



Toby Carvery, Bishopstoke

Planning and Heritage Statement

Boyer

Prepared on behalf of Mitchells and Butlers | August 25

REPORT CONTROL

Project:	Toby Carvery, Bishopstoke
Client:	Mitchells and Butlers
Reference:	Click to add ref number.
Document and revision number	Document No. IMS-F-08, Revision 2
File Origin:	Click to add file location.
Primary Author	LH
Checked By:	SB

Issue	Date	Status	Checked by

TABLE OF CONTENTS

1. Introduction	3
2. Site and Surrounding Context	4
3. Proposed Development	5
4. Planning History	6
5. Planning Policy Context	7
The Development Plan	7
Material Policy Considerations	7
6. KEY Considerations	8
Principle of Development	8
7. Conclusion	12

1. INTRODUCTION

- 1.1 This Planning and Heritage Statement has been prepared by Boyer, on behalf of Mitchells and Butlers, in support of an application for full planning for various external works at the Toby Carvery, Fair Oak Rd, Eastleigh SO50 6LD.



Figure 1: Toby Carvery, Bishopstoke.

- 1.2 The proposed works seek to reinstate the venue as a vibrant destination, assisting in rewelcoming past patrons and attracting new patrons.
- 1.3 This Planning should be considered alongside the accompanying forms and drawings submitted with the application. This Supporting Statement covers planning, design and access matters.

Statement Structure

- 1.4 This Statement provides an evaluation of the planning considerations and comprises:
- A description of the application site and surroundings (Section 2);
 - An explanation of the proposed development (Section 3);
 - An overview of relevant planning history at the site (Section 4);
 - A review of relevant local and national planning policy (Section 5);
 - An appraisal of the key considerations regarding the proposed development (Section 6);
 - An assessment of the proposed development in respect of the heritage aspects (Section 7); and
- A conclusion (Section 8).

2. SITE AND SURROUNDING CONTEXT

- 2.1 The application site comprises of a public house located within Eastleigh which lies within the administrative boundary of Eastleigh Borough Council.
- 2.2 The detached property is located along Fair Oak Road within the settlement of Eastleigh and comprises of a two-storey building. The principal elevation fronts onto the garden area, where Fair Oak Road lies beyond.
- 2.3 To the rear of the building, the site provides a generous beer garden and carpark accessed from Fair Oak Road.
- 2.4 The site's existing construction materials comprise of painted render and slate roof tiles.
- 2.5 The surrounding area is a mix of residential, focused to the northeast of the site, and agriculture focused to the south of the site.
- 2.6 The property is also subject to the following:
 - Eastleigh Conservation Area
 - Flood Zone 1

3. PROPOSED DEVELOPMENT

- 3.1 This application seeks full planning permission for a series of external works to the main building at Toby Carvery Bishopstoke, Fair Oak Rd, Eastleigh, SO50 6LD. The proposed alterations have been designed to preserve and respect the existing fabric of the public house whilst providing much needed updates to provide patrons with a better customer experience to support the site's viability.
- 3.2 All works proposed have been subject to careful consideration and shall not have any adverse impact on any features that contribute to Bishopstoke Conservation area. The scheme has therefore been sensitively designed to sympathetically integrate with the existing arrangements and intends to enable the current operations to be carried out in a more effective manner.
- 3.3 Full details of the proposed works are illustrated within the accompanying drawing pack, which also provides more technical information overview of the main features. A summary of the proposed works are provided below.

External

- New 14 no. 2.7m high festoon timber posts and festoon lighting
 - New external lighting positions
 - New LED Rope lighting to gutter line
 - New 3m long by 2.5m wide single door walk-in freezer store unit
 - New concrete base for walk-in freezer unit
 - New 2.35m high timber close board fencing
 - New 2.35m high steel frame timber clad gate
 - New section of exterior slat wall panel oak to gable end
 - External fenestration and render redecoration
- 3.4 In addition to the above works, restorative works will take place to fix the fire damage to roof in a like for like fashion. This however these works are unrelated to this proposal.

4. PLANNING HISTORY

4.1 There have been various full, listed building and advertisement applications at Toby Carvery Bishopstoke, formerly 'River Inn', as set out below.

