

**APP/Y9507/W/21/3289423 The Queens Hotel, High Street, Selborne,
Hampshire GU34 3JH**

Selborne Parish Council is against the proposals in this Appeal for the reasons stated in the LPA refusal notice SD43, SD4, SD5, SD15 and in addition SD23. Selborne Parish Council recommends that the Appeal should be robustly refused.

The Parish Council stands by its previous objections to the planning application and also asks you to take into consideration the following information:

1. LPA Grounds for Refusal 1 - SD43

a) Lack of Marketing

At the previous Planning Appeal (APP/Y9507/W/19/322374) the Inspector determined that *“the marketing process was somewhat flawed and, having regard to the requirements of Policies SD43 and SD32, cannot be regarded as robust”*. No marketing has taken place since that Decision. It follows that this current Appeal cannot satisfy the “robust marketing” requirement.

The Appellant’s Statement of Case (ASoC) 2.5 regarding previous trading is misleading. The previous Appeal Inspector (section 14) noted that financial figures were available through the sales agent Davis Coffey Lyons. There has been strong interest from within the community to buy and run the pub. It therefore cannot be said that the pub was not viable.

ASoC refers to “the former Queens”. This is not correct. The Queens is not “former” at all as it remains under planning use class Sui Generis - a pub with letting rooms.

The Appeal Inspector also stated that there is *“no doubt that The Queens is still regarded as an important community facility”* and *“the appeal scheme would result in the loss of a valued community facility”* (sections 9 and 21).

b) Selborne Community

A community can be defined as “people living in the same local area” or those with a common interest e.g. a religious community. It can be a particular area or place considered together with its inhabitants e.g. a rural community. In other words it is the people who live there, the residents of Selborne, who

form “the community” and who are the vital component of SD43. The purpose of SD43 (7.225) is “....to protect existing facilities that serve the local communities.....”. The glossary to the SDNP Local Plan defines community facilities as “services and facilities used by residents”.

c) No Evidence of Meaningful Community Engagement has been provided

In order to fulfil the criteria for SD43, there must be “evidence of a community engagement exercise to gauge the need for the current and proposed community uses”. This has not happened. The postcard drop was in June/August 2020 and related to a different scheme from the one before you now. It was limited to a small part of the village and asked only for support (see Appendix 1 of this document). There have been no village meetings or exhibitions and no presentations at Parish Council by the developer or by its commercial partner, Gilbert White’s and the Oates Collection (GWOC). GWOC is just one business / charity which owns property within the village and the trustees do not represent the community in any way.

d) No Evidence of Community Need has been provided

SD43 subtext 7.228 requires evidence of need for both the current and proposed uses. The developer has not produced any evidence of the community need for the current use.

In contrast, you will see that many members of the community have objected to the proposals, giving examples of how much they valued the existing pub. The formation of the Save the Queens group (currently 118 members, which represents a significant proportion of the adults in this small rural community) also evidences the importance of the pub with its letting rooms to the community.

The future need indicated relies almost entirely on GWOC hoping to increase it’s profitability and not on any needs of the community. Business aspirations of the developer or of GWOC are not the main concern of SD43.

e) “Alternative” community facilities

ASoC 8.9 and 8.13 infers that alternative community uses are interchangeable and can simply be switched at a whim between any of the examples listed in the text to SD43. However, this cannot be the case without the involvement of the community and evidence of need as detailed in the subtext to SD43. It would not be sensible to suggest that, for example, a village school could be

closed and made into a pub without proper assessment of need, meaningful engagement with the community and for the community to be supportive of the proposals.

In contrast to ASoC 8.13, the Local Plan Appendix 3 section 4 (Evidence of Need) specifies that *“it must be demonstrated that the alternative facility caters, or can reasonably be expected to cater, for the same community need as that served by the facility whose loss is proposed.”* It follows that SD43.2d should be taken in the same context. The consideration of whether the proposed facilities are of “equivalent or better quality” can only be weighed up against the same community need. It is quite clear that the proposals for the Field Studies Centre (FSC) as “alternative facilities” do not serve the same community need at all and therefore fail to satisfy SD43.

f) Field Studies Centre

The application is stated clearly to be for change of use to F1, which is for education and not for a community use. The FSC would occupy the bulk of the ground floor of the building. It would be used by day visitors from afar. These visitors are not resident in the village and therefore not part of the community of Selborne. It follows that the FSC does not fall within the definition of “community facilities”. It cannot fulfil SD43 and the space given over to the FSC would be a loss to our community.

