Ext(s) of time:	

- 1.0** Scheme of Delegation consultation process triggered by:
- a) Ward Member (Cllr Legg) request application be considered by Planning Committee &
 - b) Officer recommendation is contrary to Parish Council objection

2.0 Summary of recommendation:

GRANT

3.0 Reason for the recommendation:

The business, since being vacated by the Post Office in 2012, has been struggling to maintain a stable, profitable and viable convenience store business.

The building was marketed as a mix use residential dwelling with shop by three estate agents during the period 2018 to July 2021. No purchasers were identified during this time who expressed an interest in purchasing the property and taking over the convenience store business.

The previous tenants who ran the village shop notified the community in December 2020 that no purchaser for the building had been found, and that they intended to close the shop in January 2021. The shop subsequently closed in April 2021.

Due to the size & layout constraints of the building, being a mix use residential / commercial building with shared facilities, an alternative community use of the building is difficult to achieve, and has not been forthcoming.

It has been satisfactorily demonstrated that a convenience store facility in the building is no longer commercial financially viable. It has been satisfactorily demonstrated that an alternative community or commercial use of the building is not financially nor commercially viable, nor has been forthcoming.

The local community have not identified the building as a community asset.

There are already other buildings within the village that offer community facilities: the village hall which hosts the Post Office on Tuesday afternoons & a pop up market on the third Saturday of each month, a pop up market runs from the pub car park on Tuesday afternoons, and the sports & recreational club also hosts community events.

4.0 Key planning issues

Issue	Conclusion
Principle of development	<p>LP Policy COM3 resists the loss of community facilities, & requires demonstration that there is no local need for the facility or that such a facility is no longer likely to be viable, and that an alternative community use to meet local needs is not needed or likely to be viable.</p> <p>In this case, the site has been marketed for a significant period of time with professional agents, with no subsequent interest in terms of the commercial element of the site.</p> <p>Furthermore, the Council's Growth and Economic Regeneration Team agree with the applicant's viability findings, which conclude that the site is not commercially viable.</p>
Scale, design, impact on character and appearance of locality & Conservation Area	There are no alterations proposed to the exterior of the building, therefore no impact on the character & appearance of the Conservation Area nor setting of nearby listed buildings.
Impact on amenity	The change of use would have no impact on occupiers of neighbouring dwellings
Economic benefits	The proposal would result in the loss of part of a dwelling which was previously used as a village shop. There would likely be alternative premises in the village from which a community shop could operate.
Access and Parking	No impact

5.0 Description of Site

The application building is a detached mix use building in the centre of the village. It is L shaped with a projecting double bay to the front. The shop front & postbox is located on the right hand bay, and the cottage entrance front door is situated on the left hand bay.

The shop & dwelling are interdependent, sharing services & facilities. The shop area is not physically nor functionally separate from the habitable spaces of the dwelling space, the shop can be access from the dwelling's hallway, and there is no separate WC or kitchenette which serves the shop unit. Electric & water services are combined.

In the past, the ground floor front room has been used as a tea room, and hairdresser and other ad hoc sales space.

The building is not listed, but is within the Bradford Abbas Conservation Area and identified as an important Local Building (record key = 2482)

6.0 Description of Development

Change of use of mix use building, to C3 residential dwelling.

7.0 Relevant Planning History

WD/D/17/002836 - Decision: REFUSED - Decision Date: 06/03/2018
Change of use of the building from a mixed use dwelling (C3)/ (A1) to a residential dwelling (C3).

WD/D/20/000509 - Decision: GRA - Decision Date: 09/06/2020
Replacement of 2 no. timber windows.

1/D/10/001316 - Decision: INVALID - Change of use of residential living area to enlarge shop

P/PDE/2021/00423 - Decision: RES - Decision Date: 05/01/2022
Replacement Wall and UPVC window/door

P/PAP/2022/00323 - Decision: RES - Decision Date: 01/07/2022
Change of Use for Old Post Office from Mixed Use (sui generis) to residential to accommodate kitchen

8.0 List of Constraints

Within setting of Grade II Listed Buildings, inc: WAR MEMORIAL List Entry: 1119368.0; - Distance: 18.84; TUDOR COTTAGE List Entry: 1119370.0; - Distance: 17.53

