
F/YR22/0453/F

**Applicant: Mr Andrew Bennet
ARB Commercial Enterprises Limited**

**Agent : Mr Christopher Jordan
ATP Architects + Building Surveyors Ltd**

Rift Bar, Horsefair, Wisbech, Cambridgeshire PE13 1AR

Change of use from restaurant/bar and alterations to existing flat to create to 1no retail units and 6no flats (5no 2-bed & 1no 3 bed)

Officer recommendation: Refuse

Reason for Committee: Referred by Head of Planning on advice of Committee Chairman

1 EXECUTIVE SUMMARY

- 1.1 The site is located within a fringe town centre location off Horsefair and comprises a two storey building last used as a restaurant/bar and a clinic facility before that, but which currently stands vacant.
- 1.2 The existing building on the site currently has extant planning permissions to form 3 no. ground floor retail units (F/YR19/0926/F) and 3 no. additional first floor flats (F/YR20/0369/F) respectively.
- 1.3 The proposal would introduce in part a non-conforming use to the ground floor of this vacant two storey building whereby the retail section of Policy LP6 makes it clear that existing commercial uses at ground floor level within Town/District Centre boundaries will normally be expected to be retained for an appropriate commercial use unless evidence indicates why this type of use can no longer be justified. It is considered that no convincing evidence has been put forward by the applicant to demonstrate why the ground floor of the building premises should not still be made available for commercial use in its entirety at this location, particularly in light of the extant planning permission which exists for the change of use of the ground floor of the building to 3 no. retail units (F/YR19/0926/F) whereby the proposal would be contrary to Policy LP6 of the Fenland Local Plan (adopted 2014).
- 1.4 Future occupants of the flats, particularly those occupying the proposed ground floor flats, are likely to be subject to general noise and disturbance from the various noise sources at this edge of town centre location, including during the day from the proposed retail unit to be formed within the fabric of the existing building behind the ground floor flats and also during the evening/potentially late evening from customers using the taxi layover which exists immediately in front of the building. It is considered from this that the proposal would be contrary to Policies LP2 and LP16 of the Fenland Local Plan.

2 SITE DESCRIPTION

- 2.1 The site comprises a building last used as a restaurant/bar, and a clinic facility before that, but which currently stands vacant, which lies adjacent to the Wisbech Conservation Area on the cusp of the Horse Fair Shopping Centre, a primary shopping area designation, and within a Flood Zone 1 designation. A Fenland Licensed Hackney Carriage white lined 'taxi layover' parking apron with plated parking restrictions exists to the immediate front of the building within the indicated 'red line' site. The building is still internally laid out in the form of its last previous use and is understood to have been vacant for several years since its last use.
- 2.2 The former Empire Theatre, a Grade II* listed building now used as a bingo hall (1 Blackfriars Road), stands opposite the site to the immediate south (front), whilst the Churchill Road relief road runs to the immediate east. A recessed loading bay for Argos exists behind and to the side of the site on its north-eastern side, whilst a rear service yard serving those shops fronting onto Horse Fair exists on the site's south-western side. The site is accessed via Blackfriars Road which serves as a loop road off Falcon Road.
- 2.3 The building on the site is of 1980's construction of rather plain appearance and is two storied with a flat roof with part basement incorporating a 2-bed manager's flat at first floor level. The building is 'dual aspect' with its principal elevation facing onto Blackfriars Road and a side elevation facing onto a walkway which connects the site with Horse Fair. The building is externally clad in predominately cream render and buff brick, but with some grey/black boarding, and has a series of full height windows designed in uniform fashion at both ground and first floor level on its front (principal) and flank elevations.

3 PROPOSAL

- 3.1 This full application relates to the change of use of this vacant premises site from Class E(b) restaurant/bar use to a mixed use comprising 1 no. Class E(a) (formerly Class A1) retail unit and 6 no. Class C3(a) self-contained market housing flats (5 no. 2-bed and 1 no. 3 bed).
- 3.2 The proposed retail unit would be located within the rear section of the existing building with public access gained via a newly formed shop entrance on the west side of the building facing onto the existing walkway connecting with Horsefair. Two of the proposed 2-bed flats would be formed within the majority of the remainder of the ground floor of the building to the front, which would have separate frontage entrances, together with sub-divided internally created gardens to serve Flats A and B within the centre of the building itself, and also two communal refuse stores.
- 3.3 Existing separate staircase entrances to the sides of the building would serve to provide access to the three remaining proposed 2-bed flats (Flats C, D and E) to be formed above at first floor level, including retention of the existing manager's flat, and also the proposed 3-bed flat (Flat F), together with balconies to serve Flats C, D and E to be formed above the aforementioned sub-divided gardens below within the centre of the building. The existing basement would be sealed off.
- 3.4 Various cosmetic and fenestration changes would be carried out to the exterior of the building to adapt it to combined retail and residential use, including provision of 2 no. new aluminium shopfronts to the building's west (flank) elevation, new matching white uPVC windows to new openings principally to the front elevation,

bricking up of existing window openings principally for rear and flank elevations, new louvred doors to the proposed refuse stores, new rear retail unit fire exit door and minor external making good works. It is stated that acoustic triple glazed windows would be provided to all elevations to reduce noise levels by a minimum of 40dB.

- 3.5 It is stated that trading hours for the proposed retail unit would be 08.00 - 19.00 Mondays to Fridays, 08.00 – 19.00 on Saturdays and 08.00 – 16.00 on Sundays, Bank and Public Holidays.
- 3.6 Full plans and associated documents for this application can be found at: <https://www.publicaccess.fenland.gov.uk/publicaccess/>

4 SITE PLANNING HISTORY

F/YR20/0369/F	Change of use of part first floor from ancillary floorspace for restaurant/bar to form additional 3 x 3 bed flats	Granted 16.10.2020
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F/YR19/0926/F	Change of use of ground floor of premises from restaurant/bar (A3) to 3 x retail units (A1) involving 3 x shop-fronts to front elevation	Granted 16.12.2019
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F/YR07/0209/A	Display of 7 no. adverts	Granted 05.04.2007
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F/YR06/0999/F	Change of use from clinic to A4 use with awnings to roof terrace	Granted 13.10.2006
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- 4.1 It will be noted from the above planning history that the planning permissions for F/YR20/0369/F (first floor flats) and F/YR19/0926/F (ground floor retail) remain extant.

5 CONSULTATIONS

5.1 Wisbech Town Council:

Support application.

5.2 Historic England:

No comments. Refer to your own heritage advice.

5.3 CCC Highways:

Highways have no objections to the application in principle. However, there is no parking provision for this site whereby the current arrangement is for Taxis. Where is the provision for residents? Parking should be provided that meets the FDC parking standards.

5.4 FDC Conservation Officer:

Thank you for the consultation on the above application. I had provided pre-application advice on this site (21/0081/PREAPP) and concluded that the four storey conversion initially proposed would have some impact on the historic environment requiring justification, but that a residential conversion on the existing footprint and square footage, would likely not. The historic environment includes Wisbech Conservation Area, and the Grade II listed Empire Cinema, which the site is adjacent to. Therefore, the setting of these designated heritage assets should be given due regard when considering this application. The application site does not currently contribute positively to the setting of these assets. However, the proposed alterations to fenestration and openings could fail to achieve a neutral outcome. Choice of materials, finish, detailing and use of roller shutters, could cumulatively, detract overall from the street scene(s). More careful consideration needs to be given to the detail, positioning and products used for doors and windows. Can a neutral impact be achieved by retaining existing openings? The retention of a single retail unit in the north west corner of the site would also seem unnecessary in this instance and a complete conversion to residential may allow more freedom in a rearrangement of the floor plan to lessen the changes to the exterior fenestration and doors. These comments are advisory only. Taking a balanced view, this particular site location (blank side or rear facades of surrounding commercial buildings) is not particularly sensitive and provided that careful consideration is given to window products and wall finishes (e.g. matching brick and render etc.), there should be no overall negative impact, and there is no objection from a conservation perspective.*

5.5 FDC Environmental Health officer:

The Environmental Health Team note and accept the submitted information and have 'No Objections' to the proposal as it is unlikely to have a detrimental effect on local air quality or be affected by ground contamination. I had previously raised concerns about the potential for future residents of a scheme at this location to be adversely affected by existing nearby noise sources and having studied the Environmental Noise Survey and Noise Impact Assessment Report (28017/NIA1 Rev1) provided by Hann Tucker Associates, I note and accept the findings. Mention is given to mitigation measures to ensure that any noise currently in excess of accepted thresholds is brought down to accepted levels. Going forward, this service will therefore require details of exactly what has been agreed and implemented to ensure compliance, prior to any occupation of residential parts of the proposed scheme.

