

Tidbury Green Farm, Fulford Hall Road, Earlswood, Solihull, B90 1QZ  
**Brunning and Price**  
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25/03/2022



**PLANNING SUPPORT STATEMENT  
PROPOSED CHANGE OF USE OF THE  
EXISTING FARMHOUSE, ASSOCIATED  
BUILDINGS AND LAND FROM RESIDENTIAL  
USE TO A PUBLIC HOUSE/RESTAURANT  
AND CONSTRUCTION OF EXTENSIONS AND  
ASSOCIATED WORKS (REVISIONS TO  
APPROVED SCHEME PL/2019/00039/PPFL  
AND PL/2019/00040/LBC)**

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# 1.0 Introduction

- 1.1 This Planning Support Statement has been prepared to accompany applications for planning permission and listed building consent for the proposed change of use of the existing buildings and land from residential to a public house/restaurant and construction of extensions and associated works (revisions to approved scheme PL/2019/00039/PPFL and PL/2019/00040/LBC) at Tidbury Green Farm, Fulford Hall Road, Earlswood, Solihull, B90 1QZ. A separate Design and Access Statement and a separate Heritage Impact Assessment also accompanies these applications.
- 1.2 These consents have not been pursued to date due to the impact of the Covid-19 pandemic and subsequent impact upon the hospitality industry. However, as the industry is now in a state of recovery, Brunning & Price is again able to pursue this site and realise their dreams for converting it into a high-quality community leisure facility. Brunning & Price has reviewed the details of the previous consents and would like to make a number of changes to the approved scheme.
- 1.3 The Statement is set out in six sections and comprises:
- 1.0 Introduction
  - 2.0 Site Description & Surrounding Area
  - 3.0 Proposals & Planning History
  - 4.0 Relevant Planning Policies
  - 5.0 Assessment of Planning Issues
  - 6.0 Summary

## 2.0 Site Description & Surrounding Area

- 2.1 The application site comprises an existing farmhouse and associated outbuildings that are located in Earlswood, Solihull. The premises have been vacant since January 2020.
- 2.2 The farmhouse, cowshed, barn, stables and pigsties buildings themselves are grade II listed buildings, which were all listed on 14/07/2016. They are separately listed but are noted for their group value. The site does not lie within a designated conservation area.
- 2.3 The Historic England listing descriptions for these listed buildings are contained within the accompanying Heritage Impact Assessment report.
- 2.4 The application site is located within the designated Green Belt.
- 2.5 The wider settlement itself is residential in character, with the significant new housing development of the 'Tidbury Heights' scheme within very close proximity to the application site.

## 3.0 Proposals & Planning History

- 3.1 The application proposals comprise the proposed change of use of the existing buildings and land from residential to a public house/restaurant and construction of extensions and associated works (revisions to approved scheme PL/2019/00039/PPFL and PL/2019/00040/LBC) at Tidbury Green Farm, Fulford Hall Road, Earlswood, Solihull, B90 1QZ.
- 3.2 These consents have not been pursued to date due to the impact of the Covid-19 pandemic and subsequent impact upon the hospitality industry. However, as the industry is now in a state of recovery, Brunning & Price is again able to pursue this site and realise their dreams for converting it into a high-quality community leisure facility. Brunning & Price has reviewed the details of the previous consents and would like to make a number of changes to the approved scheme.
- 3.3 All of the proposed alterations are illustrated within the accompanying application drawings. A summary of proposed changes to the approved scheme is as follows:

### **Main House – Ground Floor:**

- Previously a mixture of trade area and the manager's accommodation; this is now all trade area with a wine store and private dining room.

### **Main House – First Floor:**

- Previously the proposed manager's accommodation, the existing rooms will now be designed for customer toilets and back of house areas (office and store).

### **Main House – Second Floor:**

- No change; for storage use only.

### **Existing Barn and Stable Buildings:**

- These areas remain as trade area, with the only noticeable difference being the new and larger mezzanine floor.

### **Extension – Basement:**

- The subterranean element has been omitted from the scheme.

### **Extension – Ground Floor:**

- The central section of the car park entrance elevation will be brought forward to emphasise the entrance and to ease congestion on the bar servery.

