

Planning, Design and Access Statement

Tesco Stores Ltd

Wilthorpe Public House
Huddersfield Road
Barnsley
S75 1HA

May 2012

Prepared by

GL Hearn Limited
20 Soho Square
London W1D 3QW

T +44 (0)20 7851 4900
F +44 (0)20 7851 4910
glhearn.com

Contents

Section	Page
1 INTRODUCTION	4
2 SITE AND SURROUNDINGS	5
3 SITE HISTORY	6
4 APPLICATION PROPOSAL	7
5 PLANNING POLICY	8
6 BENEFITS OF THE SITE	11
7 SUMMARY AND CONCLUSIONS	13

List of Figures

FIGURE 1: AERIAL PHOTOGRAPH OF SITE	5
FIGURE 2: HISTORICAL MAP (1948).	6
FIGURE 3: PROPOSED ATM AND BOLLARDS SITE PLAN	7
FIGURE 4: EXTRACT OF PROPOSALS MAP	9

Appendices

- 1. DETAILS OF CCTV EQUIPMENT**
- 2. TESCO EXPRESS CCTV STANDARD DESIGN INFORMATION**

Quality Standards Control

The signatories below verify that this document has been prepared in accordance with our quality control requirements. These procedures do not affect the content and views expressed by the originator.

This document must only be treated as a draft unless it has been signed by the Originators and approved by a Business or Associate Director.

DATE
May 2012

ORIGINATORS
Catriona Fraser
Assistant Planner

A handwritten signature in blue ink, appearing to read 'C Fraser', written over a dotted line. Below the signature is a solid horizontal line.

APPROVED
David Brown
Associate Director

A handwritten signature in blue ink, appearing to read 'D Brown', written over a dotted line. Below the signature is a solid horizontal line.

Limitations

This document has been prepared for the stated objective and should not be used for any other purpose without the prior written authority of GL Hearn; we accept no responsibility or liability for the consequences of this document being used for a purpose other than for which it was commissioned.

1 INTRODUCTION

- 1.1 GL Hearn have been instructed by Tesco Stores Ltd to provide planning advice in respect of the proposed alterations at the Wilthorpe Public House within the jurisdiction of Barnsley Council.
- 1.2 The site subject of this application is the Wilthorpe Public House, Huddersfield Road, Barnsley, S75 1HA; this is intended to be occupied by a Tesco Express convenience store upon the basis that the existing use is no longer viable, and that the landlord has no intention of trading as a public house in the future.
- 1.3 The application seeks permission for the installation of an ATM and 2no. bollards.
- 1.4 It is important to highlight that the principle of an A1 use is not to be disputed given that planning permission is not required to change the use from Use Class A4 to Use Class A1 as this is deemed Permitted Development.
- 1.5 It is also important to identify that the 'end user' or occupier is not a material consideration and that competition is not a land use planning matter.
- 1.6 The Planning, Design and Access sets out the description of the site, its brief planning history and the relevant planning policy framework pertinent to the proposal. This statement sets out the design concept utilised in the scheme and design and access issues relevant to the proposals.
 - Application Forms and Land Ownership Certificates (Including Notice 1)
 - Agricultural Holding Certificate
 - Plans and Elevations (Archers Architects)
 - Cheque pertaining the application fee (£170)

2 SITE AND SURROUNDINGS

- 2.1 The site subject of this application is the Wilthorpe Public House, Huddersfield Road, Barnsley. The sites current use is a Public House (Use Class A4).

Figure 1: Aerial Photograph of Site



- 2.2 The site is located in an out-of-centre location and is positioned within a predominantly residential area. The site backs on to an area of open space, while the front opens out onto Huddersfield Road.
- 2.3 The building extends to a maximum of two storeys and is formed of brickwork and tile.
- 2.4 The building does not lie within a conservation area, nor is the building listed, however it is considered to be heritage value.
- 2.5 The building is set within a relatively large plot of land, the car park which is located to the east of the main building has approximately 12 car parking spaces. To the rear of the main building is garden space.
- 2.6 Vehicular access to the site is currently taken from two points on Huddersfield Road, to the north east and west of the building.