6 STATUTORY DUTY

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The Development Plan for the purposes of this application comprises the adopted Fenland Local Plan (2014).

Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 require Local Planning Authorities when considering development to pay special attention to preserving a listed building or its setting and to the desirability of preserving or enhancing the character or appearance of a conservation area.

7.0 POLICY FRAMEWORK

National Planning Policy Framework (NPPF)

Paragraph 2 – Applications to be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF is a material consideration in planning decisions;

Paragraph 11 – Plans and decisions should apply a presumption in favour of sustainable development;

Paragraph 12 – The development plan is the starting point of decision taking, although LPA's may take decisions that depart from the development plan where material considerations indicate otherwise;

Paragraph 47 – All applications for development shall be determined in accordance with the development plan unless material considerations indicate otherwise;

Chapter 5 – Delivering a sufficient supply of homes;

Chapter 6 – Building a strong, competitive economy;

➤ Paragraph 81 – 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;

Chapter 7 – Ensuring the vitality of town centres;

➤ Paragraph 88 – When considering edge of centre and out of centre proposals, preference should be given to accessible sites which are well connected to the town centre;

Chapter 11 – Making effective use of land;

➤ Paragraph 119 – Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions;

Chapter 12 – Achieving well-designed places;

➤ Paragraph 130 – Planning policies and decisions should ensure that developments are well-designed;

Chapter 16 – Conserving and enhancing the historic environment.

National Planning Practice Guidance (NPPG)

National Design Guide 2019

Context

C1 – Relationship with local and wider context

C2 – Value heritage, local history and culture

Built Form

B1 – Compact form of development

Identity

I1 – Respond to existing local character and identity

Public Spaces

P2 – Provide well-designed spaces that are safe

Uses

U1 – A mix of uses

Fenland Local Plan 2014

LP1 – A Presumption in Favour of Sustainable Development

LP2 – Facilitating Health and Wellbeing of Fenland Residents

LP3 – Spatial Strategy, the Settlement Hierarchy and the Countryside

LP4 – Housing

LP6 – Employment, Tourism, Community Facilities and Retail

LP8 – Wisbech

LP14 – Responding to Climate Change And Managing the Risk of Flooding ;in Fenland

LP15 – Facilitating the Creation of a More Sustainable Transport Network in Fenland

LP16 – Delivering and Protecting High Quality Environments across the District

LP17 – Community Safety

LP18 – The Historic Environment

8 KEY ISSUES

- **Principle of development, including application of Policy LP6**
- **Heritage, character and designing out crime**
- **Highways, access and parking**
- **Residential amenity**

9 ASSESSMENT

Principle of development

- 9.1 The National Planning Policy Framework (as revised) at Chapter 11 promotes an effective use of land in meeting the need for homes and other uses, whilst safeguarding and improving the environment and ensuring safe and healthy living conditions and in doing so promotes and supports the development of under-utilised land and buildings.
- 9.2 Policy LP6 of the adopted Fenland Local Plan (LP) states that retail development will be encouraged to maintain and enhance the vitality and viability of centres, with a requirement that the nature and scale of any retail development should be appropriate to the role and function of the centre in which it would be situated. Policy LP6 adds that for retail the Council will;
- embrace a strong ‘town centre’ first message when considering the most appropriate locations for retail and leisure developments in the towns;
 - support, and regenerate where necessary, existing Town...Centres to ensure they continue to cater for the retail needs of communities that they serve;
 - apply, in decision making, the national policy approach of the NPPF.
- 9.3 Policy LP6 states that future retail development will be directed [in the first instance] to the Primary Shopping Frontage (PSF), [then] to the Primary Shopping Area (PSA) and [finally] to within the Town Centre Boundary. The preamble to Policy LP6 states that the Council will consider the impact of any non-retail proposal in the above town centre defined locations, but is mindful that in order to retain a good retail offer that it is also important that retail uses predominate in particular areas.

- 9.4 Policy LP6 adds that existing commercial uses at ground floor level within the Town/District Centre boundary will normally be expected to be retained for an appropriate commercial use unless evidence indicates why this type of use can no longer be justified, adding that development generally of an appropriate scale that enhances the retail offer of the primary centres of the district will be supported, although it is noted that the preamble to Policy LP6 at paragraph 3.5.24 states that ‘...but in the main, non-retail uses appropriate to a town centre will be expected to be located within the Town Centre Boundary, but outside the PSA and the PSF.
- 9.5 While it is accepted that the changes to the Use Classes Order introduced in 2020 do somewhat undermine the aspirations of LP6 in as much as retail uses are now within Class E alongside other commercial uses and as such may change to these other uses without the need for planning permission, such movement would however retain commercial usage and therefore be consistent with the wider aspirations of LP6 in retaining commercial usage within town centre locations.
- 9.6 Application F/YR19/0926/F for the change of use of the ground floor of the building on this former restaurant/bar site from an A3 use to an A1 use (3 no. retail units) was approved as the Council considered that *“The premises are directly adjacent to the primary shopping area and within the town centre boundary. As such, the proposal clearly aligns with the aims of Policy LP6 and accords with the general aims of the NDG in that it will integrate with the existing centre in a convenient location for users. Locating additional retail opportunities adjacent to the established primary shopping area furthers the aims of the NDG which identifies that compact forms of development bring people together (Para. 63 – B1)”*. The report concluded that; *“The bringing back of these vacant premises to a retail use to support the established town centre is welcomed”*.
- 9.7 The current application proposes to change the use of the ground floor of the building to a mixed use of retail as an indicated single retail user (‘Retail Shop 1’) and 2 no. ground floor flats. The stated floorspace of the retail user would be 180 sqm, whilst the two ground floor flats combined would have a calculated floorspace of approximately 180sqm also. The retail element of the proposal would again clearly align with the aims of Policy LP6 as with approved application F/YR19/0926/F and this element of the application would therefore be acceptable in principle at this sustainable location. However, the inclusion of the residential element for the ground floor of the building would not align with this retail policy as a non-retail/non-commercial use and therefore represents a non-conforming use of the site.
- 9.8 Policy LP6 requires that in two locations within the stated policy that a marketing exercise is stipulated as being required to establish that the most recent use is no longer viable and that an appropriate marketing exercise has been carried out. This requirement would seem to apply specifically to the protection of tourism and retention of community facilities and not to the protection of existing commercial uses at ground floor level within the Town/District Centre boundary outside of the PSA/PSF, although LP6 makes it clear as set out above that evidence is required to indicate why the retention of an existing commercial use at ground floor level within the Town Centre boundary can no longer be justified. It is interpreted from this that the merits of such a change of use proposal will be dependent upon various influencing factors, including the level of information submitted with a planning application to justify the change of use.