Reference	Brief Description	Decision
A/17/80137	Display of 2no. internally illuminated fascia signs, 2no. internally illuminated totem signs and 2no. internally illuminated free standing signs	Granted 25/04/2017
A/16/79311	Display of 6no. signs comprising 2no. internally illuminated fascia signs, 2no. internally illuminated 5m double legged totem signs & 2no. internally illuminated 2m double legged signs	Refused 24/11/2016
C/15/76575	Change of use of part of car park to hand car wash and valeting with installation of a canopy & erection of 2no. storage containers	Refused 9/9/2015
A/05/53579	Display of 3no. externally illuminated free standing signs, 1no. externally illuminated wall mounted sign and 1no. internally illuminated wall mounted sign with decorative lantern on bow bracket	Refused 27/5/2005
A/11084/018/00	Display of illuminated signs	Granted 20/6/1996

5. PLANNING POLICY CONTEXT

- 5.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 5.2 For completeness, the proposal is considered within the context of the National Planning Policy Framework (NPPF) 2024 and any relevant National Planning Policy Guidance (NPPG).

The Development Plan

Eastleigh Borough Local Plan (2016-2036)

- 5.3 The development plan for Eastleigh Borough Council comprises of Eastleigh Borough Council Local Plan (2016-2036) and following policies are considered relevant to the scheme:
- Strategic Policies S1, S2 and S8;
 - and Development Management policies DM1, DM11, DM12 and DM14.

Material Policy Considerations

National Planning Policy Framework (NPPF) (2024)

- 5.4 Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development within the planning system and states that development proposals that accord with the development plan should be approved without delay.
- 5.5 Paragraph 85 outlines that significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.
- 5.6 Section 8: Promoting Healthy and Safe Communities supports that planning policies and decisions should encourage the use of community facilities including public houses, to enhance the sustainability of communities and residential environments thus achieving healthy, inclusive and safe places.
- 5.7 Section 15: Conserving and enhancing the natural environment states that planning policies and decisions should contribute to and enhance the natural and local environment. In particular, paragraph 189 confirms that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas and should be given great weight in National Parks.
- 5.8 Section 16: Conserving and Enhancing the Historic Environment details conserving and enhancing the historic environment, in particular confirming that great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

6. KEY CONSIDERATIONS

6.1 This Section considers the key planning considerations arising from the proposal. It draws upon the site context, planning history and policy review, together with other relevant matters.

6.2 These evidence sources suggest that the following matters are relevant to the determination of the application:

- Principle of Development;
- Design and Impact on the Character and Appearance of the Area;
- Impact on Residential Amenity

Principle of Development

6.3 In terms of the principle of development, the proposals will not result in the loss or negatively impact upon the functioning of the pub, rather it will provide a refresh of the exterior building. The planning history demonstrates that previous works have been deemed acceptable, and this proposal builds upon that. The scheme simply looks to make more efficient use of the current space on site to enhance the overall customer experience and in doing support the Toby Carvery, Bishopstoke's long-term vitality and viability in accordance with paragraph 90 of the NPPF.

6.4 The proposal would not undermine the building's identity as a public house. For the avoidance of doubt the works proposed to the building are limited in nature and do not adversely affect any overall aesthetic appearance of the Toby Carvery Bishopstoke in anyway.

6.5 The proposed alterations will clearly retain the existing character of the public house, and there is no change in use or aspect of development that would potentially detract from the existing fabric of the building.

6.6 The proposed alterations will clearly retain the existing character of the pub, and there is no change in use or aspect of development that would potentially detract from its contribution to the surrounding conservation area.

6.7 The overall scale of the development also remains proportionate to the existing building and sympathetically responds to the character of the pub along with that in the immediate surrounding conservation area.

6.8 On that basis the proposed scope of works is limited those necessary to improve the overall function of the existing pub and in doing so shall contribute to the economic vitality of the local area.

6.9 The public benefit from this proposed development comprises the following:

- Secures optimum viable use as a public house with modernisation only where necessary to meet modern day expectations in support of its long-term conservation; and

- Sustains and enhances the contribution of its setting by renewing where possible whilst retaining all significant features on site.
- 6.10 By virtue of the above, the proposed works are deemed acceptable and will sustain the long-term prosperity of the existing pub which provides a valuable service to the local community.

Impact on the character and appearance of the area

Use

- 6.11 The proposals do not involve any deviation from the existing use as a pub, rather they seek to improve the building's operation as a vibrant pub through the upgrade of the interior of the buildings and grounds. This supports enhancing the sustainability of communities and improvement of existing community facilities in accordance with the Development Plan.