3 SITE HISTORY

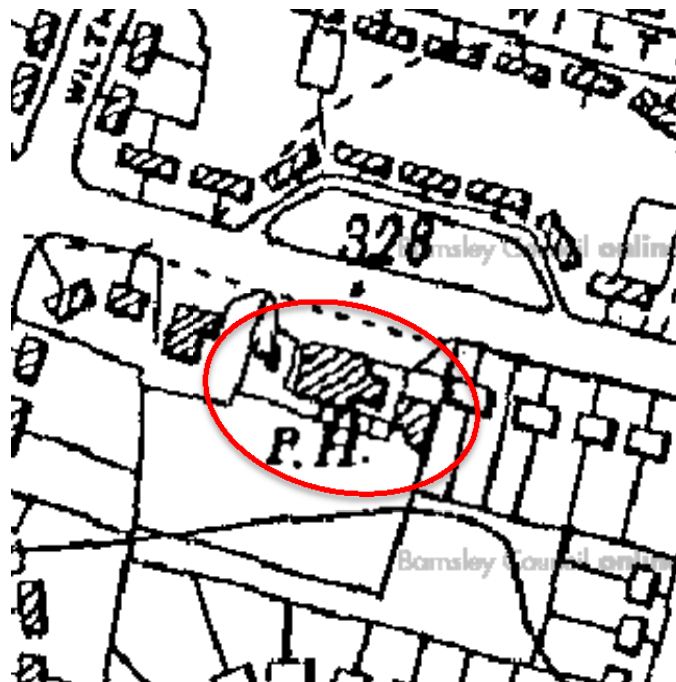
3.1 A planning history identified the following historical planning application:

- 2007/1281 – Erection of two canopies to main entrance doors of Public House (GRANTED – 29/08/2007)

3.2 The planning history relating to this site is limited insofar that only one recent planning application exists on Council's records.

3.3 A review of historical mapping however confirms that the building pre-dates 1947. In this respect it is reasonable to assume that the building pre-dates modern planning legislation. As such there would be no formal Decision Notice and thus no conditions that restrict the change of use allowances under the Use Classes Order 2010.

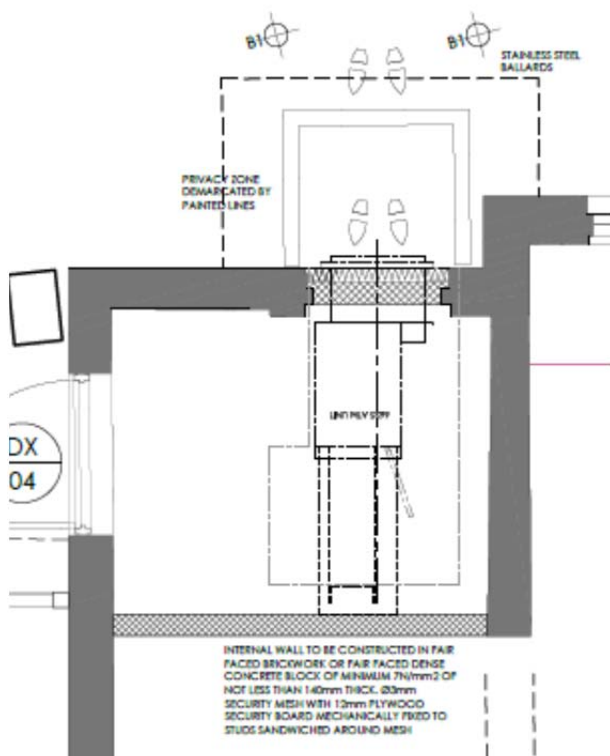
Figure 2: Historical Map (1948).



4 APPLICATION PROPOSAL

- 4.1 This application seeks permission for the installation of an ATM within the permitted A1 unit as well as the installation of 2no. bollards.
- 4.2 The ATM will be inserted within the Tesco Express shopfront submitted under a separate planning application. The unit will measure 700mm in depth by 500mm in width. The unit itself will be located within a specially designed composite security panel as identified in **Figure 3** below:

Figure 3: Proposed ATM and Bollards Site Plan



- 4.3 The bollards will be located to the front of the premise to protect the ATM form ram-raid attacks.
- 4.4 The bollards will be interspersed 1300mm from one another in order to comply with Part M of the Building Regulations and to ensure that pedestrian flows to and from the retail unit are not restricted.
- 4.5 The bollards are located within the demise of the site and are not on public highway land.