The Queens lounge bar and function room were an important community facility, providing a large, comfortable, serviced meeting space. Hire of the proposed FSC when not otherwise in use and only at times permitted by GWOC as suggested in ASoC, would result in very limited availability for the community and requiring payment for the lounge/ function room that was previously free of charge. This occasional and charged use cannot be described as accessible and available nor of equivalent or better quality, so fails under SD43.

g) Effect on the Village Shop and Village Hall

Selborne Village Shop and Post Office was awarded ACV status in March 2020. The ACV fell away automatically when the property was sold in autumn 2021 but was re-awarded in April 2022. The Village Shop is currently being refurbished by the new owners prior to rental. The GWOC Business Plan proposes a new village shop with possible post office within The Queens to “serve the local community”. The position of the shop is not shown on any

plans. No planning application for retail use has been applied for. In ASoC 8.24 table it states that the Village Hall is within close proximity of the site. It goes on to suggest that hire of the FSC would be *“a complementary and alternative space”* to the Village Hall. Setting up another village shop and possible post office within The Queens and hire of the FSC room would not be complementary - it would be in direct competition to these two existing community facilities and have an unacceptable adverse impact on them in contravention of SD43.2 and subtext 7.230.

h) Tap Room

ASoC states that the Tap Room will only *“pay homage”* to the pub and that there is (8.13/ 8.24) *“no intention to simply replicate a pub”*. It follows that the developer has accepted that there will be a loss of pub facilities to the community. In section 8.24 table 3 the developer states that a single public house is *“entirely adequate”* for Selborne (ie The Selborne Arms). No evidence has been provided to support this statement and it is contrary to the finding of the previous Appeal Inspector (section 20). The Inspector decided that the two pubs catered for different needs and so complemented each other and that *“the facilities offered by the Selborne Arms are not of an equivalent or better quality to those lost as a result of the proposal”*.

The previous Appeal Inspector stated (section 9) that *“the strength of local opinion in favour of retention of the public house use is further evidenced by the constitution of a community group known as Save the Queens”*.

It would be preferable to the community if The Queens were to be a vibrant viable pub with letting rooms as it was before the developer bought it and gutted it. The numerous objections from individuals to the proposals on the planning website, together with objections from Selborne Parish Council, Save the Queens group and The Selborne Association demonstrate the depth of community feeling.

In comparison with the existing pub, the Tap Room would result in very restricted opening hours, have no lunchtime or daytime customers, have a limited range of drinks, only serve a *“small food offering”* as reheated takeaways carried across the road (ASoC 8.16) and have very few car parking spaces. This would result in a loss to the community of the extensive restaurant and pub menus, loss of choice and variety of drinks, loss of the long

opening hours, loss of the function room, loss of the lounge bar, loss of customer car parking, and loss of the large pub garden, all contrary to SD43.

There would also be loss of the managers suite – most pubs in rural areas have on-site manager accommodation. The loss of this accommodation may affect the long term viability and so be contrary to SD43 which protects against short termism. The Tap Room would be less accessible than the existing pub, less inclusive and available and, with the long list of losses as detailed above, cannot be considered as equivalent or of better quality to the facilities that were there before.

It should be noted that there are only 6 car parking spaces for the Tap Room of which 1 or 2 would be required for bar staff. There are insufficient WC facilities within the Tap Room to cater for disabled people, men and women. No evidence has been provided to demonstrate the long term viability of a rural village Tap Room with inadequate WC facilities, limited parking, and minimal opening hours. SD43 guards against short termism.

No premises alcohol licence for the Tap Room has been applied for. Sharing the building and main entrance with large numbers of under-age children is of concern. No information has been provided as to how daytime alcohol deliveries could be made safely. Without a licence, the Tap Room could not operate.

2. LPA Grounds for refusal 2 - SD4, SD5 and SD15

ASoC compares the developer's own initial proposal of 2020 with the one before you now, justifying the final proposal by the various amendments made after discussions with officers. That is not the correct methodology. The comparison should instead be made between the existing property and the overall effect of the current proposals on the landscape, historic environment and conservation area.

