

**MINUTES OF THE PLANNING COMMITTEE MEETING OF SELBORNE PARISH COUNCIL,
VIRTUAL MEETING, HELD ON WEDNESDAY 3rd FEBRUARY 2021 AT 7.30PM**



Present: Cllr D Ashcroft, Cllr J Clay, Cllr H Carter, Cllr M Irwin-Brown,
Cllr G Masson (Chairman), Cllr N Palmer, Cllr L Roberts, Cllr M Smith

Absent: Cllr S Bennett

Also present: Jane Ives, Clerk
14 members of the public

20.221 Apologies for Absence: None

20.222 Declarations of Interests: Cllr Ashcroft declared a non-pecuniary interest in the application at Goslings Croft (SDNP/20/05878/PA16). Cllrs Carter and Robert declared a pecuniary interest in the application for the Queen's Hotel (SDNP/20/04118/FUL).

20.223 Approval of Minutes: It was **RESOLVED** to approve the minutes of the Planning Committee meeting held on 2nd December 2020.

20.224 Public Questions: Members of the public raised their objections to the planning application at the Queen's Hotel and these were noted.

20.225 Planning Decisions: Recent planning decisions were noted (Appendix 1).

20.226 Planning Applications: It was **RESOLVED** to submit the following responses to planning applications:

Cllrs Carter & Roberts left the meeting

SDNP/20/04118/FUL The Queen's Hotel, High Street, Selborne GU34 3JH

Conversion and extension of the existing Queens building and barn to form 5no. Aparthotel suites (C1), a Field Study Centre and Tap Room (Mixed Class F.1 and Sui Generis) and 1no. Detached dwelling (C3) within the grounds, with associated parking and landscaping.

Response: OBJECTION. The full response is at appendix 2.

Cllrs Carter & Roberts rejoined the meeting

SDNP/20/04749/HOUS 7 Maltbys, Selborne GU34 3LT

Installation of cellar under driveway

Response: NO OBJECTION. Comments submitted as follows:

Selborne Parish Council has NO OBJECTION to the application. However, we would ask that the following comments are taken into consideration: We have concerns, due to the nature of the development, that there could be noise and disruption to neighbours during the build. We would ask that conditions around days/times of working are imposed. There are a line of mature trees next to the site and would ask that a Tree Officer carries out a survey. We understand that, in this area, the base rock is 1ft below the soil and there may have been a sink hole here at some time in the past. The area is a former industrial site. We would recommend a geological survey is carried out before works commence.

SDNP/20/05878/PA16 Grass verge next to Post Box, Goslings Croft, Selborne

Existing BT Pole THSBN-45-00 Proposal: Installation of 1 no. antenna and 1 no. equipment cabinet

Response: NO OBJECTION

20.227 The Chairman advised that the date of the next Planning Committee meeting will be 3rd March 2021.

The meeting closed at 8.07pm

Appendix 1: Planning Applications as at 28/01/21

Decisions received since the last meeting are highlighted in yellow

Reference	Date	Address	Description	SPC Comments	Decision
SDNP/20/05624/TCA	01/02/21	The Old Vicarage, High St, Selborne GU34 3JQ	Sycamore - pollard at 3.5m leaving a finished height of 3.5m	No objection	
21876/060	20/01/21	Land to the rear of The Old Stables, Oakhanger Farm, Oakhanger Rd	Outline application - extension to existing employment area within Class E with associated parking & landscaping	Objection	
56230/006	27/01/21	Red Lion Public House, Oakhanger Road, Oakhanger GU35 9JQ	Installation of 10m pole, 8.5-9m above ground level following removal of 2 existing poles	No comment	
56230/005	10/12/20	Red Lion Public House, Oakhanger Road, Oakhanger GU35 9JQ	Replacement pole for the purposes of distributing electricity	No comment	Withdrawn
SDNP/20/04780/HOUS	07/12/20	Hastards Corner, Hastards Lane, Selborne GU34 3LB	Alterations to include ground floor rear extension, altering part of the main roof and two new dormers	No objection	Approved