- The glazed link between the new ground floor extension and the existing house and barn 2 building has been slightly increased in size as it projects further along barn 2.
- The kitchen area has been extended to accommodate the previous proposed subterranean elements, to include cold rooms and food storage.
- The proposed beer store is now formed at ground floor level as opposed to the previously proposed subterranean beer store.
- A new 1.8m high compound fencing is proposed around the new bin store area.
- There will be a new internal staircase up to the first-floor area.

**Extension – First Floor/Roof Void:**

- This area will be designed to hide the requisite mechanical plant and additional back of house elements previously proposed in the basement area; to include male and female chef changing facilities, staff room and plant room.

3.4 The key relevant planning history for the site comprises the previously consented scheme, approved on 21/01/2020, under LPA references: PL/2019/00039/PPFL and PL/2019/00040/LBC. Prior to these were applications 18/00235/PPFL and 18/00236/LBC, which were withdrawn on 02/01/2019.

3.5 The applicant sought formal pre-application advice from the LPA on this revised scheme. The LPA's response (LPA reference: PL/2021/02903/PREAPC) was received on 17/01/2022. LPA officers considered that the new proposal is materially different from the original approved scheme and therefore full planning permission and listed building consent is required. LPA officers listed numerous objections to the scheme, in terms of impact upon the heritage assets and the Green Belt and set out draft reasons for refusal within their pre-application response. The concerns of LPA officers can be summarised as follows:

Heritage - the additional development would further damage the overall character of the property and would result in further harm to the significance of the listed buildings.

Highways - concerns that the proposals will reduce the area available for car parking to be accommodated. It is likely that the increased seating area and improved facilities will increase the number of customers visiting the site, which could require an increase in car parking provided at the site. A full transport statement required.

Ecology - updated surveys for protected species and habitats within the site will be required given the time since the last application.

Noise – the report must be updated to reflect new scheme.

Flooding – the site area is believed by officers to be more than 1 hectare in area, so a Flood Risk Assessment (FRA) is required (the application site area is 0.96ha, so no FRA is required).

## 4.0 Relevant Planning Policy

### National Planning Policy Framework 2021

- 4.1 The 2021 Framework reiterates the presumption in favour of sustainable development (paragraph 11) which requires development proposals that accord with an up-to-date development plan to be approved without delay. Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, permission should be granted unless in conflict with the 2021 Framework. The 2021 Framework also requires LPAs to approach decisions on proposed development in a positive and creative way and to work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible (all paragraph 38).
- 4.2 The 2021 Framework requires planning policies and decisions to help create the conditions in which businesses can invest, expand and adapt. 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 (paragraph 81).
- 4.3 The 2021 Framework requires planning policies and decisions to promote social interaction and opportunities for meetings between people who might not otherwise come into contact with each other (paragraph 92). The 2021 Framework adds that in order to provide the social and recreational facilities and services the community needs, planning policies and decisions should plan positively for the provision and use of shared spaces and meeting places, such as public houses (paragraph 93).
- 4.4 The 2021 Framework states that good design is a key aspect of sustainable development (paragraph 126). Planning policies and decisions should ensure that developments function well and add to the overall quality of the area; are visually attractive; are sympathetic to local character and history, while not preventing or discouraging appropriate innovation or change; create attractive, welcoming and distinctive places; optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development and support local facilities and transport networks; and create safe, inclusive and accessible places that do not undermine the quality of life or community cohesion and resilience (all paragraph 130).
- 4.5 The 2021 Framework protects Green Belt land, stating that its fundamental aim is to prevent urban sprawl by keeping land permanently open, with the essential characteristics of Green Belts being their openness and their permanence (paragraph 137). The five purposes of the Green Belt comprise; to check unrestricted urban sprawl of large built-up areas; to prevent neighbouring towns merging into one another; to assist in safeguarding the countryside from encroachment; to preserve the setting and special character of historic towns; and to assist in urban regeneration

(paragraph 138). Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances (paragraph 147). Exceptions to inappropriate development include: the extension or alteration of a building, provided that it does not result in disproportionate additions over and above the size of the original building; and limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use, which would not have a greater impact on the openness of the Green Belt than the existing development or does not cause substantial harm to the openness of the Green Belt (paragraph 149). Certain forms of development are also not inappropriate in the Green Belt, provided that they preserve its openness and do not conflict with the purposes of including land within it. These include: the re-use of buildings, provided that the buildings are of a permanent and substantial construction; and material changes of use of land (paragraph 150).