- 9.9 It is stated in the Design and Access statement for the current application that; *“Following an ongoing review and the previous use failing as a business, the property became vacant and the Client has decided that the overall property would benefit from more residential and retail use. The Conclusion section of the statement concludes that; “By its nature, design and location, the proposal is considered appropriate for the building and is making economic use of the facility and will further provide additional commercial space in great demand throughout the district generally. We consider that in the context of Wisbech [that] the proposed change of use represents a small change, but will have an overall positive impact to the Town Centre. The proposed change of use will provide a positive use to a currently vacant unit.*
- 9.10 The justification made within the submitted planning application for the change of use of this redundant building on the east side of Horse Fair is noted, particularly with regard to the failure of the previous use as a local hospitality venue. However, the proposed mixed use nature of the current application to combined Class E(a) retail and Class C3(a) residential is such that the introduction of 2 no. flats on the ground floor as proposed would utilise approximately 50% of the ground floorspace of the building and therefore by implication would remove up to 50% of available floorspace which could be used for retail/commercial purposes. This situation is considered regrettable, particularly from the statement made by the applicant that the proposal will *“further provide additional commercial space in great demand within the district generally”*, (it is assumed that this reference is not made in the context of commercial rent for the proposed flats) and therefore poses the question as to why the entirety of the ground floor of the building could not be utilised for retail/commercial purposes as approved.
- 9.11 The site already has an extant 2019 planning permission for the change of use of the ground floor of the building to form 3 no. retail units (F/YR19/0926/F) and a subsequent extant 2020 permission also to change part of the first floor of the building to form 3 no. flats alongside an existing manager’s flat where it should be noted that these applications were submitted by the same applicant/agent as for the current application. The extant permission to change the ground floor of the building to 3 no. retail units utilising the entirety of the ground floor floorspace still has until 15 December 2022 to be lawfully implemented, although whether this is a reasonably likely expectation or not remains unknown. However, no detailed information has been submitted with the current application to explain the market reasons as to why this extant retail permission has not been implemented to date whereby it is considered that such information could have been forthcoming to help justify the applicant’s case, particularly given the same nature of applicant/agent.
- 9.12 In addition to the above, the proposed retail unit would be side facing onto the existing walkway which connects Horse Fair to the site. Whilst it is accepted that the public would be able to view the retail unit from Horse Fair, the unit would not be so publicly visible from Blackfriars Road as it would not also be directly facing onto this street within the limits of the Town Centre boundary.
- 9.13 For the aforementioned reasons, the application is considered contrary to Policy LP6 of the FLP (2014) and is considered unacceptable in principle. It should be noted that the proposed change of use element of the submitted scheme relating to the first floor of the building to form 3 no. flats alongside the existing managers flat still remains acceptable against Policy LP6 from approved application F/YR20/0369/F (see officer’s report) whereby this would continue to make more effective use of the currently vacant first floor of the building within a sustainable location (Chapter 11 of the NPPF).

9.14 The site is located within Flood Zone 1 and as such is sequentially preferable for residential use. Accordingly, there are no flood risk issues to reconcile with regarding Policy LP14 of the FLP (2014).

Heritage, character and designing out crime

9.15 The building on the site is utilitarian in character and form and as such is considered to have no heritage value, albeit it forms an established feature of this location as identified in the officer report for application F/YR19/0926/F. The external alterations proposed for the building to facilitate the new uses would have a neutral impact on the character of the existing building and on the localised heritage environment whereby it is noted that Historic England have not raised any comments and requesting that heritage advice be sought by the Council's own Conservation Officer. The comments from the Conservation Officer have now been received who has not raised any objections in principle to the submitted scheme, although has questioned the level of fenestration treatment and has suggested that a full residential conversion of the building rather than incorporating a retail unit at the rear of the building may lead to a better more balanced scheme.

9.16 It is considered from the comments received that there are no heritage impacts in principle associated with the development. As such, the proposal is compliant with Policy LP18 of the FLP (2014) and national policy advice relating to heritage noting the design queries raised by the Conservation Officer.

9.17 It should be noted that concern was expressed by officers for approved application F/YR19/0926/F regarding the use of aluminium security shutters for the proposed shopfronts for the proposed retail units given the site's location adjacent to a conservation area where it had been suggested that such shutters had been actively resisted previously within the locality. An open grille design to be integrated into the design of the shopfronts was therefore suggested. It is stated for the current application that the external shutter design would be a combination of solid at the base with the remainder of the shutters being open with punched open laths to maximise security, whilst maintaining a degree of openness, whereby the roller shutters would not project forward of the shop frontage. It is considered that this design is acceptable.

9.18 The entry points to all of the flats for this proposal are afforded high levels of natural surveillance, sited as they would be within the principal elevation of the building for the ground floor flats and at each end of the building within existing staircase points for the first floor flats. The proposal therefore represents no issue in terms of designing out crime and accords with Policy LP17 of the FLP (2014).

Highways, access and parking

9.19 As noted for the officer reports for submitted applications F/YR19/0926/F and F/YR20/0369/F, the site is considered to be within a sustainable location relative to the Town Centre with good access to public transport and public car parks, whilst there is also on-street parking within the locality. As identified for the previous applications, an established Fenland licenced taxi layover parking apron exists to the immediate foreground of the building on the site. However, this town centre facility would be unaffected by the proposal and there is no suggestion that the proposed shop unit would have any operational impact on this facility.

9.20 As with application F/YR20/0369/F for flats provision at first floor level for this building, the current application proposal for additional flats would have zero on-site parking provision as noted by the Highways Officer in his consultation response, who does not otherwise object to the proposal in principle. Appendix A of the Fenland Local Plan allows for a reduced car parking provision and in special circumstances a nil parking provision where sites are centrally located within Market towns and benefit from good public transport links. The special circumstances in this case are deemed to be the re-use of a redundant existing building situated within a sustainable location within one of the Primary Market Towns of the District, notwithstanding the aforementioned policy objection in principle under Policy LP6 to this scheme. It is considered therefore that there is appropriate justification for showing nil parking provision for the proposal which is considered compliant with Policies LP15 and LP16 (in this respect) of the FLP (2014).

Impact on residential amenity

9.21 The area is predominately commercial in character and due consideration therefore has to be given to the residential amenity of future occupiers of the flats element of this mixed use proposal. The EP team have indicated in their consultation response that they have previously raised concerns about the potential for future residents of a flats scheme at this location to be adversely affected by existing nearby noise sources. However, they have studied the Environmental Noise Survey and Noise Impact Assessment Report (28017/NIA1 Rev1) submitted with the application and have noted and accepted the findings. They have commented that the mitigation measures highlighted to ensure that any noise currently in excess of accepted thresholds is brought down to accepted levels through the use of triple glazing for all of the proposed windows to the flats be subject to details being submitted of exactly what has been agreed to be implemented to ensure compliance prior to any occupation of residential parts of the proposed scheme.

9.22 The comments from the Council's EHO have been noted. However, it is considered that future occupants of the flats, particularly those occupying the proposed ground floor flats, are likely to be subject to general noise and disturbance from various noise sources at this edge of town centre location, including during the day from the proposed retail unit to be formed within the fabric of the existing building behind the ground floor flats and also during the evening/potentially late evening from customers using the taxi layover which exists immediately in front of the building. It is considered from this that the proposal would be contrary to Policies LP2 and LP16 of the Fenland Local Plan.

10 CONCLUSIONS

10.1 The proposal has been considered against the policies contained within the Fenland Local Plan 2014, the NPPF as revised and associated practice guidance (NPPG).

10.2 The proposal is considered contrary to Policy LP6 of the Fenland Local Plan (adopted 2014) as it would introduce in part a non-conforming use to the ground floor of this vacant two storey building premises last used for commercial purposes situated within the Wisbech Town Centre boundary close to an existing Primary Shopping Area (PSA) and Primary Shopping Frontage (PSF) whereby the retail section of Policy LP6 makes it clear that existing commercial uses at ground floor

level within Town/District Centre boundaries will normally be expected to be retained for an appropriate commercial use unless evidence indicates why this type of use can no longer be justified.