A site visit will enable you to appreciate the landscape setting and the detrimental effect this proposal would have upon this sensitive area within the village.

Huckers Lane is a quaint rural lane disappearing into countryside. The Queens is in a prominent position in the village, surrounded by listed buildings and in the heart of the Conservation Area. The newly designated Local Green Space 8 (LGS8) includes not just the field next to The Queens, but also the access track

to the site itself. Inappropriate development harms the very landscape that attracts people to the area.

Almost all the existing green space would be lost to new buildings, extensions, urban style formalised car parking and hard landscaping so, taken together, would result in overcapacity and overdevelopment of the site. The density of backland development is inappropriate in this rural linear village. The extension to the barn would result in an overbearing house 3.5 times the floorspace of the original barn. The accommodation block is too close to Huckers Lane to allow a viable hedge and therefore will have no screening. The length of built form of the block would be inimical to this narrow lane, be detrimental to its rural character and impact upon the Writers Way footpath.

ASoC 4.19 states that the engagement with officers has “*resulted in a truly landscape-led scheme*”. However, there has been no professional Landscape Appraisal as required under SD4 and SD5. Without a Landscape Appraisal as the base on which to inform this critical site in the heart of the conservation area, it is difficult to see how the scheme can claim to be “landscape led” at all. There is no reference to the Selborne Local Landscape Character Assessment as required by SD4. The sole reference anywhere in the application to the Selborne Village Design Statement (VDS), a material planning consideration, is just one sentence in the Design and Access Statement (D&A) and which says only that “*several design guidelines have been created to ensure the preservation and enhancement of the village*”. There has been no attempt in any document to explain how the proposals may conform with the VDS which limits backland development in order to preserve the linear form of the village, guards against inappropriate infilling, requires that new buildings should face onto the road, and that any development should be small scale and dispersed. Neither the D&A nor the Heritage Statement have been updated to reflect the current proposals. The submission documents include a “local character assessment”, but this is just one page, consisting of an aerial map and a few selected photographs chosen by a firm of building architects, not landscape architects. The aerial map does however, show that there is no other site within the village that has the proposed level of density, overcapacity, infilling and backland development.

ASoC does not mention the fundamental concerns of the Landscape Officer and the Historic Buildings Officer/Conservation Officer. The Conservation Officer stated (24/2/21) that “*the loss of the pub with its associated activities*

does detract from the village/conservation area and is not welcome. We do need to be quite clear that the building has no viable future before approving any alternative scheme". The Design Officer (16/11/20) stated that *"any proposal must not rely on Huckers Lane as a main vehicular access"*. That remains in the scheme. The Landscape Officer 23/3/21 said that *"this scheme has yet to demonstrate it has capacity for this amount of development"* and there were *"fundamental concerns regarding layout and capacity"* and *"I fear the driver has been to fit everything in to this constrained site"*. On 2/8/21 she wrote *"I object to the road, access and parking treatment"* and that *"the access road is proposed to be widened to 4.1m, equivalent width to Huckers Lane, this undermines character"*. This remains in the scheme.

ASoC 4.9 states *"In their comments of 16/11/20 the Landscape Officer advised that, 'Parked cars do not create the most appropriate or characteristic edge to Selborne, this space should be revisited'. In recognition of this and the 'countryside edge' that forms the eastern edge of the development site and the designated greenspace immediately beyond this, the car parking for the tourist accommodation was moved internally to the site to protect this sensitive rural 'interface'. The new integrated car parking court will sit behind the belt of mature Cyprus, Holly, Ash and Spruce trees which will serve to shield the cars from longer distance views"*.

The developer has recently applied to fell most of these trees under application SDNP/22/01574/TCA which was decided on 10th May 2022 with no objection. It is understood that the felling will take place in the w/c 16th May 2022 so that the argued protection of the countryside edge and sensitive rural "interface" specifically stated in the ASoC is no longer valid. The landscape plans and arboriculture reports with the planning application will no longer be correct. The loss of these mature trees will significantly reduce the mitigation of the impact of the proposed development. It is also a significant consideration that the consultees and members of the public will not have had the opportunity to comment on the Appeal with full knowledge of the landscaping of the site.

