



## Site Description

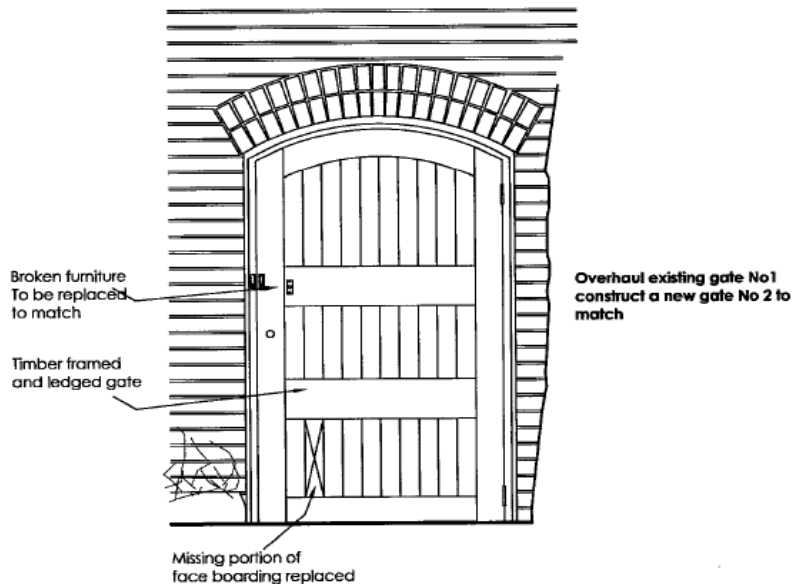
The Red Lion Public House is located to the southeast of the Portsmouth Road, and is a two storey tile hung and rendered structure with pitched tiled roofs. The site extended some 90m to the south, with an historic wall splitting the site 22m to the rear of the Red Lion. Asides from an area of grass that was historically used as a beer garden, the remainder of the site is laid to 31 car park spaces. The area is primarily characterised by residential dwellings, although a collection of shops is located 100m to the southwest.

## Proposal

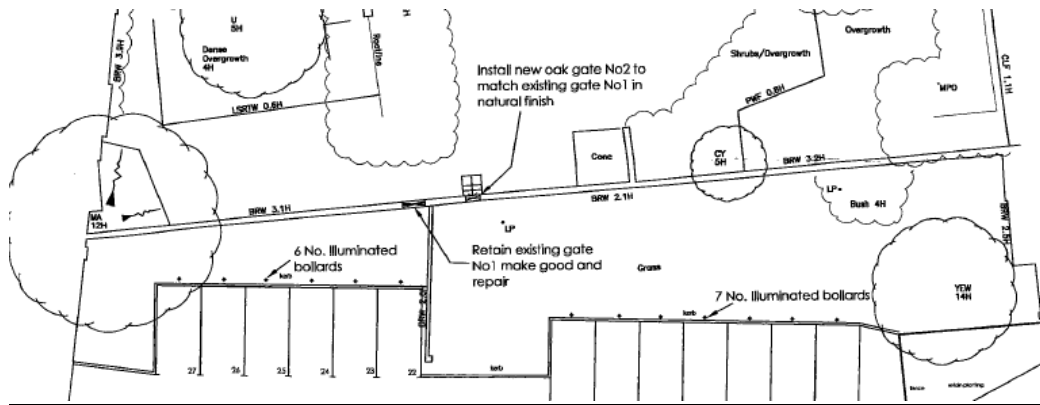
Listed Building Consent is sought for: -

- Repairs to an existing gate in the historic wall that bisects the site to the rear of the Red Lion
- The works would be to make good the existing gate along with the insertion of a new gate that would match the repaired gate in an existing opening in the historic wall

## Existing gate



Extract of site plan showing historic wall that bisects the site and position of the existing and proposed gate



**Relevant Planning History**

N/A

**Planning Policy Constraints**

Wealden Heaths 2km SAC Buffer Zone  
Wealden Heaths 5km SPA Buffer Zone  
Conservation Area – Milford Witley  
Green Belt  
Rural settlement area - Milford

**Development Plan Policies and Proposals**

Policy HE5 of the Waverley Borough Local Plan 2002  
Policy BE6 of the South East Plan 2009

**Consultations and Parish Council Comments**

Parish Council	No objection
Highways	No requirements/objection
Historic Buildings Officer	No objection subject to a condition in regards to the new gate

**Representations**

- 10 letters of objection have been received based on the following: -
- The proposal would result in noise and disturbance to local residents as a result of deliveries to the site
  - Development is unnecessary bearing in mind existing amenities in the area

- Store would create traffic congestion and pollution even further
- Adequacy of parking provision is in question
- The proposed Tesco would ruin the village of Milford and kill the small village shops and add to the already high levels of traffic
- Development is unnecessary and will serve to add to the traffic load by encouraging people to stop at all times of the day and night
- There can be no doubt that a global homogenous brand, such as Tesco, will destroy the community, village feel of Milford
- The long opening hours are likely to cause noise nuisance as well as traffic congestion within the village
- No case for the full group of proposals to go ahead and thereby no need for the second gate to be created
- Noise and disturbance associated with the proposed plant machinery (WA/2009/1707) and the possibility of landscaping has also been received.

1 letter supporting the proposed works to the existing gate has also been received

### Planning Considerations

The test for this application is set out in Policy HE5 of the Local Plan. The proposal should ensure that special architectural or historic interest is preserved or enhanced and that all new work is appropriate to its character in terms of siting, style, scale, height, massing, colour and materials. Alterations and additions will not be permitted if they adversely affect the character of the building, its setting, or any features of special architectural or historic interest which it possesses.

The Council's Historic Buildings Officer has been consulted as part of the application and raises no objection to the proposal, subject to a condition to ensure that the replacement gate matches the details submitted in regards to the existing gate that is to be repaired as part of the application. Having regard to this specialist advice officers consider that the proposal would satisfactorily preserve the character and fabric of this listed wall. The representations are noted. However, none is relevant to the assessment of the listed building application but relate rather to the principle of the use of the main building.

**RECOMMENDATION:** That consent be ***GRANTED*** subject to the following conditions.

1. Condition  
The new gate hereby permitted shall match the existing gate as detailed on drawing No. 1735/03M unless otherwise agreed in writing by the Local Planning Authority.

#### Reason

In the interest of the character and amenities of the area, in accordance with Policies D1, D4 and HE3 of the Waverley Borough Local Plan 2002.

2. Condition

The plan numbers to which the decision relates are 1735/02K, 1735/03M, 1735/04M, 1735/05, 1735/07 and location plan at 1:1250. The development shall be carried out in accordance with the approved plans. No material variation from these plans shall take place unless otherwise agreed in writing by the Local Planning Authority.

Reason

In order that the development hereby permitted shall be fully implemented in complete accordance with the approved plans and to accord with Policies D1 and D4 of the Waverley Borough Local Plan 2002.

**SUMMARY OF REASONS FOR LISTED BUILDING CONSENT**

The development hereby granted has been assessed against the Development Plan policies: Policy HE5 of the Waverley Borough Local Plan 2002, Policy B6 of the South East Plan 2009 and material considerations including third party representations. It has been concluded that the development would comply with the development plan and would not result in material harm that would justify refusal in the public interest.