10.3 The justification made within the submitted application for proposed mixed use of the building at ground floor level is noted, particularly with regard to the stated failure of the previous commercial use. However, it is considered that no convincing evidence has been put forward by the applicant to demonstrate why the ground floor of the building premises should not still be made available for commercial use in its entirety at this location, particularly in light of the extant planning permission which exists for the change of use of the ground floor of the building to 3 no. retail units with ancillary accommodation above under approved application F/YR19/0926/F so as to persuade the local planning authority to arrive at a different decision for the current application submission.

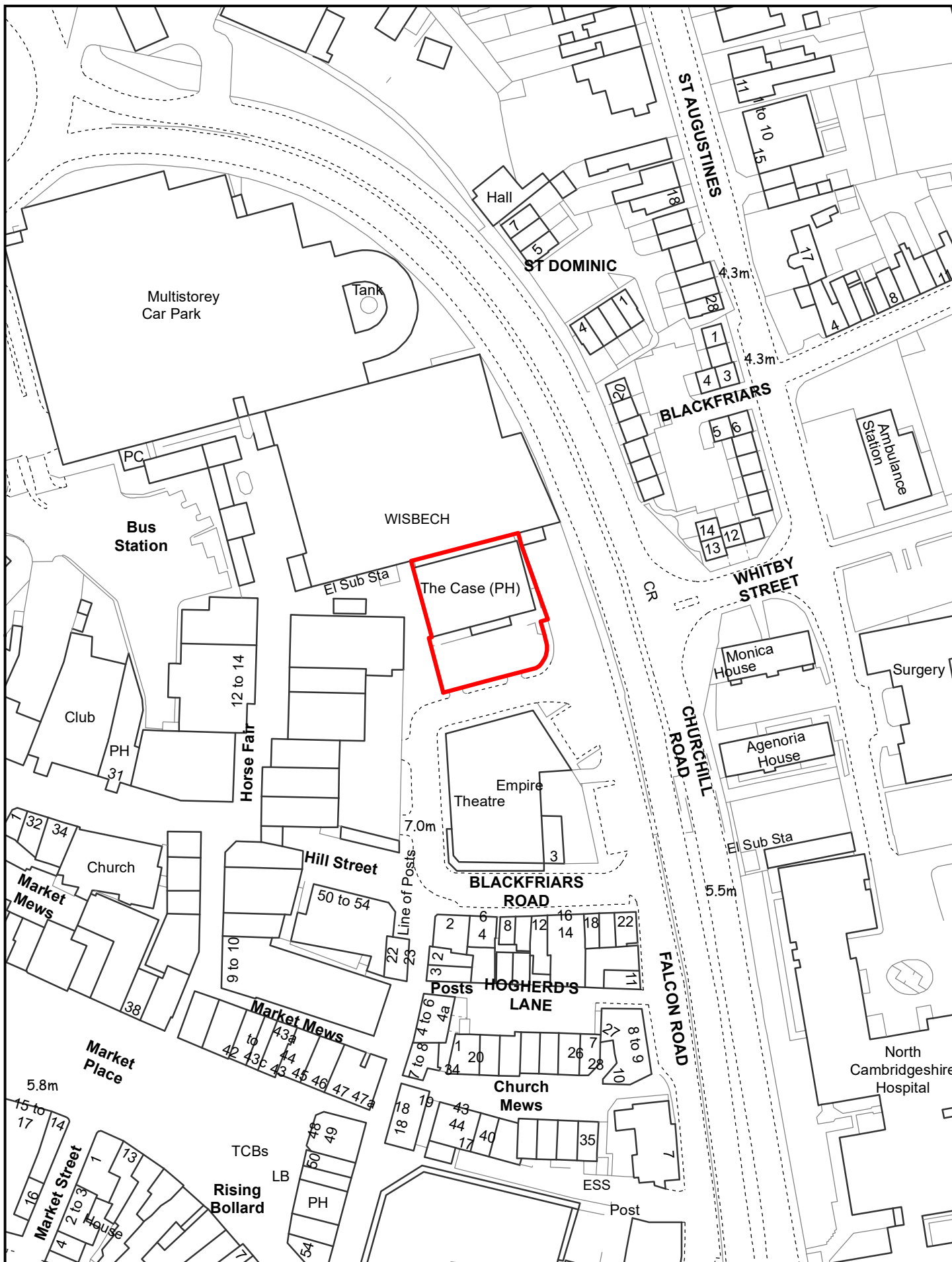
10.4 The proposal by reason of the site's predominately commercial location and also by the mixed retail/housing nature of the proposal would have an adverse effect on the residential amenities of the occupants of the proposed flats for this mixed use scheme.

11 RECOMMENDATION

Refuse; for the following reasons:

1	<p>The proposal is considered contrary to Policy LP6 of the Fenland Local Plan (adopted 2014) as it would introduce in part a non-conforming use to the ground floor of this vacant two storey building premises last used for commercial purposes situated within the Wisbech Town Centre boundary close to an existing Primary Shopping Area (PSA) and Primary Shopping Frontage (PSF) whereby Policy LP6 makes it clear that existing commercial uses at ground floor level within Town/District Centre boundaries will normally be expected to be retained for an appropriate commercial use unless evidence indicates why this type of use can no longer be justified.</p> <p>The justification made within the submitted application for proposed mixed use of the building at ground floor level is noted, particularly with regard to the stated failure of the previous commercial use. However, it is considered that no convincing evidence has been put forward by the applicant to demonstrate why the ground floor of the building premises should not still be made available for commercial use in its entirety at this location, particularly in light of the extant planning permission which exists for the change of use of the ground floor of the building to 3 no. retail units with ancillary accommodation above under approved application F/YR19/0926/F so as to persuade the local planning authority to arrive at a different decision for the current application submission.</p>
2	<p>It is considered that future occupants of the flats, particularly those occupying the proposed 2 no. two bedroomed ground floor flats, are likely to be subject to general noise and disturbance from various noise sources at this edge of town centre location, including during the day from the proposed retail unit to be formed within the fabric of the existing building behind the ground floor flats and also during the evening/potentially late evening from customers using the taxi layover</p>