5 PLANNING POLICY

National Planning Policy

- 5.1 The following national planning policy and guidance has been considered in respect of the application:
- 5.2 The National Planning Policy Framework (published on the 27th March 2012) sets out the Government's planning policies for England and how these are expected to be applied - paying particular regard to achieving sustainable development.
- 5.3 The Framework does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise.
- 5.4 At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking (paragraph 14). For decision-taking this means:
- Approving development proposals that accord with the development plan without delay; and
 - Where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:
 - o Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
 - o Specific policies in this Framework indicate development should be restricted
- 5.5 Like PPS1 the NPPF identifies that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.
- 5.6 Paragraph 58 dictates that planning policies and decisions should aim to ensure that developments:
- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
 - optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;
 - respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
 - create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and
 - are visually attractive as a result of good architecture and appropriate landscaping.

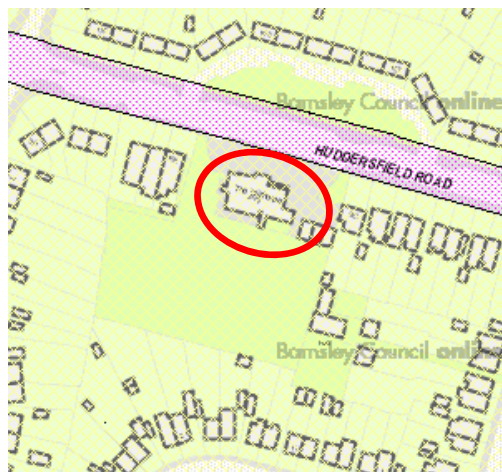
Local Planning Policy

- 5.7 Barnsley Council's statutory development plan consists of the Core Strategy (2011), the Barnsley Education Sites Development Plan Document (DPD) and the remaining saved policies of the Unitary Development Plan (2000).

Barnsley Core Strategy

- 5.8 The Core Strategy was adopted in September 2011 and forms the main document of the Local Development Framework. Relevant policies relating to the proposed development are set out below.

Figure 4: Extract of Proposals Map



- 5.9 The site is identified as being located within Urban Barnsley.
- 5.10 **Policy CP8** states that the Council will prioritise Urban Barnsley as a location for development to take place, this includes development such as shopping, leisure and business.
- 5.11 **Policy CSP29** focuses on good design principles and states that high quality development will be expected and should take into account factors such as landscape character including scale, layout, building styles and materials especially in and around Barnsley Town Centre.

Unitary Development Plan (Saved Policies)

- 5.12 **Policy BE5** of the UDP states that the Council will seek to enhance the quality of existing housing, industrial areas and commercial areas.
- 5.13 **Policy BE6** states that the Council will seek to achieve good design standards for all types of development, taking into consideration the following:
- a. *"The quality of layout, and suitability of scale of the development"*

- b. *The use, quality and landscape treatment of open land within the site and the area around buildings*
- c. *The standard of detailed design and facing materials of proposed buildings*
- d. *The suitability of the whole development for its proposed context and its relationship with adjoining land uses."*

6 BENEFITS OF THE SITE

6.1 It is important to highlight that the principle of an A1 use is not to be disputed given that planning permission is not required to change the use from Use Class A4 to Use Class A1 as this is deemed Permitted Development.

6.2 The development can be broken down into four key planning considerations, namely:

- The siting of the development;
- The design of the development
- The safety of the development
- Access to the development (namely the ATM)
- The impact upon Highway Safety

Siting

6.3 The ATM is to be located within a principal elevation of the building in order to create activity along the retail (active) frontage, while at the same time to create a sense of natural surveillance and public safety in the interests of the public.

6.4 In relation to the bollards, they have been strategically positioned to ensure that the most vulnerable part of the shopfront (the proposed ATM) are protected.

Design

6.5 The size, scale and bulk of the ATM will neither dominate over nor compete with the main building. In addition, the siting and spacing around the ATM would also respect both the horizontal and vertical rhythms associated within the principal elevation of the building and of the proposed shopfront.

6.6 The design of the proposed ATM is restricted to a degree by its functionality. That said, the proposed ATM will appear commensurate to the size of the principle elevation of the building and as such would not appear overbearing. The colour scheme would also appear sympathetic to the character and appearance of the prevailing streetscene.

6.7 The proposed ATM would not harm pedestrian safety or result in an unacceptable congestion along the footway.

6.8 The bollards have been designed as such to appear subservient within the context of the street scene and are compatible with the active retail use.

- 6.9 The bollards by virtue of their height and bulk would neither dominate over not compete with the host building, while at the same time (and by virtue of their uniform positioning) would not appear cluttered within the surrounding street furniture.

