

**WESTERN AREA PLANNING COMMITTEE  
16TH MARCH 2022**

**UPDATE REPORT**

**Item No:** (1)      **Application No:** 20/02245/FUL      **Page No.**      Pages 121-145

**Site:** Swan Inn, Newbury Road, Great Shefford, Hungerford, RG17 7DS \*

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**Planning Officer Presenting:** Sian Cutts

**Member Presenting:** N/A

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**Parish Representative speaking:** N/A

**Objector(s) speaking:** N/A

**Supporter(s) speaking:** N/A

**Applicant/Agent speaking:** Sharon Brentnall      Attending Via Zoom

**Ward Member(s):** Councillor Clive Hooker

**1. Procedural Matters**

An extension of time for the determination of the application has been agreed until 18th March 2022. The applicant has agreed to the pre-commencement conditions.

**2. Additional Consultation Responses**

<b>Public representations:</b>	<p>Four additional representations have been received. Three from previous contributors, and one additional contributor.</p> <p>The total number of representations is:</p> <p>Contributors: 65 Support: 36 Object 28</p> <p>The additional objections received are summarised as:</p> <ul style="list-style-type: none"><li>• Overspill parking when the pub car park is full, particularly around lunchtimes</li><li>• Proximity to the bend which is dangerous, lorries get blocked and there have been accidents</li><li>• The shop is not needed to sustain the viability of the pub</li><li>• Originally proposed up to 9 jobs, now only 1 proposed</li></ul>
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	<ul style="list-style-type: none"> <li>• Changes to opening times, it is now suggested from 6:30 am</li> <li>• Opening times not included in the report, these have not been the subject of clear process</li> <li>• Insufficient parking, and there has been a reduction in the number of spaces</li> <li>• Report is incorrect in the number of parking spaces lost, it will be 23 available after development rather than 26 stated by Highways</li> <li>• The garage is being converted to another use</li> <li>• Height of the building</li> <li>• Insufficient hand washing facilities</li> <li>• A survey undertaken in February does not account for warmer &amp; busier months of the year; the parking for the kiosk which is intended to open soon; staff parking; the full car park on frequent occasions especially at lunchtimes</li> <li>• Enforcement matters have not been fully considered.</li> </ul>
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### 3. Opening hours

The planning application form requested opening hours 7 days a week, including weekends and Bank Holidays of 09:00-19:00, and the planning statement said that, "The farm shop is envisaged to open 6 days a week, however to allow for flexibility as to the days it opens and for seasonal 7 days a week operation planning permission is sought for the farm shop to open 7 days a week between the hours of 09:00 and 19:00."

However, the Highways Officer has recommended that the shop is not open when the pub is at its busiest, in the evenings, and weekend afternoons, to minimise the potential for overspill parking on the road, and so the following times are recommended

Monday to Friday 07:00-18:00

Saturdays, Sundays and Public Holidays 07:00-12:00

Whilst other opening times were suggested in the course of the application, the opening hours recommended by the Highways Officer have been accepted by the applicant.

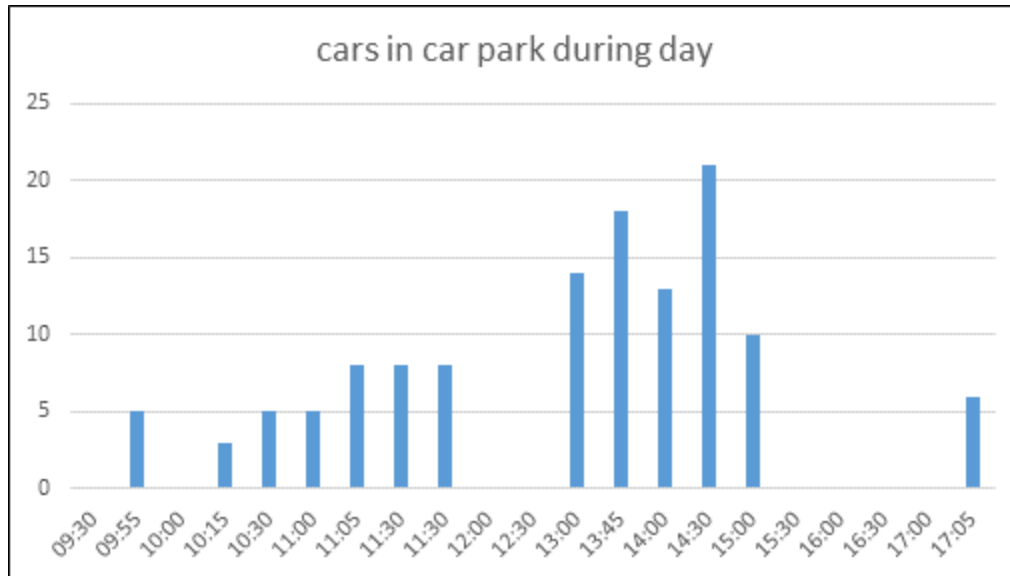
### 4. Parking

In response to the objections received about overspill parking a survey was undertaken by Highways Officers and Planning Officers during February, and March to assess the levels of parking, at times when both the shop and pub could be open. The results indicate that there was surplus parking available at these times

#### Great Shefford

Date	Time	In car park	Surplus	On street
Sunday Feb 13th AM	11.30	8	18	0
Monday Feb 14th AM	09.55	5	21	0
Monday Feb 14th PM	14:00	13	13	0
Tuesday Feb 15th AM	10.15	3	23	0
Tuesday Feb 15th PM	17.05	6	20	0
Wednesday Feb 16th AM	11.05	8	18	0
Wednesday Feb 16th	13.45	18	8	0

PM				
Thursday Feb 17th AM	13:00	14	12	0
Thursday Feb 17th PM	14.30	21	5	0
Friday Feb 18th AM	Cancelled due to storm Eunice			
Friday Feb 18th PM	Cancelled due to storm Eunice			
Saturday Feb 19th AM	11.00	5	21	0
Saturday Feb 19th AM	11.30	8	18	0
Friday Mar 11th PM	15.00	10	16	0
Saturday Mar 12th AM	10.30	5	21	0



The Highways Officer had also sought clarification of how many staff were likely to be employed in the shop at lunchtimes. The following information was received

'Maximum staff numbers are two and depending on take up, may even be one (it is to be advertised as a single post, but could be split if necessary). It was anticipated that stocking and closing / cleaning are the most likely times when two staff are needed.... it is just a small shop and easily manageable by one person.

Crossover if required would not happen at lunchtime as that could potentially leave a period where customers would be waiting.'

The Highways Officer raised no objection to this.