

PLANNING CONTROL

Document Title: Planning Guidelines for
Development Involving Public
Houses



*“Securing a **Better** environment for all the people of **Birmingham**”*

PLANNING GUIDELINES FOR DEVELOPMENT INVOLVING PUBLIC HOUSES

Applications for the change of use or redevelopment of buildings and land whose current or last use has been as a public house will be considered on their merits, having regard to all material planning considerations. However particular consideration will be given to the following factors:

- 1) Any relevant provisions of the Unitary Development Plan.
- 2) The impact which loss of the public house use would have upon the amenities available to the local population. Many public houses perform a valuable function as a focal point for local social/community activities. In assessing the impact which proposals involving closure of a public house may have on local amenity, consideration will be given to the following factors:
 - a) The availability of alternative public houses to serve the needs of the local community. Account will be taken of the number and degree of accessibility of any such alternative premises. Accessibility will be assessed in terms of not just distance, but also the effect of local topography and any physical “barriers” such as the need to cross a major road or railway line.
 - b) The nature of the proposed new development/use, and in particular whether or not the proposal provides for retention of a leisure/community use on all or part of the site.

In cases where it can be demonstrated that there are no other reasonably accessible public houses or other similar leisure/social facilities in the local area and the existing public house performs a valuable local community function, proposals involving the loss of the public house use are likely to be resisted on the grounds that local amenity would be adversely affected.

- 3) The nature and proximity of adjacent land uses. Previous use as a public house will not necessarily create a presumption in favour of the granting of planning permission for other types of commercial development such as retail, office or industrial uses. In cases where retail development is proposed, planning permission will normally only be likely to be granted where the proposal complies with the shopping policies contained in the Unitary Development Plan.
- 4) Highway considerations including traffic flows on the road(s) adjacent to the site, suitability of existing and/or proposed vehicular access and the adequacy of on-site vehicle parking and loading/unloading provision for the use proposed.
- 5) The likely impact of the proposed development upon the amenities of occupiers of any nearby residential accommodation.
- 6) In the case of public house sites which are isolated non-residential uses within predominantly residential areas, first consideration will be given to the feasibility of retaining a leisure/community use on all or part of the site. Encouragement will be given to proposals which include such provision, subject to highway and residential amenity considerations being dealt with satisfactorily.

In cases where the local area is already adequately served by other public houses and/or other leisure/social facilities, favourable consideration will normally be given to proposals for residential use.

- 7) In the case of proposals relating to buildings which are on the Local List of Buildings of Architectural, Archaeological or Historic Interest, encouragement will be given to applications for appropriate alternative uses which will enable the existing building(s), including any external or internal features of particular historic or architectural merit, to be retained.
- 8) In the case of sites which include outdoor amenity facilities such as bowling greens, tennis courts, children's play areas, or garden areas of high landscape value, applicants will be encouraged to provide for the retention of these facilities as part of any redevelopment or change of use of proposals.

PC/SC/PLANS

The contact details within this leaflet have been updated since its publication. Please use the contact details below.

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