SDNP/20/04786/TCA	04/12/20	The Old Mill High Street Selborne Alton GU34 3LG	Ash (T1, T2, T3) - pollard to make safe due to ash dieback (affecting approx 75% of crown in all three) and proximity to neighbours. Height reduction down to approx 2-3 metres above existing evergreen hedge line. Will result in reduction in height of approx 40-50%. Ash (T4) - Approximately 10-15% of crown is affected by Ash dieback. Due to proximity to properties, crown reduce by 30%, remove ivy and monitor for further signs of deterioration.	Comment - no arb report	No objection
SDNP/20/04018/LIS	21/12/20	4 Blackmoor House, Sotherington Lane, Selborne GU34 6DA	Listed Building Application - flue for a wood burning stove	No objection	Approved
34313/026	09/12/20	Land Adjacent to Oak Tree Farm, Gibbs Lane, Shortheath Common	Lawful development certificate proposed - 2no detached barns Barn A - 17.45m x 22m Barn B - 12m x 22m erection of detached block of 7no. stables - 22.39m x 3.83m Siting as per proposed block plan drawing no. GP/01/20 Rev C	No comment	Permitted
SDNP/20/04118/FUL	24/11/20	The Queens Hotel, High Street, Selborne GU34 3JH	Conversion & extension of existing Queens building & barn to form 5 no. Aparthotel suites (C1), a Field Study Centre & Tap Room (Mixed Class F1 & Sui Generis) & 1 no. Detached dwelling (C3) within the grounds, with associated parking & landscaping	Objection	
SDNP/20/04326/LIS	10/11/20	The Old Thatch, Sotherington Lane, Selborne GU33 6BZ	Listed Building Consent for the demolition of existing modern internal partition between dining & breakfast rooms	No objection	Approved
25668/003	30/10/20	Pinewood, Oakhanger Road, Oakhanger GU35 9JN	Single storey rear extension & double garage with lounge infill between existing & rebuilt garage & rooms in roof space following demolition of conservatory & detached garage and removal of timber fence	Objection	Withdrawn

SDNP/20/03365/FUL	09/11/20	Meadow Farm, Green Street, East Worldham GU34 3AU	Raising levels of an agricultural field with imported soils to solve a drainage issue	Objection	
SDNP/20/04633/TCA	26/11/20	Lassams, High Street, Selborne GU34 3LG	Cherry Tree - Fell	No objection	No objection
SDNP/20/03677/TCA	08/10/20	Old Thatch, Gracious Street, Selborne GU34 3JB	T1 Holly Tree in rear garden – fell	No objection	No objection
51116/005	07/10/20	14 Plantation Way, Whitehill GU35 9HD	Works to trees subject to a TPO: Oak tree – crown thin by approx. 10m	No objection	Consent
SDNP/20/03888/LIS	28/10/20	Old Thatch, Gracious Street, Selborne GU34 3JB	Re-thatching of property retaining the flush ridge, eave patterning as is, using wheat straw possibly in the long straw style	No objection	Approved
SDNP/20/03588/TCA	03/09/20	Old Gospel Hall, Hastards Lane, Selborne GU34 3LB	Lawson Cypress – Fell. Variegated Dog Wood – Fell.	No objection	No objection
SDNP/20/03337/TCA	24/08/20	7 Maltbys, Selborne GU34 3LT	T1 Sycamore - 18m tall by 15m wide - Reduce canopy by 1-2 metres leaving the tree 16 metres tall by 13 metres wide with a 10% crown thin. Crown raise select lower limbs to 3-4 metres from ground T2 Yew - 5m tall by 4m wide - Selectively prune left hand side by 1 metre to bring the tree back into a more natural state	No objection	No objection