Application is within Bradford Abbas Conservation Area - Distance: 67.72

LP - SUS2; Defined Development Boundary; Bradford Abbas - Distance: 0

LP - ENV 9; Groundwater Source Protection Areas; LOWER MAGISTON - Distance: 0

NPLA - Type: Neighbourhood Area; Name: Bradford Abbas & Clifton Maybank; Status Designated 20/09/2022; - Distance: 0

DESI - Nutrient Catchment Area : Somerset Levels Hydrological Catchment (Phosphates) - Distance: 0

PROW - Right of Way: Footpath N6/3; - Distance: 10.31

EA - Risk of Surface Water Flooding Extent 1 in 100 - Distance: 0

EA - Risk of Surface Water Flooding Extent 1 in 1000 - Distance: 0

EA - Areas Susceptible to Groundwater Flooding; Clearwater; >= 25% <50%; - Distance: 0

DESI - Site of Special Scientific Interest (SSSI) impact risk zone; - Distance: 0

DESI - Scheduled Monument: Medieval standing cross 6m north west of the west

9.0 Consultations

All consultee responses can be viewed in full on the website.

Consultees

Sherborne Rural Ward Member Cllr Legg – Request that application be considered by Planning Committee – applicants have not marketed the property themselves & loss of important community buildings is contrary to Local Plan Policy. There is no bus service in the village & loss of the shop may be contrary to aspirations in the forthcoming Neighbourhood Plan which is in preparation which would properly test the need and viability of a shop in the village.

Bradford Abbas Parish Council – Object. The change of use would preclude the option of the site as a location for a village shop. It has not been satisfactorily demonstrated that there is no local need for the facility, nor that it is unviable. There is concern from local residents over the lack of a village shop. There is no alternative community property to meet local need. The space being advertised as being available for the shop by the new owners is not suitable for a shop. The application would constitute the loss of an important community asset.

DC - Highways – No objection

DC - Conservation Officers – No objection

DC - Growth and Economic Regeneration – Asset is clearly not a financially viable proposition. Lack of further marketing following the applicants following purchase of the empty property in July 2021 is acceptable in this instance, as the outcome of a marketing exercise would have been very unlikely to be different from the outcome of the 2018-2021 marketing period by the three previous estate agents.

Natural England – No objection

Representations received

Objectors to the scheme raise the following summarised points:

- It is important to retain a shop in this specific property as historically it has always been a shop
- The potential for a shop in this specific location should be protected
- The loss of this site will prevent the establishment of a village shop
- The location of the application building is best sited for a shop
- Loss of bus service means that a shop is needed in the village
- A shop needs to be provided for those without access to a car or the internet
- A shop is needed as a community asset
- The shop is relied upon for small, regular purchases
- Lack of shop will increase car journeys
- Shops in the surrounding areas are no comparable to a village shop, they are either supermarkets, garages or farm shops – none of which we want
- Impact on character of conservation area as less people walk to shop
- Contrary to Conservation Area Appraisal which states the building has “group value which represents social and historic continuity”
- The presented justification and financial projections have been manipulated to suit the applicants’ argument.
- Viability of the shop has been impacted by ill health and personal circumstances, and lack of vision, it is not just an economic problem
- The building has a tie which states it must be retained as commercial
- More of the building has historically been used for commercial purposes, including the front lounge (for tea room, hairdresser), the kitchen facilities, other rooms for storage associated with the shop and the WC.
- The offer to rent just one small area of the ground floor is not representative of what has been used as a shop in the past, and what is offered for rent has been eroded purposefully to detract potential interested parties.
- More should be done to assess the need for a village shop and included in the neighbourhood plan discussions
- The applicants’ benefitted from a discounted purchase price and stamp duty, this should not be ‘rewarded’ with granting of the application

Supporters of the scheme raise the following summarised points:

- The shop is unviable as demonstrated by numerous periods of lengthy closure
- Financial projections from convenience store operators demonstrate a shop would be unviable
- The Community Shop Steering Group is no longer active – this demonstrates the lack of support and viability of a community shop
- The offer of alternatives from the applicants (fitted out container) has not been reported to the local community

- Community needs are met via weekly pop-up post office & market, café, church, sports & social club and public house.
- There has been opportunity for the Parish Council and community to engage with the applicants to investigate options/alternative for provision of a community shop, but there is no interest
- The removal of the Post Office and associated income has adversely impacted viability
- There is huge competition from nearby discount stores e.g., Lidl
- The floor space is very limited, restricting both the range and volume of available lines
- The configuration of the space means it is difficult to change/adapt

Total - Objections	Total - No Objections	Total - Comments
29	2	1

10.0 Relevant Policies

Adopted West Dorset and Weymouth & Portland Local Plan (2015)

As far as this application is concerned the following policies are considered to be relevant.