<p>which exists immediately in front of the building. It is considered from this that the proposal would be contrary to Policies LP2 and LP16 of the Fenland Local Plan.</p>
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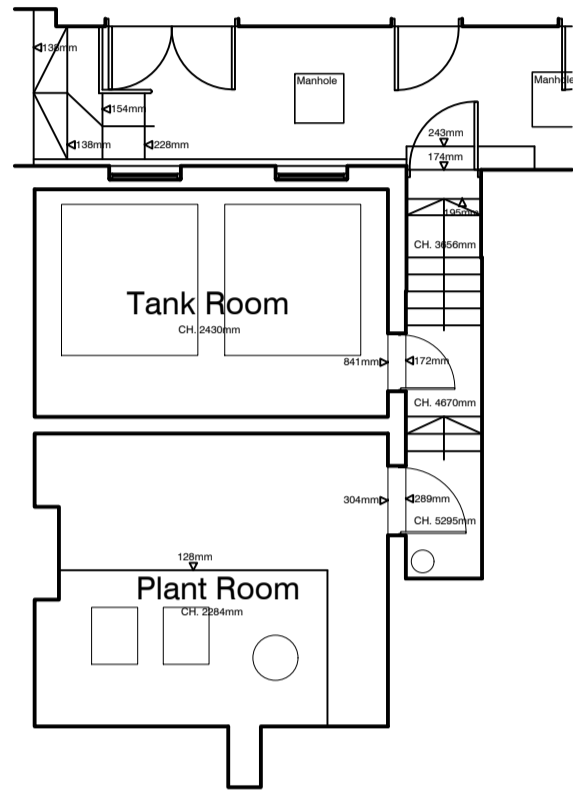
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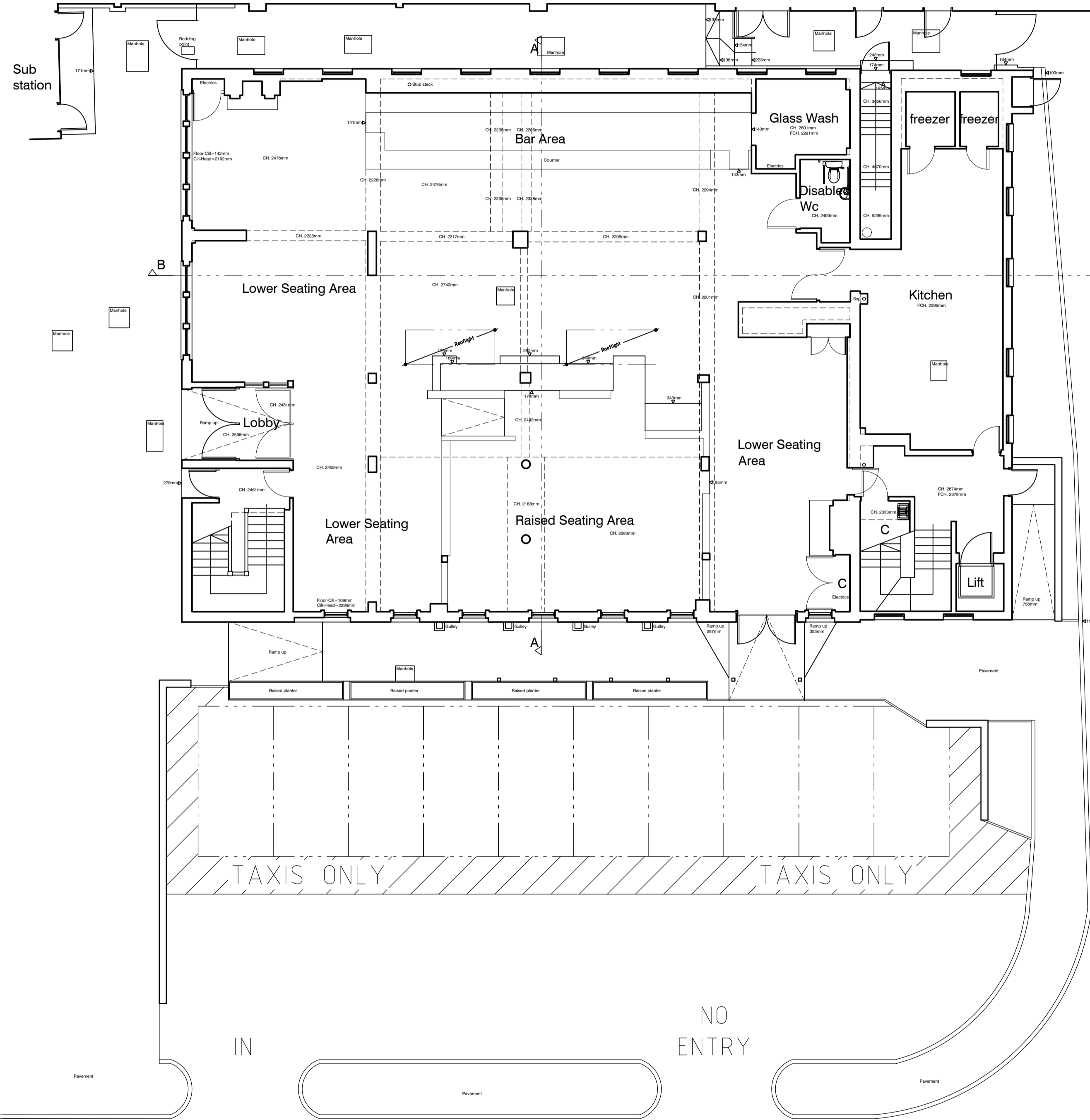
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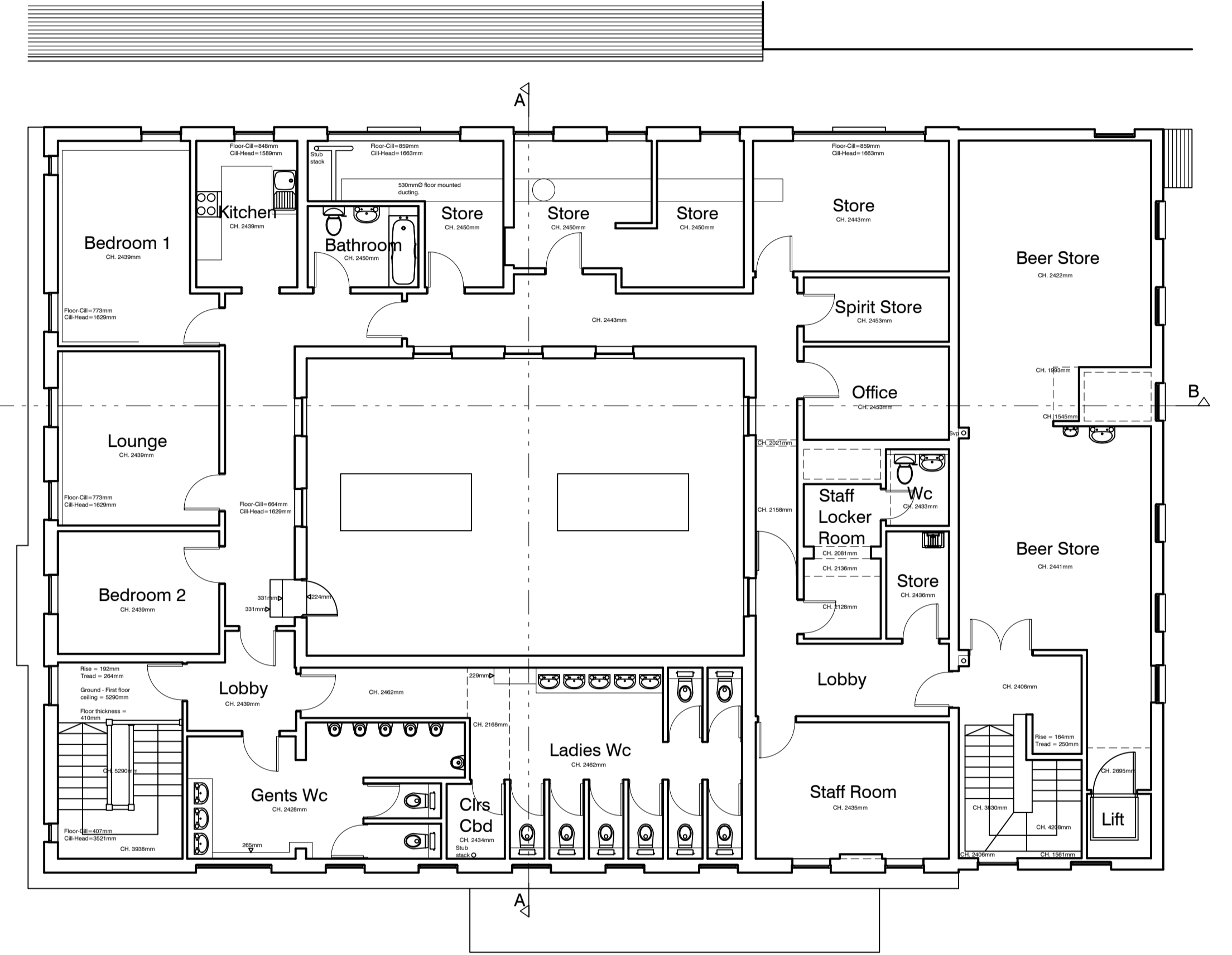