SDNP/20/03260/TCA	04/08/20	Oak House, Gracious Street, Selborne GU34 3JG	T1 White Poplar - Reduce lowest elongated northerly primary branch over garage roofs and lowest elongated southerly branch over The Paddock both by approx. 3 metres, leaving a finished length of approx. 6 metres	No objection	No objection
SDNP/20/03702/TCA	09/09/20	Apple Tree House, Gracious Street, Selborne GU34 3JG	T1 Beech - Remove lowest forked south east primary branch, lowest forked southerly branch and second primary branch	No objection	Approved
SDNP/20/03605/LDE	08/09/20	Galley Hill Cottage, Galley Hill, Selborne GU34 3LN	Lawful development certificate existing use - retention of existing building used for residential accommodation	No objection	Approved
21876/059	12/08/20	Oakhanger Farm, Oakhanger Road, Bordon	Detached dwelling	Objection	Refusal
36030/004	07/09/20	32 Plantation Way, Whitehill, Bordon GU35 9HD	T1 Scots Pine - Fell	No objection	Consent
SDNP/20/02910/FUL	16/06/20	The Packhouse, Blackmoor Estate, Church Lane, Blackmoor GU33 7BS	Change of use to existing class B8 storage & distribution	No objection	Permission
SDNP/20/02628/TCA	26/06/20	Myrtle Cottage, Hastards Lane, Selborne GU34 3LB	T1 Blue Spruce, T2 Plain Leaf Holly - Fell	No objection	No objection

58709/002	28/07/20	2 Coronation Cottages, Oakhanger Rd, Oakhanger GU35 9JQ	Front porch. Two storey side extension & single storey rear extension	No objection	Permission
33619/007	24/06/20	Alton Materials Recovery Facility, Farnham Rd, Froyle GU34 4JB	Development of an Energy Recovery Facility & associated infrastructure	Objection	
SDNP/20/02221/TCA	11/06/20	Pleasance Cottage, Fountain Road, Selborne GU34 3LH	Sycamore tree - cut down to 1.5m by the back gate at the junction of Honey Lane & Fountain Road	No objection	No objection
SDNP/20/02336/TCA	11/06/20	The Grange, Gracious Street, Selborne GU34 3JG	T1 White Poplar – Fell	No objection	No objection
58578	02/07/20	The Mill Store, Oakhanger Farm, Oakhanger Road GU35 9JE	Listed building consent, internal alterations	Comments: would like to see a report from the EHDC Conservation Officer	Consent
56230/004	29/06/20	Red Lion Public House, Oakhanger Road, Oakhanger GU35 9JQ	Conversion of existing store building to provide a dwelling house and formation of new vehicular access and parking	Objection	
SDNP/19/03709/FUL		Oaklands Farm, Green St, Worldham GU34 3AU	Change of use from Agriculture & B8 (Open Storage) to mixed use Agriculture, B8 (Open Storage) & Seasonal Event Space associated with olding of Religious Festivals	Objection	Withdrawn

Appendix 2: SDNP/20/04118/FUL The Queen's Hotel, High Street Selborne

Selborne Parish Council objected to this application (uploaded to SDNPA website 24/11/20). The applicant has made substantial amendments to the plans and submitted further information. Selborne Parish Council reaffirms its **OBJECTION** as follows:

SD43 Community Facilities

The amended plans would still result in the loss of the pub to the community and of the letting rooms.

SD 43 states that:

"development that would result in the loss or have an unacceptable impact upon an existing community facility will not be permitted unless.....alternative facilities are provided which are accessible, inclusive and available and of an equivalent or better quality to those lost"

and that:

7.231 "proposals for losing a community facility must not be based solely on the needs of the current owner/tenant or their chosen business model"

The Queens Hotel has been an integral part of the village and community life for hundreds of years. It had extensive pub facilities with a large garden, two large bars and a separate restaurant/function room with a kitchen suitable for mass catering. The great feeling of support for the pub from the community is evidenced in the applications for Asset of Community Value and the number of objections to the various proposals since the developer bought it. The Planning Inspector remarked ".....there is no doubt that the Queens is still regarded as an important community facility.....the strength of local opinion in favour of the retention of the public house is further evidenced by the constitution of a community group known as Save the Queens".

Savills letter of 22/12/20 suggests that "a small food offering" could be brought over from the kitchen at the Whites Kitchen (Gilbert White Museum - GWM) in the evening to use in the Tap Room. A "small food offering" cannot be of "equivalent or better quality" than the extensive menu provided by the pub before the developer bought it.