3. Please also consider SD23 Tourist Accommodation

ASoC 8.19 suggests that the development of visitor accommodation could also be considered under SD43. However, visitor accommodation does not fall within community use SD43, but under SD23. In ASoC 7.10 /8.24 it is stated

that there were only 5 letting bedrooms before the developer gutted the building. This is incorrect as there were 7 letting rooms, plus the managers suite, as clearly shown on the floor plans of the existing building P18-014 and as stated in the David Coffey Lyons sales particulars (See Appendix 2a and 2b of this document). Therefore, the proposal for 5 apartments would be a net loss of 2 letting units, contrary to SD23.

Hotel letting rooms, with a 24/7 manager on site, tend to serve a wider clientele to that of self catering apartments. In particular, people with disabilities, single people, business people and older people may be disadvantaged by self catering accommodation. It is not clear whether the apartments are suitable for disabled people internally and no disabled parking spaces have been designated anywhere on the site.

The large size of each apartment is inappropriate for Selborne, which mostly serves short term or weekend breaks. No evidence has been provided to support the size of each unit or any relationship to the visitor market. No evidence has been provided to support any need for the change of planning use class for the apartments from Sui Generis to C1.

The availability of the proposed apartments to the general public would be a problem as highlighted in the Planning Committee minutes. GWOC would manage and run the apartments and have priority on any rooms for their expanded private wedding and events business. It would result in a loss of availability and accessibility to the community and to visitors to the National Park contrary to SD23 subtext 7.230.

4. Other key issues

i) Lease to the GWOC

There is no update sheet available on the website but it was referred to in the planning committee minutes. In those minutes it states that there would be a break clause in the lease after 5 years. This is clearly of great concern. SD43 *“particularly seeks to guard against short termism since loss is often irreversible”*.

ii) GWOC financial issues and current Field Studies Centre in the BarnASoC

1.6 It is stated that *“the addition of this space is imperative for the ongoing financial sustainability of the GWOC”*. No figures have been provided with the application to determine whether this statement is correct.

In any event, business aspirations of the developer and GWOC are not the main consideration under SD43.

The Business Plan from GWOC states that *“the strongest driver is that we can move the current Field Study Centre (FSC) activities out of the Barn and grow our profitable weddings, functions and meetings business”*. However, the existing planning permission for this current purpose built FSC Barn within the parkland grounds of GWOC is “primarily for education” (EHDC - SDNP/32183/004). No change of use has yet been applied for.

The proposed FSC in The Queens would require children to cross the busy road from the existing GWOC car park, and Selborne Parish Council has concerns about safeguarding within the shared space of the building. The proposed FSC would be smaller, the only opening windows would be onto a busy and noisy main road, have only one WC / handwashing space for 30 children plus staff, have insufficient on site parking, no garden, no safe outside space and the small kitchen area can only be accessed through the Tap Room Bar.

Conclusion

The proposals do not satisfy SD43, SD4, SD5, SD15 and SD23 and Selborne Parish Council recommends that the Appeal should be robustly refused.

Appendix 1: June/August 2020 Postcard



The Queens SELBORNE



Dear Selborne resident

Having listened carefully to the planning outcome of last year for this site, we have redesigned the scheme principally to find a complimentary use to the other businesses in the village. Please visit www.queens2020.co.uk to see the proposed plans and register your support for the application.

The application will be brought forward only with support from you as local residents.

We look forward to hearing from you.

Appendix 2 a: David Coffey Lyons sales particulars (page one)

**DAVIS
COFFER
LYONS**

52 Portland Place
London W1B 1NH
T 0207 299 0700
F 0207 299 0710
daviscofferlyons.co.uk

**SOUGHT AFTER VILLAGE PUB WITH 7 HOTEL ROOMS,
BEER GARDEN & CAR PARK
SELBORNE, HAMPSHIRE
LEASEHOLD PRICE REDUCED £99,000**



- Character pub located on edge of South Downs National Park near cultural attractions
- Busting and affluent village with good catchment and all year round visitors
- Bar and restaurant (100), large beer garden and car park with converted barn space (licensed)
- 7-bed and breakfast rooms plus 3-bed owner's accommodation
- 1:00am licence Friday and Saturday

**THE QUEENS AT SELBORNE, HIGH STREET, SELBORNE,
HAMPSHIRE, GU34 3JJ**



Location

Selborne is an attractive village located on the B3006, a well used road that links Alton (4.8 miles) to the north and the A3 and Petersfield (8.7 miles) to the south. Winchester (21.2 miles) is to the west. The village attracts a variety of visitors throughout the year being on numerous walking routes and a hub for countryside pursuits. Within the village is the cultural attraction, [Gilbert White's House](#), museum and gardens and St Mary's Church. Within 4 miles is Jane Austen's House Museum. For Google streetview [click here](#).