- 4.6 The 2021 Framework requires that heritage assets are conserved in a manner appropriate to their significance (paragraph 189). Heritage assets should be put to viable uses consistent with their conservation and development should make a positive contribution to local character and distinctiveness (paragraph 190). Development proposals should avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal (paragraph 195). In determining applications, LPAs should take account of: the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness (paragraph 197). When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation, irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance (paragraph 199). Any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification (paragraph 200). Where a development would lead to less than substantial harm to the significance of a heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use (paragraph 202).

#### **Development Plan Policies**

- 4.7 The adopted Development Plan for the application site is the Solihull Local Plan 2013.
- 4.8 Policy P10 of the Local Plan addresses the natural environment and requires development to incorporate measures to protect, enhance and restore the landscape where possible and thereby help to create or maintain a healthy natural environment which provides social and economic benefits.
- 4.9 Policy P14 of the Local Plan concerns amenity and requires development to be a good neighbour and protect and enhance the existing amenity of residential and commercial occupiers.

- 4.10 Policy P15 of the Local Plan addresses securing design quality and requires development to achieve good quality, sustainable and inclusive design and sets out a number of measures to achieve this. These include the conservation and enhancement of the local character; ensuring that the scale, massing, layout and landscape of the development respects the surrounding natural, built and historic environment; and the integration of the natural environment into the development.
- 4.11 Policy P16 of the Local Plan concerns the conservation of heritage assets and local distinctiveness. This policy outlines the importance of the historic environment to the local character and distinctiveness of the Borough, stating that it can provide cultural, economic, environmental and social benefits. This policy requires that development enhances and preserves heritage assets in order to conserve local character and create a sense of place.
- 4.12 Policy P17 of the Local Plan addresses the countryside and the Green Belt. This policy seeks to safeguard the Green Belt from inappropriate development, which will only be permitted in very special circumstances. Development that is not considered inappropriate within the Green Belt includes: development involving the replacement, extension or alteration of buildings which do not harm the purposes of the Green Belt; reasonable expansion of established businesses, where a proposal would make a significant contribution to the local economy; and the re-use of buildings and land where the new use would not conflict with, nor have a materially greater impact on, the openness of the Green Belt and its purposes.
- 4.13 Policy P18 of the Local Plan concerns health and wellbeing and supports development which contributes to a high quality, attractive and safe public realm and encourages social interaction.

## 5.0 Assessment of Planning Issues

5.1 The application proposals comprise the proposed change of use of the existing buildings and land from residential to a public house/restaurant and construction of extensions and associated works (revisions to approved scheme PL/2019/00039/PPFL and PL/2019/00040/LBC) at Tidbury Green Farm, Fulford Hall Road, Earlswood, Solihull, B90 1QZ. The application proposals are detailed in the accompanying plans and documents.

5.2 In planning terms, these applications should therefore be solely assessed on their net differences with the previously consented scheme, approved on 21/01/2020, under LPA references: PL/2019/00039/PPFL and PL/2019/00040/LBC. A summary of these proposed changes to the approved scheme is as follows:

### **Main House – Ground Floor:**

- Previously a mixture of trade area and the manager's accommodation; this is now all trade area with a wine store and private dining room.

### **Main House – First Floor:**

- Previously the proposed manager's accommodation, the existing rooms will now be designed for customer toilets and back of house areas (office and store).

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- No change; for storage use only.

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- These areas remain as trade area, with the only noticeable difference being the new and larger mezzanine floor.

### **Extension – Basement:**

- The subterranean element has been omitted from the scheme.

### **Extension – Ground Floor:**

- The central section of the car park entrance elevation will be brought forward to emphasise the entrance and to ease congestion on the bar servery.
- The glazed link between the new ground floor extension and the existing house and barn 2 building has been slightly increased in size as it projects further along barn 2.

- The kitchen area has been extended to accommodate the previous proposed subterranean elements, to include cold rooms and food storage.
- The proposed beer store is now formed at ground floor level as opposed to the previously proposed subterranean beer store.
- A new 1.8m high compound fencing is proposed around the new bin store area.
- There will be a new internal staircase up to the first-floor area.