Safety

- 6.10 The ATM will benefit from its own CCTV camera mounted above the unit. Furthermore, the submitted plans also identify a marked out 'box' on the floor identified as defensible spaces markings (privacy zone) for added security.
- 6.11 The security feed will be recorded internally within a secure room inside the store. □As per all ATM's within Tesco Express stores, the machine will be monitored by a CCTV dome camera mounted within the security panel directly above the unit.
- 6.12 The supporting technical information (at **Appendix 1**) illustrates that the camera offers Digital Day/Night, True Day/Night, and Wide Dynamic Range options to ensure that the surrounding area and the unit itself can be monitored at all times in order to act as a natural deterrent against crime (including cloning).
- 6.13 The CCTV operates via a sensor control mechanism 24 hours a day while the recordings are monitored within a secure room from within the store. Details of the CCTV equipment are identified at **Appendix 1** of this Statement. Also appended (**Appendix 2**) is the Tesco Express CCTV Standard Design information providing an incite of the security measures on site.
- 6.14 In light of these security measures it is considered that the presence of the CCTV will naturally act as a deterrent to anti-social behaviour as well as resulting in a reduced perception of crime.

Access

- 6.15 With reference to the display panel (screen) and push buttons (keypad) of the ATM, the display panel can easily be seen from a wheelchair and the push buttons fall into the DDA industry standard set up. The No. 5 key is positioned 900mm above ground level and that the existing concrete plinth will be cut back to sit flush with the shopfront.
- 6.16 In terms of accessibility to both the store and the pedestrian routes, the proposed bollards would not harm pedestrian safety or result in an unacceptable congestion along the footway.

7 SUMMARY AND CONCLUSIONS

- 7.1 It is concluded that the development meets the requirements of national, regional and local policy by providing a sympathetic and proportionate form of development that would not appear incongruous within the context of the site and would not adversely impact upon the accessibility, character or identity of the shop or the area.
- 7.2 For the reasons set out in this statement, it is respectfully requested that planning permission is granted.

Appendices

1. Details of CCTV Equipment



ZC-D4000 Series

540 TVL DAY/NIGHT DOMES



- 540 TVL Super High Resolution
- 3-9mm **computar**® F1.2 Varifocal Auto Iris Lens
- True Day/Night, Digital Day/Night, & WDR Models
- 12VDC or 24VAC Operation, Auto-sensing
- Full Range of Indoor & Outdoor Mounting Options



CBC (AMERICA) Corp.

NY: 1-800-422-6707
CA: 1-800-888-0131
www.cbcamerica.com

DOME FEATURES

3-9mm **computar®**
F1.2 auto iris lens

540 TVL
Super High Resolution CCD

Zoom & Focus
controls with
locking screws

DC iris level
adjustment

Removable ring for flush
mount installations

Service monitor
cable connection

Outdoor Model Shown

Dip switch setting
adjustments

Proprietary 3-axis Pan/Tilt
Rotation mechanism



Optional 5 foot service monitor
cable for ZC-D4000 Series
domes - Model No. ZCA-SM400

GANZ 
ZC-D4000 Series

MOUNTING OPTIONS

Indoor



SURFACE MOUNT

Standard



FLUSH MOUNT

Model No.
ZC-FM2



PENDANT MOUNT

Model No.
ZC4-PM1
3/4" NPT pipe attaches directly to the camera base



WALL MOUNT

Model No.
ZC4-WM1

Outdoor/Impact-Resistant



SURFACE MOUNT

Standard



FLUSH MOUNT

Standard



PENDANT MOUNT

Model No.
ZC4-PM2



WALL MOUNT

Accessory Model No.
ZC4-WM2

The GANZ® ZC-D4000 Series domes offer full-featured performance at an economical price for indoor and outdoor installations. Both models include Digital Day/Night, True Day/Night, and Wide Dynamic Range options. Interior and exterior mounting options include flush mount, pendant mount and wall mount.

Accessories

ZC-FM2	Flush Mount Kit
ZC4-PM1	Pendant Mount Adapter; Mounts to Dome Base & uses 1" NPT Pipe
ZC4-WM1	Wall Mount Bracket
ZCA-DCS40	Tinted Dome Cover Conceals Lens for Discrete Applications (indoor only)
ZC4-PM2	Pendant Mount Adapter Mounts to the Outdoor Housing Base & Accepts 3/4" Standard Pipe
ZC4-WM2	Outdoor Wall Mount - includes ZC4-PM2 Pendant Mount and Wall Bracket

Product specifications are subject to change without prior notice.