Design

- 6.12 The proposed external works have been designed to positively respond to the prevailing character and architectural vernacular of Bishopstoke Conservation area. The exterior works would revitalise and enhance the setting of the building, resulting in a proposal that would not significantly impact upon the heritage features of the property.
- 6.13 In terms of the new 14 no. 2.7m high festoon timber posts and festoon lighting, it is considered that this is located along the front boundary facing on to Fair Oak Road. The addition of the festoon lighting seeks to enhance the 'kerb appeal' of the property. It is considered to be an attractive addition to the street scene but also practical in the limited illumination of the front of the property.
- 6.14 The new external lighting positions are discrete and allow for both security and patron illumination and provide minimal additions. This is also the case in terms of the new LED Rope lighting to eaves at the gable ends.
- 6.15 The new 2.35m high timber close board fence and new steel framed gate are appropriate in this location and essential to allow an extended operating yard to the side of the property, in part to instal the new 3m long by 2.5m wide single door walk-in freezer store unit and concrete. There is no new hard surfacing required, and the concrete base is a replacement of an existing hard standing.
- 6.16 To the front gable facing Foar Oak Road, it is proposed to provide a new section of exterior slat wall panel oak. This is minimal on the elevation and will allow a sympathetic background for new signage.
- 6.17 Furthermore, it is proposed to redecorate the external fenestration and render in muted colours which are sympathetic to the surrounding Conservation Area.
- 6.18 It is considered that the proposed development, overall, would improve the appearance of the public house. The updated scheme proposes only necessary additions to modernise where necessary and retains all significant features of historic interest. Most notably this includes the proposed new lighting, which is considered to provide significant betterment from a customer

experience and safety perspective. The implementation of attractive alterations and additions would be of an appropriate scale of development that provides a high-quality design that sensitively responds to the local historic context and enhances the existing character and local distinctiveness of the listed building in compliance with Section 16 of the NPPF.

Access

- 6.19 Access to the property will remain as existing.

Density, Scale and Massing

- 6.20 There would be no alterations to the existing amount of development in terms of density, scale or massing.

Materials

- 6.21 The proposed materials would seek to match the existing where possible and would complement the character and appearance of the listed building and surrounding area.
- 6.22 The proposals will be constructed utilising appropriate materials and detailing that will positively contribute to the local character and appearance of the local area and distinctiveness of the Conservation Area.

Impact on Residential Amenity

- 6.23 The proposed scope of works shall not have any adverse impact on the residential amenity of any neighbouring residents. This is derived on the basis there is no change or intensification of the current use which shall continue to operate as a pub and the fact the proposal does not include any features which could be considered to be a source of potential disturbance.
- 6.24 No changes are proposed to the opening hours of the pub or garden area. Where the current use of land is outdoor garden, the minor external alterations are not considered to increase levels of harm to neighbour's amenity by way of noise pollution and disturbance.
- 6.25 There will be no impact with regard to odour as no cooking or food preparation will take place in the chalets; the situation will remain as existing.
- 6.26 The proposed external works are not considered to cause harm to the amenity of local residents or neighbour's living conditions. The proposal will make a positive contribution to the operation of the public house by improving customer comfort, therefore ensuring the success of the proposed development.
- 6.27 Overall, it is considered that the proposal will accord with the site's surroundings and will not affect the amenity of neighbouring residents.