- INT1- Presumption in favour of Sustainable Development
- COM3 – The retention of local community buildings and structures
- ENV1 – Landscape, seascape & sites of other geological interest
- ENV4 – Heritage assets
- ENV10 - The landscape and townscape setting
- ENV 12 – The design and positioning of buildings
- ENV 16 – Amenity
- SUS2 - Distribution of Development

Other material considerations

National Planning Policy Framework (2021)

1. Introduction
2. Achieving sustainable development
4. Decision-making
6. Building a strong, competitive economy
9. Promoting Sustainable transport
11. Making effective use of land
12. Achieving well-designed places
14. Meeting the challenge of climate change, flooding and coastal change

- 15. Conserving and enhancing the natural environment
- 16. Conserving and enhancing the historic environment

Bradford Abbas Conservation Area Appraisal (CAA) 2013

The application building is described in the CAA:

Post Office and shop – shown on 1839 Tithe Map; the Post Office has been at these premises since 1851 if not before; originally a cottage, the current premises dates from 1889 (date stone); Tudor Revival; picturesque; well balanced appearance; L shaped with a projecting double bay facing Church Rd; the right hand bay has the shop entrance and projecting display window (C20?), protected by a tiled, hipped canopy; the left hand bay has the cottage entrance (original timber panelled door and ironmongery with bracketed clay plain tiled canopy) adjoining its internal corner; both bays ends in lucarnes with partial timber framing; and at the rear of the property is a full length cat- slide with a single dormer window. Constructed of local stone and clay plain tiles with decorative ridge tiles; overhanging eaves with barge boards; brick chimneys with dentilated top, the westerly one also stone where it projects at first floor level; brick banding; mainly multi-paned timber casement windows with Hamstone cills, brick reveals and segmental brick arches with tile weathering; and at the front a Hamstone, three light mullioned window with label and timber frames (from previous cottage?). By the shop entrance is a GR (type George V, c1934) post box. The former Post Office and shop have heritage significance and group value and represent social and historic continuity.

Statutory duty under section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Statutory duty under section 72 Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

11.0 Human rights

Article 6 - Right to a fair trial.

Article 8 - Right to respect for private and family life and home.

The first protocol of Article 1 Protection of property.

This recommendation is based on adopted Development Plan policies, the application of which does not prejudice the Human Rights of the applicant or any third party.

12.0 Public Sector Equalities Duty

As set out in the Equalities Act 2010, all public bodies, in discharging their functions must have “due regard” to this duty. There are 3 main aims:-

- Removing or minimising disadvantages suffered by people due to their protected characteristics
- Taking steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people
- Encouraging people with certain protected characteristics to participate in public life or in other activities where participation is disproportionately low.

Whilst there is no absolute requirement to fully remove any disadvantage the Duty is to have “regard to” and remove or minimise disadvantage and in considering the merits of this planning application the planning authority has taken into consideration the requirements of the Public Sector Equalities Duty.

The shop space is currently empty. There is therefore no current provision for residents of the village without access to private transport or the internet to independently access grocery shopping within the village, other than the pop-up market which is held on Tuesday afternoons in the pub car park & pop-up market in the village hall on the third Saturday of each month. It is acknowledged that some residents with protected characteristics would be more reliant on a village shop than those without (e.g. older people).

Post Office services continue to be available weekly at the village hall on Tuesday afternoons: <https://www.postoffice.co.uk/branch-finder/1454714/bradford-abbas>

The provision of banking and postal services therefore remain unaffected by the application, and continue to be available to all residents of the village.

13.0 Financial implications

- Loss of business rates
- Loss of employment opportunity
- Secure future of a building, identified as being a positive contributor to the character & appearance of the Conservation Area

14.0 Environmental implications

- Loss of former community asset
- No physical impact on character or appearance of building & no impact on setting of Conservation Area.