**Extension – First Floor/Roof Void:**

- This area will be designed to hide the requisite mechanical plant and additional back of house elements previously proposed in the basement area; to include male and female chef changing facilities, staff room and plant room.

- 5.3 These application proposals are considered to raise two key planning issues, which are: their net implications, over and above the approved scheme, on the openness of the Green Belt and their net implications, over and above the approved scheme, upon designated heritage assets. The latter is assessed within the accompanying Heritage Impact Assessment. For the reasons rehearsed within the accompanying Heritage Impact Assessment, the heritage impacts of the net differences between the approved and proposed schemes are considered to be in compliance with the 2021 Framework, together with Policies P15 and P16 of the Local Plan.
- 5.4 All other aspects of the planning issues raised by the application proposals are considered to not be materially at variance to the existing consented scheme and have consequently the subject of favourable precedent, as established by the LPA's approval of applications PL/2019/00039/PPFL and PL/2019/00040/LBC.
- 5.5 In terms of the net implications, over and above the approved scheme, on the openness of the Green Belt, the key changes are considered to concern the ground floor extension and the proposed additional floorspace to be created. This additional floorspace principally concerns the addition to the kitchen, but there are also modest additions to the ground floor car park entrance elevation and the glazed link between the new extension and the stable building. In addition, although no additional floorspace is created, the new 1.8m high compound fencing around the bin store area could be considered by the LPA to have implications for the openness of the Green Belt. The proposed new GIA floorspace of the revised scheme, over that already consented, is only an modest 14.7%.
- 5.6 Within the context of this site, the consented scheme and the wider setting of the site, it is considered that the net implications of these proposed changes to the approved scheme do not result in such material harm to the openness of the Green Belt that a refusal of planning permission by the LPA on this basis would be reasonable nor defensible.

- 5.7 The site is surrounded by built development, including the recent 'Tidbury Heights' housing development, and the proposed revised works are located entirely within the curtilage of an existing development. In reality, within this established context, there would be no material impacts upon the openness of the Green Belt as a consequence of the proposed revisions to the approved scheme.
- 5.8 For all of these reasons, the resulting net implications, over and above the approved scheme, on the openness of the Green Belt are considered to comply with the reasonable requirements of the 2021 Framework and Policy P17 of the Local Plan.
- 5.9 In all other aspects, the net implications of the proposed variations over and above the approved scheme upon such matters as the implications upon residential amenity; landscape, ecology and highways are not considered to be materially at variance. None of these planning matters are considered to be demonstrably nor materially impacted by the proposed revisions to the approved scheme. The previously imposed planning conditions covering these aspects of the approved scheme can simply be reimposed upon the revised scheme. The application proposals are therefore considered to be in compliance with the reasonable requirements of the 2021 Framework, together with Policies P10, P14, P15 and P18 of the Local Plan, in this regard.
- 5.10 The proposed revisions to the approved scheme are necessary in order to secure a viable community leisure facility at this site. The proposed variations to the approved scheme will allow the applicant to realise the appropriate reuse of these listed premises for a publicly accessible, community leisure use, which will serve the local community catchment population, will allow public access into these heritage assets and will directly contribute towards their ongoing maintenance and upkeep. The proposed public house/restaurant will also provide direct and indirect employment and will generate local economic activity. Both full and part-time staff would be employed at these premises and will be reliant on it for their income.
- 5.11 The proposed revisions comprise an essential part of the applicant's investment into these listed premises and form a key part of the applicant's strategy to attract custom to this community leisure facility, to ensure its economic viability from its establishment on site. The application proposals would therefore help facilitate the establishment and consequent operation of this public house/restaurant, which would add to and enhance the economic vitality and viability of the Earlswood local area. Furthermore, through the provision of guest accommodation, the application proposals would also help enhance the local provision of visitor accommodation, to help boost the economic benefits that the visitor economy plays for the local economy and employment generation.
- 5.12 The application proposals, to modestly vary the approved scheme, form an essential part of the applicant's strategy to attract custom to ensure the economic viability of this proposed commercial social and leisure facility. The proposed public house/restaurant will be an important local

community leisure facility within the Earlswood area. In order to be economically viable, the applicant needs to secure consent for these modest revisions to the approved scheme, to ensure its viability and secure the direct and indirect employment and local economic activity that will result. The application proposals would therefore facilitate the beneficial, sympathetic and appropriate use of these listed premises, which would add to and enhance the economic vitality and viability of the wider Earlswood area.

