

DELEGATED

**AGENDA NO
PLANNING COMMITTEE**

UPDATE REPORT

10th March 2021

**REPORT OF DIRECTOR OF FINANCE,
DEVELOPMENT AND BUSINESS SERVICES**

20/0717/FUL & 20/0717/FUL

Vane Arms , Darlington Road, Long Newton

Erection of 1 no. 3 bedroom dwelling with associated access & Conversion and alterations to existing public house and first floor accommodation to create 1 no. residential property with associated access.

SUMMARY

Since the original report to the planning committee on both items for The Vane Arms (applications refs; 20/0717/FUL & 20/0717/FUL), 8 further letters of correspondence objecting to both applications have been received.

Notwithstanding those matters raised, it is not considered that any new material planning considerations or issues are raised which have already been covered with the earlier committee report.

A prospectus produced by the Long Newton Community Hub Limited is also appended to this update report.

PUBLICITY

Additional representations have been received from the following persons and the associated comments are addressed below;

Katrina Coxon 1 West End Cottage, Long Newton; Chairman Carlton Parish Council; Nicola Hodgson Far End Cottage Long Newton; Mr Stephen Thompson 72 Buckthorn Crescent Stockton on Tees; Judith Sweeting and Geoffrey Truefitt, Mountain Ash Cottage, Long Newton; Paul Ainsworth CAMRA; Long Newton Community Hub Limited (LNCH) 24 White House Croft.

1) The Derry (in Long Newton) is not a suitable alternative - it is a successful restaurant not a pub. It does not have bar facilities (previously removed) and does not offer the other facilities of a community pub including village shop, library, post office, B&B etc. People cannot sit and play dominoes twice a week, attend regular quizzes and treasure hunts, or talk over the refereeing decisions on a sat night after a Boro match and a couple of pints (which several of us season ticket holders did regularly), as well as having a fantastic restaurant, garden and B&B.

2) Whether the Vane is not a viable business. It was not viable under the current owners who ceased operating the successful B&B, closed for weeks on end, events were not publicised, menus were not updated, and the marketing strategy could have been much improved. Employed a manager.

3) No formal offer was made by the community group. The community group did make a verbal offer, however the owner would not liaise with the group

4) Rishi Sunak's announcement this week of grants for community owned pubs and sports clubs. Surely this is the ideal scenario for a community pub on Teesside. Mr Sunak also announced that a Free Port would be established on Teesside - a "policy on a scale we've never done before". In addition, parts of the British Treasury are to be relocated to Darlington. There is also a huge expansion of Teesside Airport planned.

5) Long Newton village is crying out for a community pub (a restaurant, no matter how successful or popular it may be, is not that) - the need for the shop, lending library, post office, B&B, bar and much more is obvious to anyone who knows Long Newton.

6) ACV Listing has been upheld by the Courts and has been widely supported by the community, the Long Newton Parish Council, Alex Cunningham MP, Ward Councillor Andrew Stephenson, the Plunkett Foundation and CAMRA. Pledges had been made and a verbal offer made on the 20th October 2019. Vane Arms would be viable as a community owned business and should be given greater weight than what has been given within the report. CAMRA support the purchase of the Vane Arms as a Community Pub and advocates for the success of such enterprises.

7) Unclear why the Council commissioned an Independent Critique when the SBC Planning Department had already scrutinised all the submissions by all the parties at the time of the original applications.

8) The report repeats the same incorrect conclusions of submissions that were considered by the Planning Department previously and which were comprehensively rebuffed in the numerous local objections to the applications

9) If this report is to be debated by SBC, all SBC participants are fully conversant with all the prior public submissions and the written ruling on the ACV appeal. The participants should be in no doubt that it is only the locals who will bear the brunt of the long term effects of the loss of the Vane Arms and not the Owner or the Developer.

10) The new dwelling and access road would be contrary to the requirements of SPD1 in terms of access road and backland development. Plans incorrectly labelled the existing boundary treatment and privacy of the garden would be adversely affected.

11) The pub is vital to the social and mental wellbeing of the community. A recently released report that Pubs are important social hubs that help to tackle loneliness and social isolation in local communities. The new report was commissioned by The Campaign to End Loneliness in collaboration with Heineken and Loughborough University.

Among key findings in The Open Arms Report are that 64% of respondents felt that the pub is one of the main places that people living in the local area can socialise.

Full report at:

https://repository.lboro.ac.uk/articles/report/Open_arms_the_role_of_pubs_in_tackling_loneliness/13663715

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