15.0 Planning Assessment

History of property (as understood by Officers)

- 2002 - 2009 Post Office operated in conjunction with a convenience store.
- 2009 Business sold, New tenant/Postmaster.
- 2012 Postmaster died
- 2012 Post Office licence withdrawn. Post Office and paper round taken up by an adjoining village shop.

- 2012 - 2013 period of closure following withdraw of Post Office services
- 2013 A cafe and convenience store opened by new tenant.
- 2014 Tenant requested break in lease due to financial problems, no replacement tenant was found
- 2016 - A "Use it or lose it!" campaign was run during the 4 months prior to closure by the Tenant.
The cafe and convenience store however subsequently closed.
- November 2016 New Tenant opened a hairdressing salon & convenience store.
- September 2017 – Period of closure
- November 2017 – Planning application made Change of use of the building from a mixed use dwelling (C3)/ (A1) to a residential dwelling (C3) – Refused March 2018
- 2017 – 2020 Property and Retail space marketed for sale /rent with Chesters Harcourts and Jackson Stops and Staff, for £475,000 and £15,000pa respectively
- September 2020 Property marketed for sale a mix use residential & commercial by joint agents Chesters Harcourts & Humberts
<https://www.chestersharcourt.com/properties-sold-let/>
- September 2019 – Jan 2020 Property marketed for sale a mix use residential & commercial by GTH <https://images1.loopnet.com/d2/VwAnzUf-zegzN732ioWQ6lrdEtXvSZ-BIScb3H9U8TM/document.pdf>
- 2018 – 2020 Shop & tearoom operated by previous Tenants
- Tearoom closed during pandemic
- During 1st lockdown shop well supported by local community.
- Sales reportedly declined again following 1st lockdown.
Shop relied on volunteers to remain open.
- December 2020 – notice on parish website stating no buyer for property had been found, and shop would close in January 2021:
<https://bradford-abbas.uk/document/01122020-1752>
- April 2021 – shop closed
<https://www.bradford-abbas.uk/sites/default/files/2022-02/The%20Pennant%20April%202021.pdf>
- April 2021 – calls for members of Shop Steering Group in Village newsletter
- May 2021 – discussion at Parish Council meeting as to how to progress option of retaining a village shop
- July 2021 – applicants purchased property
- July 2021 – applicants attended parish council meeting to discuss joining shop steering group <https://bradford-abbas.uk/node/701>

- Jan 2022 & March 2022 minutes of parish council meeting confirmed shop steering group no longer active, and the last shop steering group meeting had taken place in July 2021 <https://bradford-abbas.uk/node/762>
- November 2022 – Neighbourhood Plan consultation identifies community desire for a village shop

Consideration of objections regarding plans & application floorspace

A number of representations state that the application should be seeking a larger floor area than shown on the plans for the proposed change of use, as more of the property has been used in association with the commercial enterprise in the past.

It is understood that the ground floor living room to the left of the retail unit was opened as a tea shop by a previous occupier, and this space has been historically used a hairdresser also. As a mix use building, differing occupiers have used the space in different ways to suit the needs of the operator & diversifying the business to increase income potential.

The Council must assess the information presented to it; in this instance it is considered appropriate to consider the plans as submitted as it appears that the incidental use of other rooms of the property have been used differently by different occupiers over time - there is no clear planning history which delineates which room(s)/part of the floor space is classified as commercial & which are considered to be purely residential.

The assessment below will therefore take into consideration that the scheme incorporates the all-encompassing proposal to change the use of the whole building into solely residential, from a mix-use & flexible commercial/residential use

Principle of Development

COM3 is the pertinent Local Plan Policy in this instance: THE RETENTION OF LOCAL COMMUNITY BUILDINGS AND STRUCTURES

i) Planning permission for proposals, including change of use, which result in the loss of local community buildings or structures (including sites which were most recently used for this purpose where the use has ceased or the building has been demolished), will not be permitted unless:

- *it can be demonstrated that there is no local need for the facility or that such a facility is no longer likely to be viable; and*
- *an appropriate alternative community use to meet local needs is not needed or likely to be viable.*

The pre-ambule for COM3 outlines that evidence *submitted should typically include:*

- *Details of how the property has been marketed, the length of time that the marketing was active and any changes during this period, and the asking price;*

- *Details of the level of interest generated and any offers received;*

Marketing:

Following refusal of the previous change of use application in March 2018, the property was marketed by three estate agents between 2018 and June 2021.