Property

A detached period property of brick construction of three storeys from street level with single storey conversions to the side and rear under pitched and flat roofs. Ample grounds surround the property. There is car-park space for around 22 plus 15

Davis Coffey Lyons provides these particulars as a general guide to the property, which is offered subject to contract and is being marketed. These particulars do not constitute an offer or a contract or any part of an offer or contract. We (or anyone in our employ) do not imply, make or give any representation, guarantee or warranty whatsoever relating to the terms and neither does our client (the vendor or lessor). Any intending purchaser must by inspection or otherwise, satisfy himself as to the correctness of any of the statements contained in the particulars. All negotiations must be conducted through Davis Coffey Lyons Limited.

THE COFFER GROUP

Appendix 2 b: David Coffey Lyons sales particulars (page two)

Dining Areas

The business trades on the ground floor and comprises of restaurant (56), bar (22) and lounge (22). Ancillary spaces include trade kitchen, customer WCs and cold room. There is a large beer garden to the rear and courtyard to front with converted barn (we understand is fully licensed).

Accommodation

First floor: 5 x en-suite bedrooms. Second floor: Family Suite comprising 2 x bedrooms with bathroom. Separate owner's accommodation comprises 3 x bedrooms and shower/WC room.

The Business

The Queens at Selborne is a privately owned business that was substantially refurbished in 2011. This versatile pub attracts customers from within the local Hampshire catchment and from further afield; rooms are at 100% occupancy until September on Friday and Saturday highlighting weekend break appeal. Proximity to the local church generates further business; the pub has a large garden and is permitted to carry out events 28 days a year in a field to the rear. The outside barn is part-fitted and was historically used as a deli. There is scope for private dining and functions. The sales split for the period February-December 2013 was food 54%, drinks 32% rooms 14%. Financial details available on request.

Licensing

There is a premises licence in place from East Hants District Council that permits the sale of alcohol Sunday-Thursday 10.00-00.00 and Friday-Saturday 10.00-01.00. The business is closed on Monday.

Fixtures & Fittings

We understand that all fixtures and fittings owned outright by our client will be included as part of the sale price (excludes stock at valuation).

Tenure

We understand the premises are held on the remainder of a 10 year FRI Punch Taverns lease from 17.02.2011 at a passing rent of £56,000pax. We understand that rent reviews are every 5 years with the next in 2016, with annual RPI adjustment. The lease is tied on all products except wines, spirits and RTDs and discounts apply. The current Rateable Value is £18,000 with rates payable around £8,500pa. Suitable security will be required in accordance with the lease terms.

Premium

Reduced to £99,000 from £125,000.

Planning, Legal Costs, VAT, Possession & Confidentiality

We understand the premises benefit from Class A4 Use. Each party are to bear their own legal costs incurred in this transaction. All prices quoted may be subject to Value Added Tax provisions. Possession is available upon completion of all legal formalities. Staff are completely unaware of the impending sale and therefore your utmost discretion is appreciated, especially if you are wishing to inspect as a customer in the first instance.

Viewing

Via sole agents Davis Coffey Lyons. Please contact:
Chris Bickle
T 020 7299 0706
E cbickle@daviscoffeylyons.co.uk

Energy Performance Certificate

A copy of the EPC is available upon request.



Davis Coffey Lyons provide these particulars as a general guide to the property, which is offered subject to contract and to being available. These particulars do not constitute an offer or a contract or any part of an offer or contract. We (or anyone in our employ) do not imply, make or give any representation, guarantee or warranty whatsoever relating to the terms and neither does our client (the vendor or lessor). Any intending purchaser must by inspection or otherwise, satisfy himself as to the correctness of any of the statements contained in the particulars. All negotiations must be conducted through Davis Coffey Lyons Limited.

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