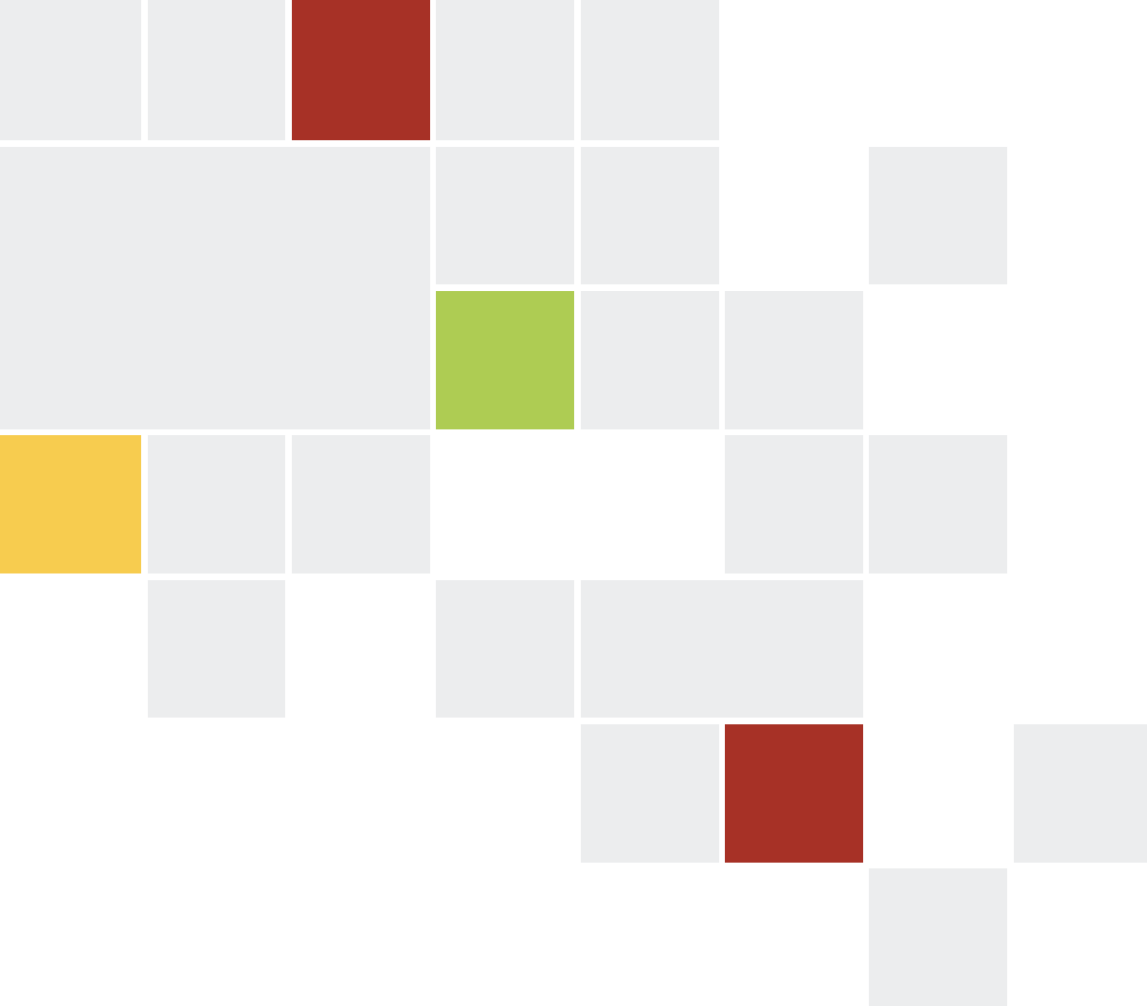
Summary

- 6.28 The design is reflective of the high-quality nature of the Mitchells & Butlers' approach to their estate, and the proposals will form an attractive, bespoke, and inviting environment. The scheme will therefore reflect the existing high-quality design of the site, ensuring there is a

sympathetic approach to both preserve and enhance the character and appearance of the host building and the surrounding area.

7. CONCLUSION

- 7.1 This Planning and Heritage Statement has been prepared by Boyer, on behalf of Mitchells and Butlers, in support of an application for full planning and listed building consent for various external works at the Toby Carvery Bishopstoke.
- 7.2 This report sets out the justification in planning terms for the proposed development, which is summarised as follows:
- The proposals will enable the public house and grounds to be updated, sympathetically modernised and maintained, and thus contribute to the preservation and enhancement of Eastleigh Borough Council heritage assets.
 - Enabling significant investment into the continued use of the facility as a public house, ensuring its retention and enhancement as a local community facility and its long term sustainability; and
 - The proposed external and internal alterations will not compromise the aesthetic, architectural or historic interest of the public house and will maintain the operation and trade through the provision of a high-quality scheme that is sensitive to its surrounding context.
- 7.3 Therefore, planning permission and listed building consent should be granted subject to any necessary conditions.



Park House, Greyfriars Road, Cardiff, CF10 3AF | 02920 736 747
cardiff@boyerplanning.co.uk | boyerplanning.co.uk

Boyer