

Planning Statement

Former 'Roll Call' Public House, Woolston Road, Netley, SO31 5FJ.



Application for Change of Use from Sui Generis to Class 'E' for use as Offices & Storage, with external alterations.

Background

The operating lease for the 'Roll Call' public house expired in March 2022, the lease holders left and the public house was closed. The owners of the property, 'The Wellington Pub Company' marketed the property for 18 months following the end of the lease with no success, resulting in the property finally being offered for sale in September 2023 for potential redevelopment. Sadly, having sat vacant since March 2022, the building has fallen into a degree of decline, suffering vandalism and break-ins, and along with lack of up keep, the external areas have also suffered a severe decline in condition and general appearance. This has in turn attracted more unwanted attention, and the site has become an eyesore, rather than a positive and attractive 'gateway building' at the entry to Butlocks Heath.

Proposal Overview

The proposal as illustrated by the attached drawings and documentation, is for the conversion of the disused building into offices and light materials storage for use by a successful and local high end construction company. Venture Construction Services Ltd specialise in refurbishments and fit-outs of hospitals, care homes, retirement properties, schools and colleges. Their Directors grew up in the local area and the intention is for the building and site to directly reflect the professionalism and status of their growing business, with a thorough, yet sensitive approach to the conversion of the building and use of the site. It is very much intended that the business will be strongly linked to the local community and recruitment of additional staff has already begun in the immediate locality.

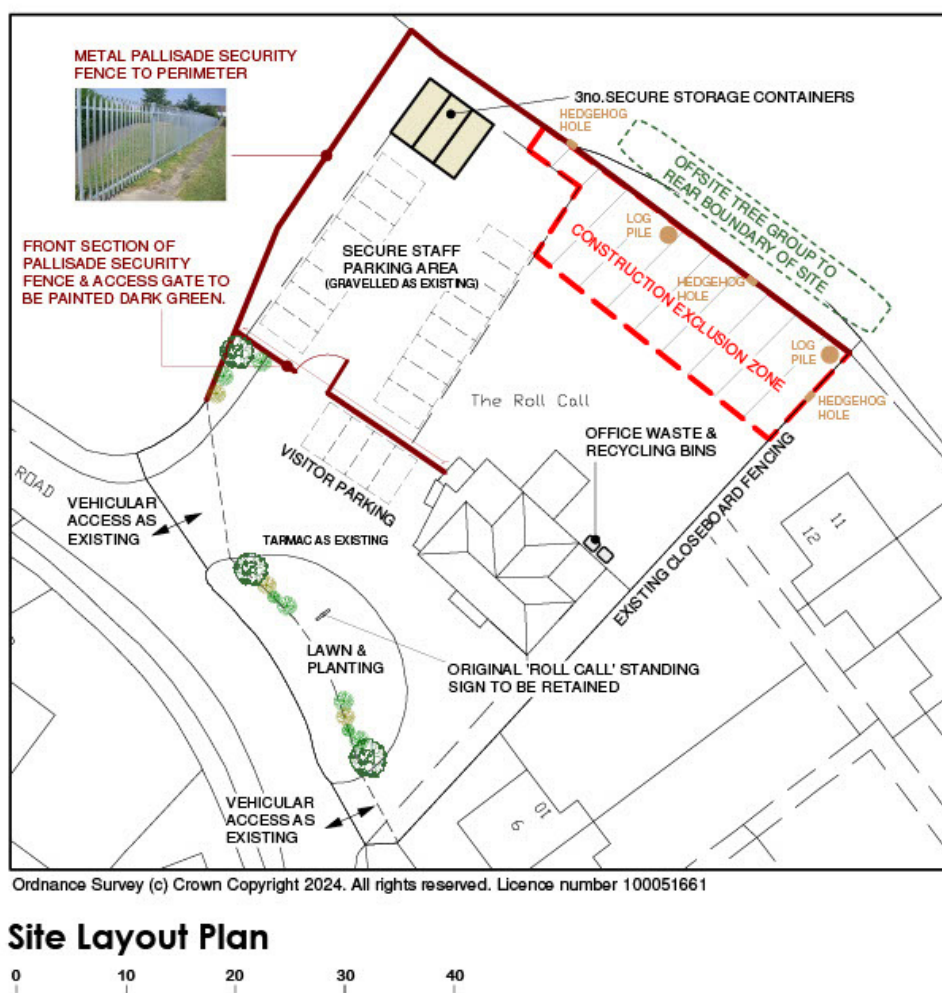
Planning History

Application Number	Proposal	Decision
Q/24/97183	Pre-app	
F/16/78438	Single storey side extension to form entrance.	Permitted (June 2016)
F/16/79491	Erection of 1 no. chalet bungalow, following removal of existing structures & change of use from B8 (storage) & D2 (recreation) to C3 (residential dwelling).	Withdrawn (January 2017)
F/19/86095	Replace all single glazed crittall windows with modern upvc double glazed units on 3 elevations of the building.	Permitted (March 2020)

