



An application to determine if prior approval is required for a proposed:

Change of Use from Shops (Class A1), Financial and Professional Services (Class A2), Takeaways (Class A5), Betting Offices, Pay Day Loan Shops or Launderettes (Sui Generis Uses); or a Mixed Use combining use as a Dwellinghouse (Class C3) with a Shop (Class A1) or Financial and Professional Service (Class A2), Betting Office, Pay Day Loan Shop or Launderette (Sui Generis Uses); to Dwellinghouses (Class C3), and for building operations reasonably necessary for the conversion.

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class M

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	
Suffix	
Property name	Blacksmiths Arms
Address line 1	Tythe Barn
Address line 2	
Address line 3	
Town/city	Alton
Postcode	ST10 4AZ
Description of site location must be completed if postcode is not known:	
Easting (x)	407391
Northing (y)	341704
Description	

2. Applicant Details

Title	Mr
First name	Dennis
Surname	Power
Company name	
Address line 1	Blacksmiths Arms

2. Applicant Details

Address line 2

Tythe Barn

Address line 3

Town/city

Alton

Country

Postcode

ST10 4AZ

Are you an agent acting on behalf of the applicant? ☐ Yes ☒ No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

No Agent details were submitted for this application

4. Eligibility

Was the use of the building on 20th March 2013 (or the last use before that date) one of the following: ☒ Yes ☐ No

- a use within Class A1 (Shops) or Class A2 (Financial and Professional services);
- a use as a betting office, pay day loan shop or launderette; or
- a mixed use combining use as a dwellinghouse with one of the above uses;
- a use within Class A5 (Hot Food Takeaways)

Was the building's use within Class A1 (Shops) or Class A2 (Financial and Professional services) only granted by a change of use under permitted development rights? ☐ Yes ☒ No
(Select 'No' if not relevant)

Will the total combined floor space in the building (previously and in this proposal) changed to Class C3 (Dwellinghouses) exceed 150 square metres? ☐ Yes ☒ No

Will the external dimensions of the resulting building extend beyond the existing building at any point? ☐ Yes ☒ No

Is the building: ☐ Yes ☒ No

- in a conservation area;
- in an area of outstanding natural beauty;
- in an area specified by the Secretary of State for the purposes of enhancement and protection of the natural beauty and amenity of the countryside;
- in the Broads;
- in a National Park;
- in a World Heritage Site;
- in a site of special scientific interest;
- in a safety hazard area;
- in a military explosives storage area;
- a listed building; or
- a scheduled monument.

5. Description of Proposed Works, Impacts and Risks

Please describe the proposed development, including (from 1 August 2020) details on the provision of adequate natural light in all habitable rooms of the dwellinghouses

No development necessary

Are any associated building works or other operations required to make this change? ☐ Yes ☒ No
Note that such works are restricted to those reasonably necessary to convert the building for use as a dwellinghouse (including partial demolition).

5. Description of Proposed Works, Impacts and Risks

What will be the net increase in dwellinghouses?
This figure should be the number of dwellinghouses proposed by the development that is additional to the number of dwellinghouses on the site immediately prior to the development.

0

Please provide details of any transport and highways impacts and how these will be mitigated:

None

Please provide details of any contamination risks and how these will be mitigated:

None

Please provide details of any flooding risks and how these will be mitigated.

A flood risk assessment should accompany the application where the site:

- is in Flood Zones 2 or 3; or
- is in an area with critical drainage problems (such areas will have been notified to the Local Planning Authority by the Environment Agency).

Check if your site location is in Flood Zone 2 or 3 online.

Check with your Local Planning Authority to see if your site is in an area with critical drainage problems.

None

Please provide details of the impact on the adequate provision of services based on the loss of the building's current use.

For example:

- Would there be a reasonable prospect of the building being used under its current use class going forward?
- Would a unique shop, takeaway, launderette, professional or financial service be lost from the area if the use is changed?

Having been at the Blacksmiths since 14th February 1989, we now know that any significant financial loss due to a country/worldwide event would take a number of years and a good deal of investment to start being able to live financially comfortable again. This pandemic, unfortunately, has come at the end of a long list of significant financial hardships and so we feel that to push on would be totally reckless. To begin with it would take a large cash injection just to get up and running initially, with ongoing additional costs for some years ahead, as we already have prior debts getting further loans would be difficult and would also be counterproductive.

Alton Towers, a thriving theme park when we first came here and trade was very good indeed, we used to be open during the day in the week, we were surrounded by B&Bs and a large motel which supported our business and 6 other pubs in the village. However, that started to decline after A.T. started building hotels and making evening restaurants for their guests, and now becoming a huge resort encouraging their guests to stay on-site for the duration of their visit. Over time, B&Bs started decreasing and our night time trade was diminishing.

We've managed our way through one small recession followed by the global financial crash, and before 2020 we had already made cutbacks on key members of staff and adjusting our business model on numerous occasions to suit the times.

In 2015, Alton Towers had a devastating incident, which hit the local pubs and b&b's hard, in what should have been our busiest time of the year the village was completely empty, A.T shut their doors and for a few years their trade had decreased massively. During that time we tried to make the most of the quiet time, up-cycling furniture and trying to drum up as much local trade as possible. Trade started to pick up again, but by no means anything like it used to be, and so we took out a loan to update our tired and in some parts none existing signage. It helped a little but by now our business was 30+ years old and needs much more than new signs, the investment needed to make our pub on a par with the 4 pubs who all have new owners, new cash injections and fully refurbished pubs in the village take a significant cash injection and we know of no lenders that would be willing to take such risky investment during these unprecedented times.

We have also had the business up for sale for the last 3 years and have had no interest.

We let our full time staff go in 2016, as the money the business was making never justified full time positions, working the main roles ourselves.

We feel that over the years we have poured everything in to the business to keep it afloat, but we feel that even with a cash injection the village cannot withstand 4 pubs and a community pub any longer.

The pub is also our family home, and therefore we feel that adapting the property would serve its purpose better.

Where the building is located in a key shopping area, please provide details of any undesirable impact on the sustainability of that shopping area:

None

6. Declaration

I/we hereby apply for prior approval as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☒

Date (cannot be pre-application)

12/04/2021