- 5.13 The proposed public house/restaurant will be an important community leisure facility within the Earlswood local area. It will provide an established and valued community leisure facility, which enhances the opportunities for social interaction (as required by paragraphs 92 and 93 of the 2021 Framework) and will directly help to meet the economic and social needs of the local community, in compliance with the aspirations of Policy P18 of the Local Plan. The application proposals would therefore support the wider social, leisure and community aims and aspirations of the 2021 Framework and Policy P18 of the Local Plan, as rehearsed above in Section 4.0.
- 5.14 Furthermore, the importance of enhanced and appropriate outdoor facilities has become only too apparent throughout the Covid pandemic and the consequential restrictions on the operation and trading of the hospitality and leisure sector. Whilst legal restrictions have been relaxed for now, customer demand *for al fresco* facilities is unlikely to dissipate in the foreseeable future, regardless of whether or not Central Government restrictions are ever to be reimposed. Many customers are choosing, as a preference and regardless of any on-going legal restrictions, to use external seating facilities, as they feel more comfortable, safe, and more willing to patronise hospitality and leisure businesses, through doing so. For the hospitality and leisure sector to recover from the catastrophic impacts of the pandemic, all assistance remains to be given for the foreseeable future and the maximisation of the use of external areas will be critical for this. The LPA should therefore use its best efforts to support the recovery of their own hospitality and leisure sector in this regard.
- 5.15 Central Government has acknowledged that very special circumstances exist in the whole retail and leisure industry at present in the fight against the impact of the Covid pandemic. The Government has introduced a plethora of new measures to assist in the recovery of the economy of this sector. The introduction of the Planning and Business Act 2020 and the merging of town centre uses into Class E are nationwide initiatives to counter the devastating impact of the pandemic, along with deemed consent for pubs and restaurants to act as take-aways until April 2022 and the provision of allowing use of marquees in pub and restaurant gardens for the whole Summer. Inspectors have supported schemes to enhance external facilities at hospitality and leisure venues, including those located within designated Green Belts.
- 5.16 On the issue of transportation impact, the proposed amended scheme would have no materially greater impact than the previously consented scheme. The transportation statement that accompanied the previously consented application is therefore still relevant and accompanies these applications.

- 5.17 Taking all of the above into account, it is therefore considered that the application proposals accord with the requirements and wider aims and aspirations of the 2021 Framework; together with Policies P10, P14, P15, P16, P17 and P18 of the Local Plan, as rehearsed above in Section 4.0.
- 5.18 The application proposals are therefore considered to constitute sustainable development, for which there is a presumption in favour. In accordance with the 2021 Framework's presumption in favour of sustainable development, together with the very special circumstances pertaining to the national recovery of the hospitality and leisure sector following the pandemic, the application proposals should be approved without delay.