BASEMENT FLOOR PLAN



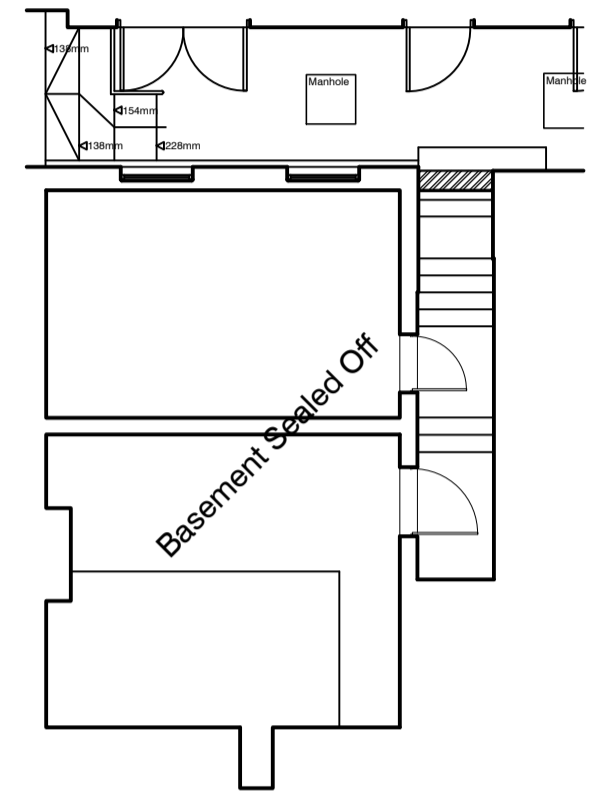
GROUND FLOOR PLAN



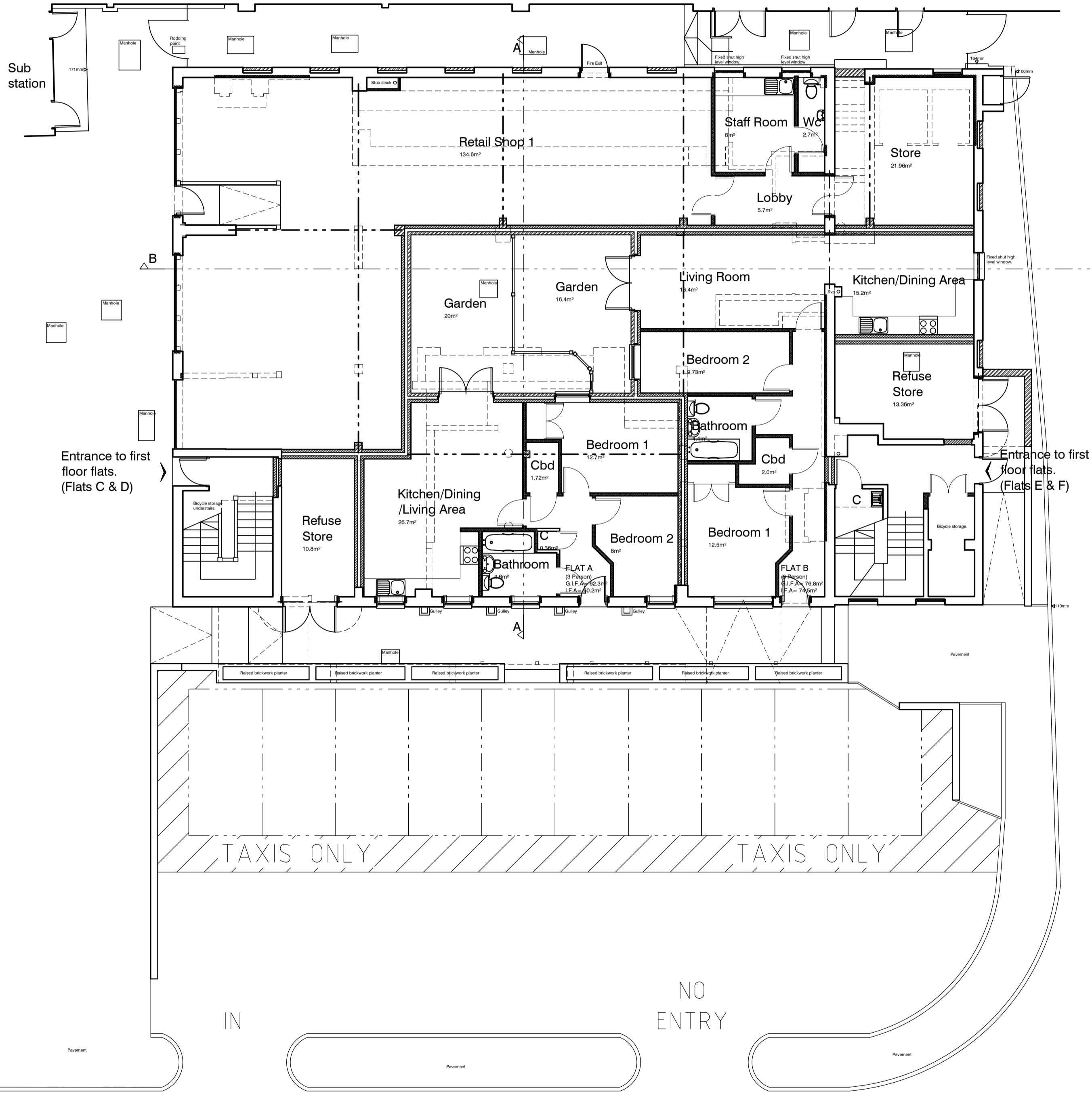
FIRST FLOOR PLAN

CONTRACT	SCALE	1:100
Rift Bar, Horsefair Wisbech, Cambridgeshire PE13 1AR	DATE	April 2021.
TITLE	DRAWN	C.J.
Existing Floor Plans.	CHECKED	
	DRAWING No	19216_100.
	REVISION	A.

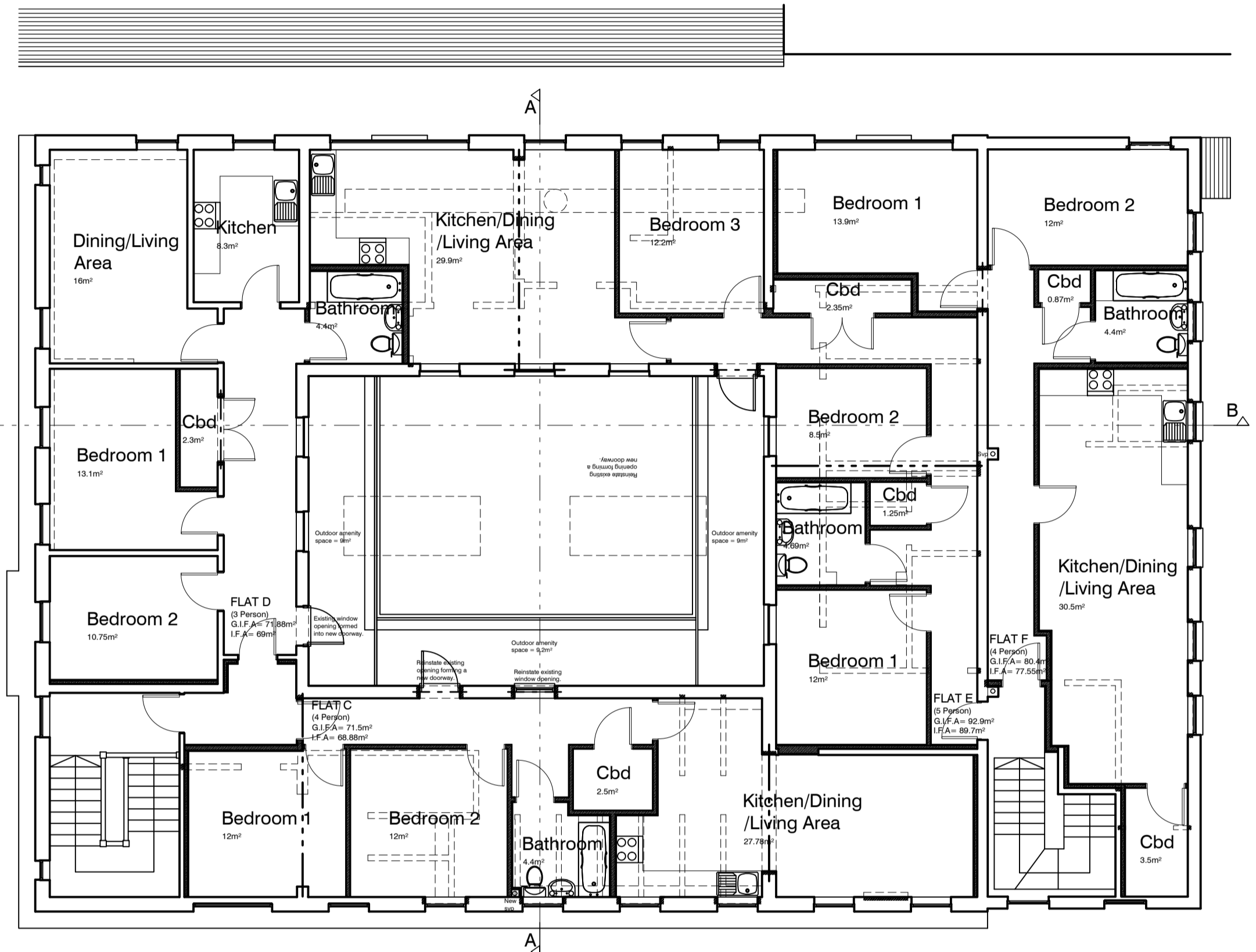
REPORT ERRORS AND OMISSIONS TO THE ARCHITECT CHECK ALL DIMENSIONS BEFORE FABRICATION				
REVISION		DRAWN	CHKD	DATE
Rev A.	Clients amendments: Ground floor revised to show 1 retail unit.	C.J.	-	22.11.21
Rev B.	Drawing completed up to Planning Stage.	C.J.	-	11.01.22
Rev C.	Planning amendments: Various areas.	C.J.	-	28.03.22