SPECIFICATIONS

	DIGITAL DAY/NIGHT	TRUE DAY/NIGHT	WIDE DYNAMIC RANGE	OUTDOOR DIGITAL DAY/NIGHT	OUTDOOR TRUE DAY/NIGHT	OUTDOOR WIDE DYNAMIC RANGE
MODELS	ZC-D4039NHA	ZC-DN4039NHA	ZC-DW4039NHA	ZC-DT4039NHA	ZC-DNT4039NHA	ZC-DWT4039NHA
RESOLUTION (HORIZ.)	540 TVL		520 TVL	540 TVL		520 TVL
TV SYSTEM	NTSC					
SCANNING ELEMENT	2:1 Interlace, H15.750 KHz/V:59.94 Hz		-	2:1 Interlace, H15.750 KHz/V:59.94 Hz		-
IMAGE SENSOR	1/3" Interline CCD		1/3" Pixim Sensor	1/3" Interline CCD		1/3" Pixim Sensor
EFFECTIVE PICTURE ELEMENT	768(H) x 494(V)		720(H) x 540(V)	768(H) x 494(V)		720(H) x 540(V)
APPROXIMATE PIXELS	380 K					
MIN. ILLUMINATION	1.0 lux @ F1.2	0.08 lux @ F1.4	1.3 lux @ F1.2	1.0 lux @ F1.2	0.08 lux @ F1.4	1.3 lux @ F1.2
S/N RATIO	50 db		>42 db	50 db		>42 db
WIDE DYNAMIC RANGE	-		120 db/ 17 bit	-		120 db/ 17 bit
WIDE DYNAMIC RANGE AREA	-		1 Zone - Fully Adjustable	-		1 Zone - Fully Adjustable
FRAME INTEGRATION	-		Default 2x, max 32x	-		Default 2x, max 32x
ELECTRONIC SHUTTER	-		1/50 or 1/60-1/100000	-		1/50 or 1/60-1/100000
DAY/NIGHT	Digital D/N	True D/N	Digital D/N	Digital D/N	True D/N	Digital D/N
BACK LIGHT COMPENSATION	Central area for auto iris		-	Central area for auto iris		-
EXPOSURE CONTROL	DC Auto Iris Drive					
SYNC SYSTEM	Internal/Line Lock					
VIDEO OUTPUT	1.0 Vpp, 75Ω Unbalanced					
WHITE BALANCE	Automatic White Balance		ATW, MWB, 1-Touch	Automatic White Balance		ATW, MWB, 1-Touch
POWER RANGE	AC: 24V AC ± 20% or DC: 12V DC -10% +20%					
POWER CONSUMPTION	4W	4.3W	2.8W	4W	4.3W	2.8W
OPERATING TEMPERATURE	10 ^o F to 122 ^o F			-10 ^o F to 122 ^o F		
STORAGE TEMPERATURE	-30 ^o F to 140 ^o F					
EXTERNAL DIMENSIONS	4.7" (Dia) x 3.9" (H)			5.5" (Dia) x 3.9" (H)		
WEIGHT	350g / .77 lbs	300g / .66 lbs		600g / 1.3 lbs		
LENS SPECIFICATIONS						
LENS FOCAL LENGTH	3-9mm					
MAX. APERTURE	F1.2	F1.4	F1.2	F1.2	F1.4	F1.2
IRIS RANGE	F1.2 ~ F360	F1.4 ~ F360	F1.2 ~ F360	F1.2 ~ F360	F1.4 ~ F360	F1.2 ~ F360
MINIMUM FOCUSING DISTANCE	0.5 m/19"					
ANGLE OF VIEW (H)	90.0 ^o ~ 31.8 ^o					
(V)	66.2 ^o ~ 23.9 ^o					
LENS TYPE	Varifocal					

LENS SPECIFICATIONS

LENS FOCAL LENGTH	3-9mm					
MAX. APERTURE	F1.2	F1.4	F1.2	F1.2	F1.4	F1.2
IRIS RANGE	F1.2 ~ F360	F1.4 ~ F360	F1.2 ~ F360	F1.2 ~ F360	F1.4 ~ F360	F1.2 ~ F360
MINIMUM FOCUSING DISTANCE	0.5 m/19"					
ANGLE OF VIEW (H)	90.0° ~ 31.8°					
(V)	66.2° ~ 23.9°					
LENS TYPE	Varifocal					

NOTE: Specifications are subject to change without notice



CBC (AMERICA) Corp.