Savills also suggests some hypothetical opening times for the Tap Room, shop and Field Studies Centre (FSC) on the ground floor. The information has only come from Savills. There has been no statement from the Board of the GWM to support any of the proposals, no business plan, not even a note from the minutes to confirm Board support. The planning application was validated on 15th October 2020, almost 4 months ago and still silence. There has been no exit plan submitted, nor any contingency plan if the GWM should want to pull out in time to come.

SD43 note 7.230 specifically states that the policy "particularly seeks to guard against short termism, since loss is often irreversible." The pub was a vital community facility, which could be lost forever to the local residents by these proposals.

The existing large pub garden was freely available to the community. It had ample seating for relaxed summer dining, space for a marquee for events, and children's swings to the rear. The amended plans show the existing pub garden being almost entirely built over or made into car park and the very small area of remaining garden being private. That is a clear loss to the community.

Even if the times and use of the ground floor as suggested by Savills are to be accepted, it is clear that it fails SD43. The policy states that *"development that would result in the loss or have an unacceptable impact upon an existing community facility will not be permitted unless.....alternative facilities are provided which are accessible, inclusive and available and of an equivalent or better quality to those lost"*. As a hotel the premises were open to the community for breakfast and all day through until 11pm at night 7 days a week. It provided a wide range of drinks and food. The proposed Tap Room would only be open for 4 hours in the evenings and not at all on Sundays. It would only have a very limited range of drink (note: Selborne wine as mentioned by Savills is not produced or made in Selborne). There would be no live music groups, sport on TV, exhibitions, quizzes or any of the fun community events that the pub used to run to bring people together. This proposal would result in a loss of community facility and would be a poor substitute, which cannot be regarded as "equivalent or better".

It is noted that Savills has not tried to argue that the educational space has any benefit to the community during the times it is in use as a classroom. As the many groups of students that attend the existing FSC come from some miles

outside Selborne it is evident that, although educational, the proposed new FSC itself would have no or minimal community use.

Savills proposes that the existing function room could be available for hire in the evenings, weekends and school holidays. The letter also states that the new FSC will be equipped with the latest audio-visual and learning equipment. It is difficult to see how the room could be available for the general public without compromise of that equipment as there is no storage space for the equipment, tables and chairs etc. There is no kitchen to that area, and only a small WC. It is quite clear that the room would only be available for a charge and at very specific times rather than readily available and free of charge, as it was when part of the pub. It would not be “equivalent or better”.

Savills does not give an indication of hire cost for the FSC room. It would be in direct competition with the Village Hall which is almost next door. The main room for hire in the Village Hall is a similar size to the existing Queens function room, but also boasts a cloakroom area with number of WC’s and a large kitchen and bar area, unlike that being possibly offered for hire under this proposal.

Appendix 4.1 of the Local Plan says that: *“The presence of another facility within the same category in the vicinity will not in itself be enough to meet this requirement; it must be demonstrated that the alternative facility caters, or can be reasonably expected to cater, for the same community need as that served by the facility whose loss is proposed”*. The Planning Inspector concluded, having considered all the evidence, that the other pub in the village, The Selborne Arms, caters for a different need and does not provide the facilities of “an equivalent of better quality” to those of The Queen’s.

The loss of the pub, its large bars, its garden and the loss of the free and available function room as proposed in the amended plans clearly cannot result in “equivalent or better quality” provision for the community and it would have a detrimental impact upon an existing community facility. It cannot therefore comply with SD43.

Savills suggests that the use of the ground floor is “imperative for the ongoing sustainability of the GWM”, but have not provided any evidence to support this assertion. There is no mention of the large, well located and well equipped FSC that was built for the purpose and which is set within the parkland of the GWM itself, adjacent to a large car park. These proposals would result in a smaller, noisier, darker FSC with no kitchen, limited toilets, no storage, with safeguarding issues (as it would be in the same building as a Tap Room, shop and tourist reception), insufficient safe parking, and no direct access to any green space at all. Relocation of the FSC from its existing barn to The Queens as proposed, would fail to satisfy SD43 as the facilities for the FSC itself are clearly not of “better or equivalent quality to those lost” as required by the policy.