BASEMENT FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

PLEASE NOTE

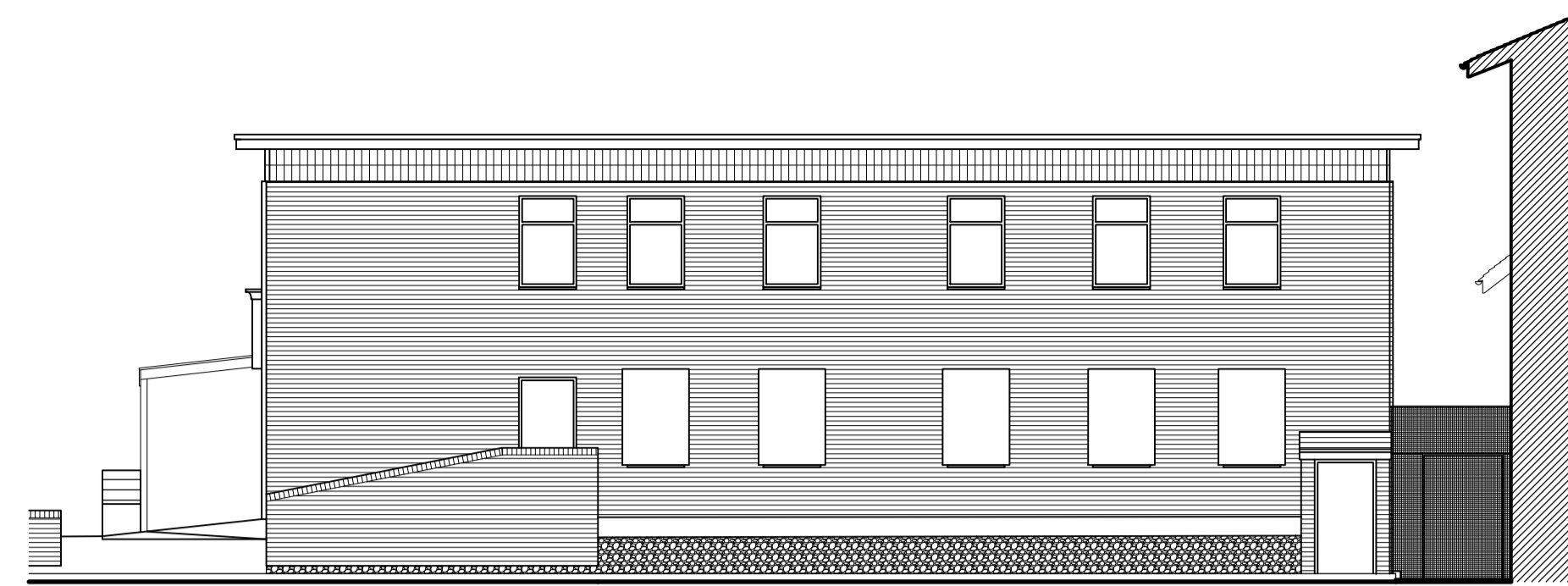
Everest acoustic triple glazed windows are to be provided to all elevations to reduce noise levels by minimum 40dB.

Provide Rytons Super Acoustic Controllable Look Ryt Aircore, for fresh air mechanical ventilation to all bedrooms and lounges on the external walls.

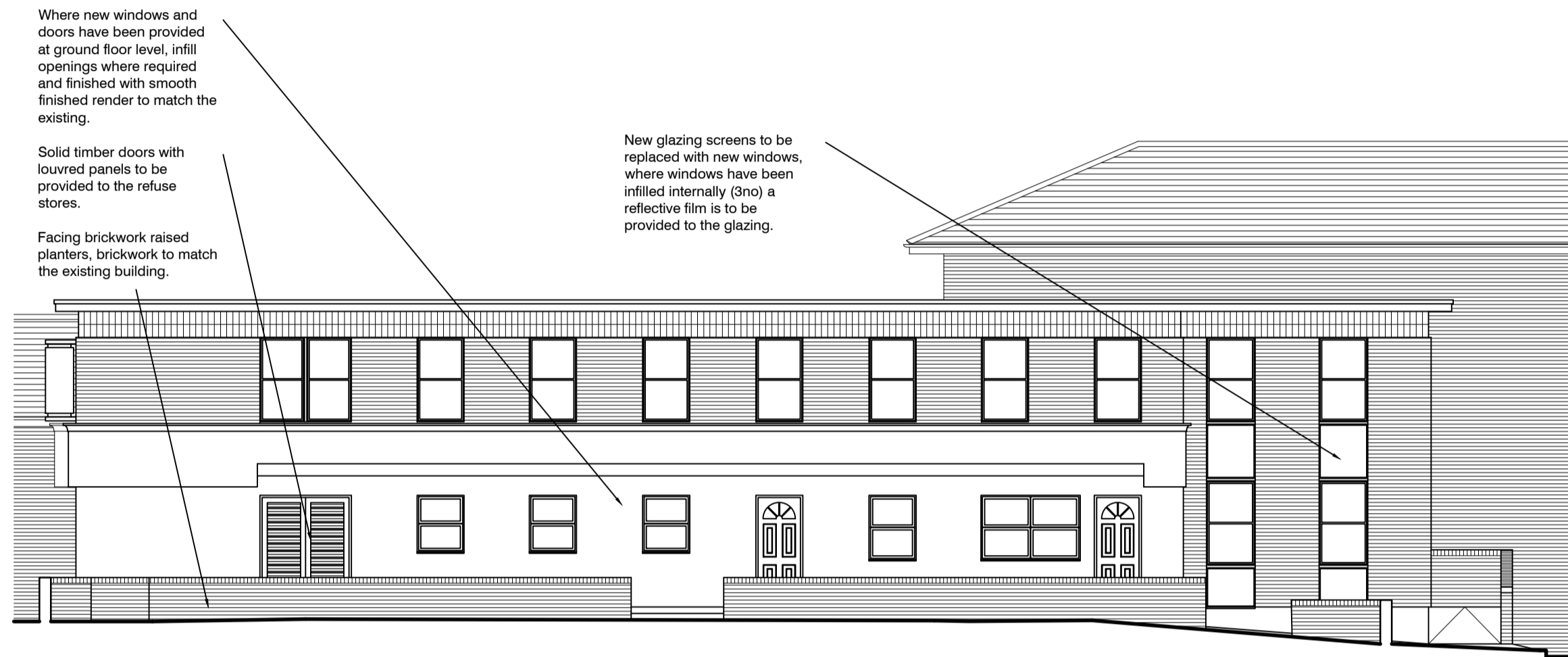
CONTRACT	SCALE	1:100
Rift Bar, Horsefair Wisbech, Cambridgeshire PE13 1AR	DATE	April 2021.
TITLE	DRAWN	C.J.
Proposed Floor Plans.	CHECKED	
DRAWING No	19216_200.	
REVISION	C.	