Between 2018 and September 2022 these estate agents marketed the property as residential dwelling with shop.

In 2018 the property was marketed at £475,000 / £15,000 rental per annum (this rental price had not been increased from 2012, and Officer opinion is that this is an appropriate asking price – supporting information of the RPI assessment is accepted)

No purchaser was found between 2018 and September 2020.

In September 2020 the property was re-marked by Humberts and Chesters Harcourt as joint agents at a reduced price of £465,000. The property was offered for sale as a “residential development opportunity subject to planning” - Humberts have advised the applicants that two offers were received during September 2020 – December 2020 but did not result in a successful sale.

The applicants purchased the property in vacant possession in July 2021

Officers are satisfied that with this marketing, any persons interested in acquiring a mix use residential / commercial property would have known of the application building

Officers are also satisfied that all reasonable efforts by the vendor would have been made to secure a sale during the period the shop was still operational between 2018 & April 2021, Officers have no reason to believe the vendor was obstructive to sales during the marketing period.

In this instance it is accepted that further marketing following the applicants purchase of the empty property in July 2021 is acceptable, as the outcome would have been very unlikely to be different from the outcome of the 2018-2021 marketing by the three estate agents.

It is acknowledged that what is still ‘missing’ from the submission is detailed information of the marketing carried out during 2018 - 2021 (ie exactly how many people viewed the property, when, specified details of any offers received, & why subsequent negotiations were not successful) as this is not provided by the previous owner of the site to the applicants: However it has been demonstrated that the property was marketed by three estate agents during this time, and that in September 2020 agents and marketing approach changed with a drop in asking price. We have no reason to believe that the previous owner was obstructive to the sale of the property in any way.

Viability

In December 2020 still no purchasers had been found for the property, and the tenants announced they were to close the shop the following January 2021, an announcement in the village newsletter read:

“... No buyer has been found and so, very sadly, due to the health of Wendy and myself and to the falling trade, which has meant we are actually funding the shop to open each day, the shop will be closing in January 2021...”

The tenants subsequently closed the shop in April 2021, stating in their closing message to the village: ... *“So, this is a sad goodbye. Although we should perhaps have closed the shop a while ago and have been paying to keep it open for some time now, the upside is that we have met many amazing people who we will miss, and we are glad we have been able to keep it open during the lockdowns of the past year. .”* [<https://www.bradford-abbas.uk/term/document-type/pennant?page=1> - <https://www.bradford-abbas.uk/sites/default/files/2022-02/The%20Pennant%20April%202021.pdf>]

Some representations have been critical of the previous tenants, stating that they did not put in the required effort to make the business a success, however notwithstanding this, there was ample time for a potential purchaser to make their own assessment of the property's income potential during the marketing period 2018-2021.

In addition to the apparent lack of viability of the previous village shop business model as demonstrated by the closure of the shop, the current owners of the building have undertaken their own analysis of what income could be generated from the property. A series of Gross Profit calculations have been undertaken using varying scenarios, and enquiries made to Nisa and Budgens. A financial projection has also been presented which presents alternative scenario as a commercial office space.

The Growth and Economic Regeneration Team have assessed the supporting information and agree that it has been satisfactorily demonstrated that the property is unable to present a financially viable proposition run as a commercial enterprise. They also clarify that the figures presented appear a reasonable forecast of potential return, and it is accepted that in the current climate of internet shopping, and working from home, that the viability of a small convenience store and uptake of office space in a village setting is very unlikely to be highly profitable.

Community Engagement:

COM3 requires applicants to present details of what consultation/discussion there have been with local community groups / service providers on possible alternative community uses. COM3 also states than in considering proposals that would result in the loss of local community facilities, the council will take into account what other facilities and services are available locally.

It is understood that the 'Shop Steering Group' which was set up following its closure in April 2021 has not met since July 2021. The applicants attended the Parish Council meeting in July 2021 following their purchase of the property, and have outlined to Officers attempts they have made since the purchase to engage with the Parish Council, but no ways forward have come to light. The applicants have made efforts to make the former shop area available to interested parties, by placing 'to let' signs in the window of the property, but this has been criticised as being inadequate and unsuitable.