NEW YORK: 55 MALL DRIVE COMMACK, NY 11725 • TEL: 1 (800) 422-6707 • (631) 864-9700 • FAX: (631) 543-5426
 CALIFORNIA: 20521 EARL STREET TORRANCE, CA 90503 • TEL: 1 (800) 888-0131 • (310) 793-1500 • FAX: (310) 793-1506
 www.cbcamerica.com © 2008 CBC (AMERICA) Corp. All Rights Reserved. 03/08

2. Tesco Express CCTV Standard Design information

The following specification
Is for the installation of
A Case CCTV system to the Tesco design standard
In Express stores

Sales Floor & Warehouse

- Camera 1.** One ceiling mounted Vista VFD4V9CWE 420 line 12v dome camera finished in white incorporating a varifocal lens is to be fitted centrally to the entrance doors approx. 3 mts. into the store. The view from this camera is to be the entrance area and focused on people entering the store.
- Camera 2.** One ceiling mounted Vista VFD4V9CWE 420 line 12v dome camera finished in white incorporating a varifocal lens is to be fitted behind the sales counter RHS. The view from this camera is to be the counter area and focused to view the till area.
- Camera 3.** One ceiling mounted Vista VFD4V9CWE 420 line 12v dome camera finished in white incorporating a varifocal lens is to be fitted behind the counter LHS. The view from this camera is to be the counter area and focused to view the till area.
- Camera 4.** One ceiling mounted Vista VFD4V9CWE 420 line 12v dome camera finished in white incorporating a varifocal lens is to be fitted in the BWS aisle. The view from this camera is to be the approach to and the BWS aisle. Focused to view people using the aisle.
- Camera 5.** One ceiling mounted Vista VFD4V9CWE 420 line 12v dome camera finished in white incorporating a varifocal lens is to be fitted in the Meat aisle. The view from this camera is to be the approach to and the Meat aisle. Focused to view people using the aisle.
- Camera 6.** One ceiling mounted Vista VFD4V9CWE 420 line 12v dome camera finished in white incorporating a varifocal lens is to be fitted in the corner of the Cash Office adj. to the safes. The view from this camera is to be the approach to the safes and the cash desks. Focused to view people using the desks.
- Camera 7.** One ceiling mounted Vista VFD4V9CWE 420 line 12v dome camera finished in white incorporating a varifocal lens is to be fitted in the lobby adj. to the door to the rear area. The view from this camera is to be to the approach to the Cash Office and the rear of till's area. Focused to view people in the approach to this area.
- Camera 8.** One Vandal Resistant Dome 12v 420 line camera contained in a weatherproof heated housing is to be wall mounted and fitted externally to the front of the store and directed towards the ATM unit.
The view from this camera is to be the approach to the ATM & focused to view people using this area
- Camera 9.** One Vandal Resistant Dome 12v 420 line camera contained in a weatherproof heated housing is to be wall mounted and fitted externally to the rear of the building & directed towards the Bulk Store Door.
The view from this camera is to be the approach to the Bulk Store Door. Focused to view people using this area.

Monitor 1. One Li lin 15" flat screen TFT colour monitor is to be ceiling mounted and sited approx. 2mtr into the sales floor area centrally in front of the entrance doors. The available views to be displayed on this monitor will be the entrance camera only

Note. The Cash Office cameras are not to be displayed on the sales floor monitor.

Control Equipment and Recording.

The control and recording equipment is to be housed in the systems rack sited in the Cash Office.

The visual monitoring of the cameras will utilise the store computer system monitor via a VGA converter. Switching between the CCTV images and the PC will be via the computer keyboard.

This system is to be connected to a Mitsubishi 950 9 way DVR incorporating a 370gb hard drive. A domestic style VCR is to be provided to enable tape copies of incidents to be made.

Installation Notes

- It is assumed that all works will be carried out during normal working hours.
- Site services such as provision for power tools etc will be provided by the main contractor.
- It has been assumed that equipment suitable for working at high level will be available.
- All cameras are 12v dc in operation and as such we will require 240v spur points only in selected locations within the main building.
- All cable between the main building and the forecourt canopy will be provided and installed by Case. This will be low voltage only.
- Risk assessments and health and safety documentation will be provided on request to the main contractor prior to commencement of works on site.