Proposed Alterations

The physical alterations to the building itself are illustrated on drawings 495_02A & 495_03, and are largely confined to internal layout changes, along with removal of the rear chimney and replacement of the outdated glazed windows (replacement of the windows was approved in previous planning application F/19/86095, although was not completed at that time). The windows are to be of a design that reflects the character and proportion of the original windows, however now using a highly efficient and secure UPVC frame system. Complete new highly efficient heating and cooling systems are to be installed throughout, with additional insulation provided to walls and roof in order to improve energy efficiency and reduced carbon consumption. The current twin front doors within the glass bricked front porch are to be blocked up, with the new main entry to be via the existing double side doors, however the porch itself will remain in a nod to the previous building's use, and therefore no external change will be apparent here. The intention is also to retain the existing 'Roll Call' standing sign in its existing position on the frontage, to be surrounded by some further soft landscaping to help frame the approach and building. There is significant hardstanding and parking already available on the site, which will be utilised as indicated on the site plan in drawing 495_03. With no extension proposed, the existing rainwater capture arrangement to soakaways will remain, but with addition of water butts on diverters for plant watering. The existing disposal of foul water to septic tank will also remain, and will now have a significantly reduced loading due to the reduction in numbers of people on site, so is believed adequate in this instance. The majority of parking will be located towards the rear of

the site on the existing gravelled parking area, with security metal palisade fencing surrounding this area and lockable separately from the front tarmacked visitor parking and approach. To the far left rear corner of the compound three 20' metal storage containers will provide secure day-day storage of construction materials.



Ecological Enhancements/ Tree Protection

As part of the proposal, the intention is to provide additional planting across the site, largely within the frontage, using native species to enhance biodiversity and encourage wildlife, whilst also providing additional natural screening to the rear parking/storage area. Swift & Bat boxes are proposed to the upper eaves of the building, along with Hibernacula within the rear garden adjacent to the field boundary, plus hedgehog 'highways' to side and rear boundaries. A line of mature trees (not protected) lie to the rear boundary of the site. Whilst no development to increase the footprint is proposed, a Construction Exclusion Zone of 10m from the rear boundary is suggested, where no machinery or storage of materials should be placed during the renovation works.

Impact on the Local Community

Whilst the change of use from a public house does on the face of it represent a loss of a facility to the local community, the fact is that the site has not operated as a public house for well over two years. The inability of the owners to maintain the business as a viable public house, may well be largely due to the success of 'The Cottage' Public House at 77-79 Woolston Road, SO31 5FN which lies a mere 100m from the site. This pub is well frequented by the local community, with good reviews from customers evident online, and it seems highly likely that the two pubs in such close proximity were always likely to prove commercially unsustainable financially. As previously described, the site itself is essentially a 'gateway' site, and in its present condition is a strikingly detrimental feature within the otherwise attractive local area. Along with this, the site condition is attracting unwanted negative attention and behaviours, which are detrimentally affecting local homeowners and the wider community. The proposal to bring a vibrant and growing business in to the local community, is a positive opportunity and will provide genuine enhancement to uplift the immediate area visually and commercially. In contrast to the evening and weekend opening hours of a public house, the proposed office hours of working will be a significant benefit to the amenity of those immediately adjacent homeowners, and will reduce the potentially disruptive late evening traffic and pedestrian movements associated with a public house.

Summary

This proposal represents a positive opportunity not only to uplift the physical attributes of the site, but additionally to tie in a commercial presence, with outstanding values and integrity, to ensure a long term positive contribution within the local community. In comparison to the previous use, the amenity of residents will be improved as described above, and there will be no loss of community facility since the existing public house 'The Cottage' just 100m distant continues to provide a successful offering to the community. The new owners are committed to providing all enhancements required to meet the statutory requirements of ecological and all other provisions, and we respectfully request that this application for change of use to Class 'E' be approved.