There are separate means for the community to register facilities as an asset of community value, this has not occurred in this case.

There are a number of shops & supermarkets in close proximity to Bradford Abbas, and a plethora of farm shops in the vicinity – however it is acknowledged that all of these would require private transport to access. The nearest shop is at Thornford 'Elwoods Stores', 2 miles away by road to the south, and to the north on the way into Sherborne, the Co-Op at Sherborne Road Petrol Station is 2.2 miles by road.

There are other existing Community Facilities in the village which appear suitable for the provision of a village shop; the village hall, public house, and sports & recreational club. The village hall already hosts the Post Office on a Tuesday afternoon, and a pop-up market is held on Tuesday afternoons in the pub car park and in the village hall on the third Saturday of each month.

Discussion of ongoing viability

The Parish Council, local Ward Member and local community object to the application, citing that the loss of the premises as an option for a shop, precludes the provision of a community shop, and that as the building has always been a shop historically, that it should remain as such.

The interdependency of the retail space with the living accommodation must be acknowledged if the existing space is considered suitable for provision of a community shop – no options to overcome this have been presented.

The intention to include the site as a protected community asset in a future Neighbourhood Plan is not relevant to the consideration of the current application under consideration (as there is no adopted Neighbourhood Plan Policy to this effect). The site is not identified in a Local Plan, and it not protected as a Registered Asset of Community Value.

Recent marketing

Taking into account the current condition, size & layout of the premises and the constraints this presents to any future operator, the lack of marketing by the current occupier between July 2021 & the present planning application is in this instance

understandable, and it is accepted that had a marketing exercise been undertaken, it is very very unlikely to have resulted in a different conclusion to the current situation, that no purchaser interested in continuing to run a village shop would be found; and therefore the lack of specific marketing by the current owners is in this instance considered to be acceptable.

Discussion

If the change of use is allowed, it is acknowledged that this would preclude the option of continuing to operate a village shop from the application site.

It should be remembered that the shop & dwelling are interdependent, sharing services & facilities. The shop area is not physically nor functionally separate from the habitable spaces of the dwelling space, there is no separate WC or kitchenette which serves the shop unit. Electric & water services are currently combined.

As no options to overcome the layout constraints have been presented, it does seem very unlikely that the shop space could be successfully used for a community use going forward as no progress has been made since the closure of the shop in April 2021, the applicant's purchase of the property in July 2021, and the present day.

It must be acknowledged that if the application is refused, there are no specific controls available to the Council to dictate the specific retail or commercial operation which could/would operate from the premises.

Impact on the character of the area & Impact on heritage assets

Para 6.3.6 of COM3 states "Where proposals relate to the conversion of shops or other bespoke premises, the retention of elements which would allow a range of future uses, such as shop front features and separate upper floor access, should be considered where practicable."

This is not applicable in this instance as there are no alterations proposed to the shop front.

There are no alterations proposed to the shop front, therefore there are no impacts on the visual characteristics of the building nor surrounding area. The Council's Conservation Officer has no objection to the proposals and there would be no resultant harm to the character & appearance of the Conservation Area.

Impact on neighbouring amenity

Officers have no concerns that the proposed change of use would result in adverse impacts for occupiers of neighbouring dwelling

Impact on access & parking

The proposed change of use proposes no alterations to existing arrangements. Dorset Council Highways have no objection to the proposals.

Nutrient Neutrality

The property would continue to be occupied by one family unit, therefore there is no increased inputs into the catchment – the application is therefore not caught by the requirement to demonstrate Nutrient Neutrality.

16.0 Conclusion

Officers have assessed the supporting information provided by the applicant, historic performance of retail enterprises on site, advice received from the Growth and Economic Regeneration Team, and taken into consideration engagement with the local community. Officers are satisfied that the property has been adequately marketed.

Officers are satisfied that on balance it has been satisfactorily demonstrated that a village shop facility is no longer likely to be viable at the application site.

Officers are satisfied that it has been appropriately demonstrated, taking into account the property layout that appropriate alternative community use to meet local needs has been investigated, but very unlikely to be viable from the application site.

17.0 Recommendation: Grant, subject to the following conditions:

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: This condition is required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan & Drawing Plan - 10

Reason: For the avoidance of doubt and in the interests of proper planning.