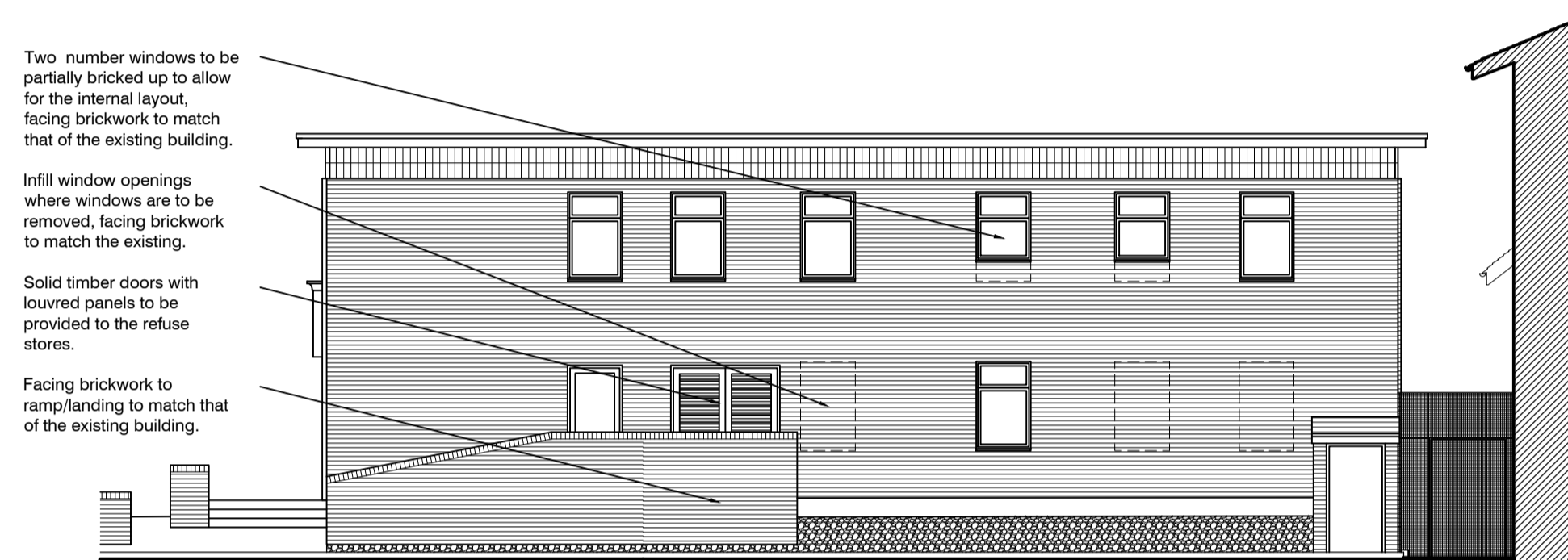
EXISTING FRONT ELEVATION



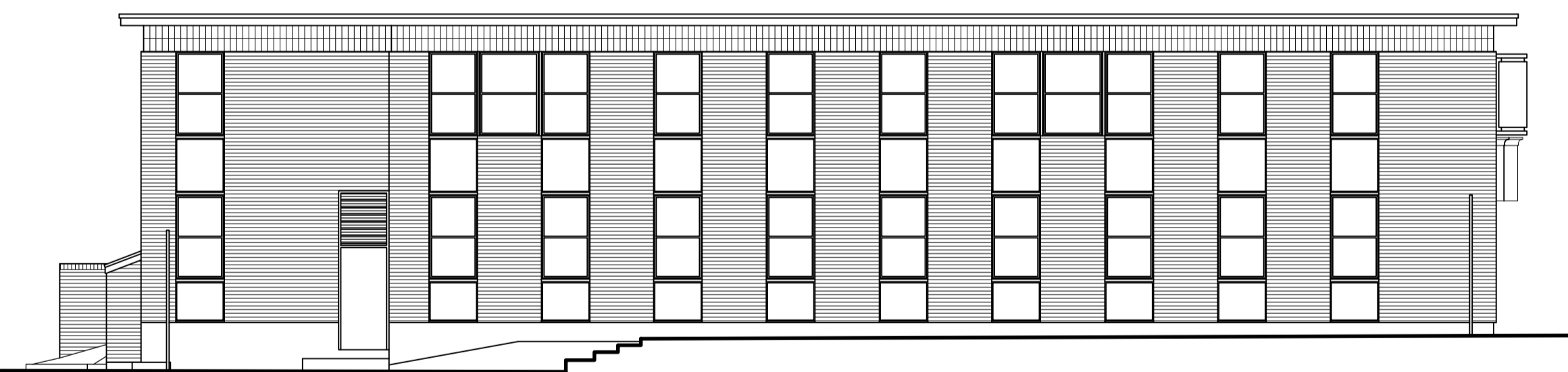
EXISTING SIDE ELEVATION



PROPOSED FRONT ELEVATION



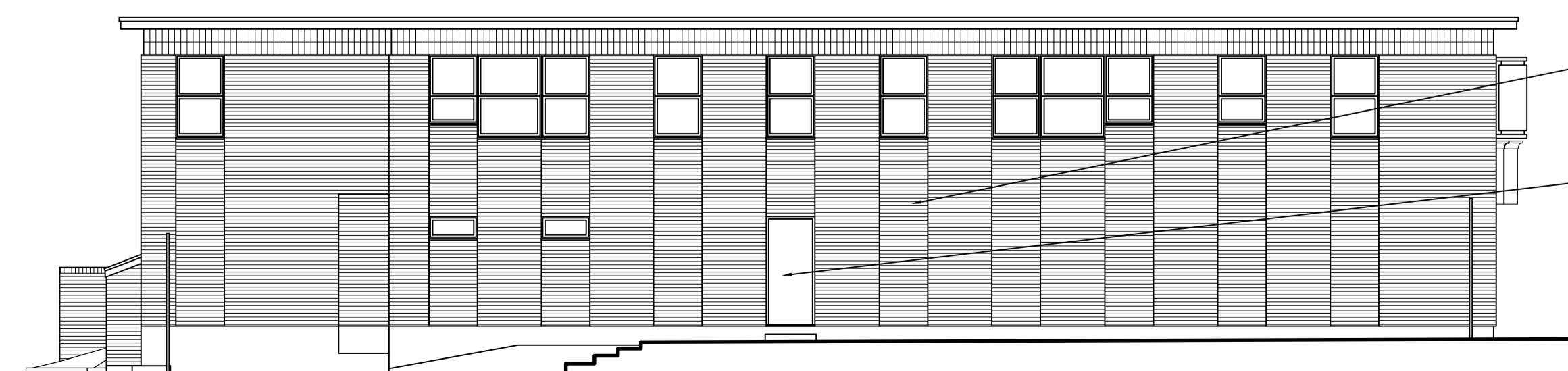
PROPOSED SIDE ELEVATION



EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION

CONTRACT	SCALE	1:100
Rift Bar, Horsefair Wisbech, Cambridgeshire PE13 1AR	DATE	January 2022.
TITLE	DRAWN	C.J.
Existing and Proposed Elevations.	CHECKED	
	DRAWING No	19216_201.
	REVISION	A.