The Planning Inspector decided at Appeal that the marketing for The Queens as a pub/hotel that was undertaken *“can not be considered as robust”* and she determined that it failed to satisfy SP23 and SD43. The Parish Council is not aware of any “for sale” boards, or marketing through websites, since that time and to date. No further evidence of marketing was supplied with the amended plans. The Parish Council’s objections on failure to market robustly, at a fair price considering the stripping out and considerable degradation of the property by the owner, therefore still stands.

SD 43 Note 7.231 states clearly that where a proposal would result in the loss, such as a pub, robust evidence of marketing of at least 24 months will be required. It states clearly that if there is to be a loss of a pub (in this case), marketing must be robust. The Planning Inspector decided that it failed that test. The amended plans still show the loss of the village pub, so it cannot comply with SD43.

SD23 Sustainable Tourism

The amended plans still show loss of the high quality and valued hotel rooms. There is a shortage of hotel accommodation in this area and across the Park as noted in the Local Plan. Demand for Inn type accommodation is identified in the South Downs Visitor Accommodation Study. The proposed loss of these rooms would be deeply regrettable for the tourists who want to stay and explore Selborne and the National Park from hotel serviced accommodation. People who prefer catered-for accommodation would continue to remain disadvantaged by the amended plans. The proposals take away choice, as the only accommodation would be self catering apartments, of which there is already a good supply in the village and in the immediate local area as detailed in our previous letter of objection (uploaded to the website on 24/11/20).

Savills letter of 22/12/20 contains a number of unsupported suppositions and inaccuracies. It states that there would be no loss of tourist accommodation as they would create 5 apartments and this assertion has not changed with the amended plans. The unsigned comment on the SDNPA website headed Sustainable Tourism and Sustainable Economy is based on there being only 4 existing rooms. This is incorrect as evidenced by the Davis Coffey Lyons sales particulars (*see attached*) which specifies that The Queens had 7 visitor bedrooms, plus manager suite, before the developer bought it.

The loss would also be of the type of much needed accommodation ie hotel rooms.

Day visitors are an important part of the economic life and vitality of Selborne. The SDNP Camping and Glamping Technical Advice Note February 2021 states that *“Tourism is a vital part of the economy of the National Park. It attracts over 19 million visitors annually, with 18.4 million day visitors and 641,900 people staying overnight....The most popular activity in the National Park is walking, followed by visiting a pub/tea room/café....”* The proposed planning application would remove the pub and it would therefore result in a complete loss of this important and popular daytime venue for visitors to the National Park.

Employment opportunities for local people in the hotel business will still be lost, as very little work will be needed to look after the self catering apartments.

Savills states that the village shop had closed, when in fact the shop was open and trading when that letter was written. Although the shop closed on 18/1/21 there is no reason to suppose it will not be re-let or sold to another shopkeeper.

Savills now propose a “community shop” on the ground floor but have not applied for any relevant planning use class for this. Selborne Parish Council is not aware of any community shop organisation formed for that purpose. Community shops have a clear definition as being democratically owned and run by members of the community, but this proposal would be for a commercial business. In any event it could not qualify under “community” planning use class F2(a) which states *“Shops (mostly) selling essential goods, including food, where the shop’s premises do not exceed 280 square metres and there is no other such facility within 1000 metres”*, as the Selborne Village Shop is under 100 metres away. A new retail shop would be in direct competition to the existing village shop. That premises has been a shop and post office for very many years, has the required infrastructure and is registered as an Asset of Community Value. The proposed retail shop within The Queens would clearly be in contravention of SD23 f (*any proposal does not have an adverse impact on the vitality and viability of town or village centres or assets of community value*).

The Planning Inspector concluded that the previous application for development failed to satisfy SD23 as the property had not been marketed robustly as required. As no obvious marketing has taken place since her Decision it follows that this application must also fail this test.

SD5 Landscape and Design and SD6 Safeguarding views

SD5 requires the provision of high quality outdoor amenity space. There is no useful garden left for users of the apartments, or for the proposed FSC. It is not clear whether apartment 5 would have exclusive use of the small garden area to the rear, but it would seem that none of the other apartments would have any garden space and children using the FSC could not sit outside at all. This overcrowding is not characteristic of the spaces within a rural village.