## 6.0 Summary

- 6.1 In planning terms, these applications should therefore be solely assessed on their net differences with the previously consented scheme, approved on 21/01/2020, under LPA references: PL/2019/00039/PPFL and PL/2019/00040/LBC.
- 6.2 These application proposals are considered to raise two key planning issues, which are: their net implications, over and above the approved scheme, on the openness of the Green Belt and their net implications, over and above the approved scheme, upon designated heritage assets.
- 6.3 For the reasons rehearsed within the accompanying Heritage Impact Assessment, the heritage impacts of the net differences between the approved and proposed schemes are considered to be in compliance with the 2021 Framework, together with Policies P15 and P16 of the Local Plan.
- 6.4 In terms of the net implications, over and above the approved scheme, on the openness of the Green Belt, the key changes are considered to concern the ground floor extension and the proposed additional floorspace to be created. In addition, although no additional floorspace is created, the new 1.8m high compound fencing around the bin store area could be considered by the LPA to have implications for the openness of the Green Belt.
- 6.5 Within the context of this site, the consented scheme and the wider setting of the site, it is considered that the net implications of these proposed changes to the approved scheme do not result in such material harm to the openness of the Green Belt that a refusal of planning permission by the LPA on this basis would be reasonable nor defensible.
- 6.6 The site is surrounded by built development, including the recent 'Tidbury Heights' housing development, and the proposed revised works are located entirely within the curtilage of an existing development. In reality, within this established context, there would be no material impacts upon the openness of the Green Belt as a consequence of the proposed revisions to the approved scheme. For all of these reasons, the resulting net implications, over and above the approved scheme, on the openness of the Green Belt are considered to comply with the reasonable requirements of the 2021 Framework and Policy P17 of the Local Plan.
- 6.7 The proposed revisions to the approved scheme are necessary in order to secure a viable community leisure facility at this site. The proposed variations to the approved scheme will allow the applicant to realise the appropriate reuse of these listed premises for a publicly accessible, community leisure use, which will serve the local community catchment population, will allow public access into these heritage assets and will directly contribute towards their ongoing maintenance and upkeep. The proposed public house/restaurant will also provide direct and indirect employment and will generate local economic activity.

- 6.8 The proposed revisions comprise an essential part of the applicant's investment into these listed premises and form a key part of the applicant's strategy to attract custom to this community leisure facility, to ensure its economic viability from its establishment on site. The application proposals would therefore help facilitate the establishment and consequent operation of this public house/restaurant, which would add to and enhance the economic vitality and viability of the Earlswood local area. Furthermore, through the provision of guest accommodation, the application proposals would also help enhance the local provision of visitor accommodation, to help boost the economic benefits that the visitor economy plays for the local economy and employment generation.
- 6.9 The proposed public house/restaurant will be an important local community leisure facility within the Earlswood area. In order to be economically viable, the applicant needs to secure consent for these modest revisions to the approved scheme, to ensure its viability and secure the direct and indirect employment and local economic activity that will result. The application proposals would therefore facilitate the beneficial, sympathetic and appropriate use of these listed premises, which would add to and enhance the economic vitality and viability of the wider Earlswood area.
- 6.10 The proposed public house/restaurant will provide an established and valued community leisure facility, which enhances the opportunities for social interaction (as required by paragraphs 92 and 93 of the 2021 Framework) and will directly help to meet the economic and social needs of the local community, in compliance with the aspirations of Policy P18 of the Local Plan.
- 6.11 All other aspects of the planning issues raised by the application proposals are considered to not be materially at variance to the existing consented scheme and have consequently the subject of favourable precedent, as established by the LPA's approval of applications PL/2019/00039/PPFL and PL/2019/00040/LBC. In all other aspects, the net implications of the proposed variations over and above the approved scheme upon such matters as the implications upon residential amenity; landscape, ecology and highways are not considered to be materially at variance. None of these planning matters are considered to be demonstrably nor materially impacted by the proposed revisions to the approved scheme. The previously imposed planning conditions covering these aspects of the approved scheme can simply be reimposed upon the revised scheme. The application proposals are therefore considered to be in compliance with the reasonable requirements of the 2021 Framework, together with Policies P10, P14, P15 and P18 of the Local Plan, in this regard.
- 6.12 For the hospitality and leisure sector to recover from the catastrophic impacts of the pandemic, all assistance remains to be given for the foreseeable future and the maximisation of the use of external areas will be critical for this. The LPA should therefore use its best efforts to support the recovery of their own hospitality and leisure sector in this regard.

- 6.13 Central Government has acknowledged that very special circumstances exist in the whole retail and leisure industry at present in the fight against the impact of the Covid pandemic. Inspectors have supported schemes to enhance external facilities at hospitality and leisure venues, including those located within designated Green Belts.
- 6.14 The proposed amended scheme would have no materially greater impact than the previously consented scheme.
- 6.15 Taking all of the above into account, it is therefore considered that the application proposals accord with the requirements and wider aims and aspirations of the 2021 Framework; together with Policies P10, P14, P15, P16, P17 and P18 of the Local Plan.
- 6.16 In accordance with the 2021 Framework's presumption in favour of sustainable development, together with the very special circumstances pertaining to the national recovery of the hospitality and leisure sector following the pandemic, the application proposals should be approved without delay.

