



MAW
TOWN PLANNING LTD

Design and Access Statement

Change of use of part of the ground floor to six commercial units (Use Class E) plus conversion of the front porch to a café seating area/ serving hatch (Hoyland Tap micro pub to be retained)



Hoyland Tap, The Parade, Clough Fields Road, Hoyland, Barnsley, S74 0HR



Introduction

The application site is Hoyland Tap, formerly known as The Potters Wheel. In 2023, the applicant took over the management of the Potters Wheel but made the decision to re-brand and make the floorspace smaller. The reasoning behind it was to give the pub a new lease of life, reduce running costs and increase the likelihood of keeping a pub on the parade in the long term. Hoyland Tap will remain open and is not affected by this application.

Now that the public house has been made smaller, the applicant has been left with an area of vacant floorspace. This application seeks to convert this vacant floorspace to six commercial units. Each unit is between 15m² and 22m². The applicant already has lettings agreed in principle for all six units. The businesses that have secured a unit are a wax melts shop, a support group, café, hairdresser, one beauty room and a baby sensory room.

At the front of the building is a covered porch. This is proposed to be converted to a café seating area with servery hatch. It is to be used ancillary to the micro pub.

Whilst let's have been agreed in principle, the proposal is for a Class E use to retain long term flexibility for the units.

There are no external alterations.

Proposed opening times are 08:30 – 20:00 Monday to Sunday but it is likely that individual businesses would not be open all of these hours and many would close on Sundays.

The internal works to convert the building have begun.

Application Documents

The submission includes the following documents:

- Application form
- Relevant fee
- Floor Plan as existing (Dwg No: 01)
- Location Plan (Dwg No: Loc 01 Rev A)
- Floor Plan as proposed (Dwg No: 03 Rev A)
- Ground Floor Plan as proposed (Dwg No: 04 Rev B)
- Design and Access Statement
- Retail Statement

Principle of the Proposal

The application site is within the Principal Town of Hoyland and allocated as Urban Fabric by the Barnsley Local Plan. The proposal is to create commercial/ retail units outside of a designated retail centre.



The spatial strategy for the Borough sets out that Hoyland as a principal town should be a focus for housing, employment, shopping, leisure, education, health and cultural activities and facilities, and their roles as accessible and vibrant places to live should be enhanced. Furthermore, the Local Plan supports the economic growth of the Borough by supporting schemes which provide new employment opportunities and jobs.

The NPPF states that at the heart of decision making is sustainable development. To achieve, sustainable development, there are three overarching objectives: economic, social and environmental. In support of these aims, the Framework takes a positive approach to new employment developments and sustainable economic growth as well as supporting community facilities and encouraging the re-use of underutilised buildings.

The benefits of the application are:

- The proposal re-uses vacant space of a building.
- The proposed units appeal to existing small businesses or for people who are wanting to start their own business. Being outside of the town centres and an existing building, the property has been converted with reduced costs and offer an affordable commercial space.
- Whilst outside the designated local centres, the property is adjacent to a shopping parade, pub, school and community centre. Therefore, the new uses would be complementary to the properties nearby.
- The proposal is for a broad Class E use but the applicant has attracted a variety of business including retail, a support group, baby sensory room and beauty. These establishments would provide additional community facilities in an area that is highly accessible by foot, bus and car. It would also encourage linked trips with the nearby units.

The negative aspect of this application is that the units are outside of the designated local centres. Consideration should therefore be given to whether the proposal would conflict with town centre first policies. These retail policies aim to ensure that any main town centre uses outside of town centres do not take trade away from the town centre that would then go onto undermine their viability and vitality. A separate retail statement is submitted to consider this matter further but in summary, the retail assessment found that both centres are generally performing well with limited availability of vacant units. In addition, the sequential test identifies no suitable units or availability of small units for start-up businesses in either Hoyland or Hoyland Common centre.

Effect to Surrounding Land and Property

The site is close to existing commercial units, a school and community building. Therefore, it fits in with the land uses close to it.

There is housing nearby including a row of housing to the north. The floorspace subject of the application was previously used by the Potters Wheel public house. The pub had two entrances: one on the side and one to the front. The new Hoyland Tap now only has one entrance at the front. This change has moved most of the comings and goings of the public house to the front and to an area overlooking greenspace.



The side door will now be used to access small daytime businesses. Therefore, residents who live behind the site may experience less nighttime activity next to their homes.

This is a small-scale application in an area with existing footfall.

If the opening hours are of a concern, the applicant would be happy to negotiate alternative opening hours.

Parking and Highway Impact

The site has no off-street parking, but it benefits from a car park to the side and further parking to the rear. These parking spaces are unrestricted.

The applicant has advised that the nearby parking spaces are rarely full and only busy during school drop off and pick up times. The six units would employ one person per unit and units 1-4 are likely to have only one visitor at any one time. The baby sensory room and support group would have more visitors at one time but given the size of the units, the visitor numbers would still be low. Not all visitors are also expected to travel to the site by car.

There is unlikely to be regular commercial deliveries. Any stock is likely to be brought onto site by the business owners.

Conclusion

The proposal would support the three objectives of the NPPF and the Councils Plan for encouraging economic development and the sustainable growth of Hoyland as a principal town.

The submission has applied the retail sequential test and found no other suitable units in either retail centre that would be suitable. Further, there are no existing small vacant units available in either centre, so this conversion helps meet a local demand for small commercial spaces.

The proposal re-uses a vacant space and is compliant with paragraph 120 of the NPPF for the re-use of under-utilised buildings. The site is within an area that already has commercial units nearby so it would complement the surrounding uses and provide additional services for the local community.

There is no identified harm to surrounding land and the highway network.

Yours sincerely

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