The field next to The Queens has recently been given Local Green Space (LGS) status by SDNPA. The importance and views of, from and into the LGS would be diminished by the close proximity of the proposed accommodation block and car parking areas.

The off-set juxtaposition of the proposed accommodation block and the original Queens building is uncharacteristic of Selborne and is unlike the relationship of other buildings in the village. The close proximity of the two buildings will result in little privacy or light for the FSC to the rear. The FSC will have little useful opening of windows to the front because of the noise and fumes from the traffic, and those front windows will be obscured in the amended plans by “trees” in metal planters.

The windows of the new block look directly across the bike store onto the car park and then to the flank wall of the new barn extension; incongruous views in a rural environment.

The kitchen window of unit 4 is within a few feet of the rear wall of the FSC so will offer little light to that room. The only other window to its living area will be overshadowed by the three storey Queens building immediately opposite.

Selborne is a small rural village characterised by houses interspersed with gardens and open spaces and this density of built form in its very heart would be overdevelopment and deeply incongruous.

The Selborne Village Design Statement is a material consideration. The Design Guidelines state:

Maintain the linear form of the settlement by limiting backland development and emphasise the existing street pattern.

Any new development should be small scale, informal and dispersed in small groups. Inappropriate infilling development could erode the character of the settlement.

and

New buildings should face onto the road, should be a maximum of two storeys and of a similar density to those buildings already existing in the immediate vicinity.

The importance of preserving the linear pattern of the village, and prevention of backland development was evidenced by the Inspectors' Decisions in relation to both Barnfield and Burlands Field (Culverscroft) planning appeals.

The amount of development proposed in the amended plan is "backland development", is not "small scale" and can only be described as "inappropriate infilling" which would erode the character of the settlement. The proposed accommodation block does not "face the road".

The amended plans do not appear to conform to any of these VDS Design Guidelines.

SD11 Trees

The amended plans show a new driveway into the existing garden to form a new car park inside the existing garden area. Officers have already commented on the importance of preserving the mature trees to the rear as a screen. The amended plans show the new block close to the rear of the site, with a patio and large windows looking north east, directly through the tree line and beyond the site. The preservation of the tree screen is therefore even more important.

The new driveway and car park may have an impact on the root protection areas of all the trees to the rear line, and may result in the removal of one or more of them.

No new arboricultural report has been submitted with the amended plans. A report should have been submitted to show any effect on the tree screen from the new driveway created from the access road into the car park, and the effect on the trees from the proposed new car park.

The amended plans show the accommodation block running almost the entire length of the existing mature high hedge. The proximity will be such that there will be no useful light at all to the west face of the hedge. Without light to its main face, there are concerns for the survival of the hedge and for its ability to remain dense and act as a screen.

The proposed widening of the visibility splay at the entrance of the access road to Huckers Lane by removal of part of the hedge screen would have a harmful impact on this rural lane.

SD15 and SD16 Historic Environment and Conservation Area

It is positive that the developer has removed the double storey extension from the proposals.

However, the amended plans show a large single storey accommodation block running almost the full length of the garden. The footprint of the accommodation block together with the extension to the barn would double the footprint of the existing Queens and barn. The proposed built environment would represent considerable overdevelopment of the site.

The proposed parking area has been brought into the garden. Taken together with the proposed barn extension and the proposed accommodation block, there will be almost no garden or green space left at all, as almost the whole site will be built form, tarmac or gravelled parking. This represents inappropriate overdevelopment within the heart of the Conservation Area

The car parking would presumably be private so would not contribute, as it has in the past, to the alleviation of visitor car parking congestion in Selborne.

The amount of car parking so close to the edge of the Settlement Policy Boundary and open countryside would have a detrimental impact on the Conservation Area, the rural nature of Huckers Lane, on the countryside and on the adjacent Local Green Space.

SD19 Traffic Management

Selborne Parish Council's concerns regarding ownership of the visibility splay from the access road onto Huckers Lane have not been addressed by the amended plans.

The comments made in the original objection on parking and traffic for the FSC have also not been addressed. There should be suitable vehicle parking requirements including staff car parking, visitor parking and safe drop off facilities for children coming to the FSC. There is nowhere for long vehicles to turn around in the small car park suggested. Parking on the road itself for coaches to offload or pick up could be dangerous for the children, obstruct the pavement for other users and obstruct the line of vision for vehicles exiting Huckers Lane.

SD21 Public Realm, Highway Design

The amended plans have not addressed the concerns raised in our previous objection regarding safe drop-off for children to the FSC. There remains no safe space for coaches to stop, park or turn at The Queens. Stopping in the road for passengers to embark/disembark would obstruct the narrow pavement for other users in conflict with *SD21 "Site layout must be designed to protect the safety and amenity of all road users. The design and layout of new development must give priority to the needs of pedestrians, users of mobility aids, cyclists and equestrians"*.

Policy SD31: Extensions to Existing Dwellings and Provision of Annexes and Outbuildings

The amended plans do not allay the Parish Council's concerns about the barn extension in relation to the size of the extension and its impact upon Whites Cottage and Plum Tree House.

Policy SD34: Sustaining the Local Economy

Our previous objections under this policy still stand. Selborne is a small village with limited bus service and it is important to preserve local employment opportunities within the village. The manager of the hotel lived on site and a variety of other jobs were on offer 7 days a week: to serve in the pub, kitchens, restaurant, gardening and to service the letting rooms. Under this proposal, only a very small number of jobs will be on offer, and only for limited hours.

SD47 Local Green Space

The designation of LGS8 through the Local Plan demonstrates that this land is special and it is awarded additional protection. The amended proposals show a new wide driveway being cut through the designated LGS. It is unclear whether the line of trees and vegetation is just within the LGS, but the line of trees are undoubtedly an important boundary feature. Any removal or damage to the trees and hedgerow would harm the integrity of the LGS and impact upon views into and out of the LGS. The proximity of the new building and car park area together with the amount of built form will impact upon the LGS. The layby and the access road itself lie within the LGS and have no screening. Any additional parking in this area, whether or not delineated on the amended plans, could harm the LGS.

Conclusion

The amended plans show that the community would lose its valued pub together with its hotel visitor accommodation, of which there is an acknowledged shortage of across the Park. The proposals would result in a substantial loss to the community and to visitors. It would fall well short of being considered of "equivalent or better quality" as required by policy. The property has not been marketed robustly as decided by the Planning Inspector. The amended plans show poor, inappropriate design which would have a harmful impact upon the Conservation Area, Local Green Space and trees. The proposals would result in a dense overcrowded area of built form and backland development contrary to the Selborne Village Design Statement and to Policy.

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THE QUEENS AT SELBORNE, HIGH STREET, SELBORNE, HAMPSHIRE, GU24 3JJ



Location
The Queens is an excellent village location on the edge of the South Downs National Park, just off the A103. The pub is a short walk to the village centre and the High Street. The pub is a short walk to the village centre and the High Street. The pub is a short walk to the village centre and the High Street.

Property
The Queens is a well-established pub and hotel. It has 7 hotel beds (double) and a beer garden. The pub is a short walk to the village centre and the High Street. The pub is a short walk to the village centre and the High Street.

THE GOTTES

THE GOTTES

THE QUEENS AT SELBORNE, HIGH STREET, SELBORNE, HAMPSHIRE, GU24 3JJ

Planning Area
The Queens is situated in the village of Selborne, Hampshire, which is a conservation area. The pub is a short walk to the village centre and the High Street.

Accommodation
The Queens has 7 hotel beds (double) and a beer garden. The pub is a short walk to the village centre and the High Street.

The Pub
The Queens is a well-established pub and hotel. It has 7 hotel beds (double) and a beer garden. The pub is a short walk to the village centre and the High Street.

Planning
The Queens is a well-established pub and hotel. It has 7 hotel beds (double) and a beer garden. The pub is a short walk to the village centre and the High Street.

Energy Performance Certificate
The Queens has an Energy Performance Certificate (EPC) of 4. The pub is a short walk to the village centre and the High Street.



THE GOTTES