

UNITS 1 – 3
Off Littlefield Lane
Wombwell
Barnsley
South Yorkshire

Design and Access
Statement

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1. Statement.
2. Supporting Documents.

PREPARED BY :

QUILL ARCHITECTURE

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- 6.0 Evaluation of context.
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Letter of intent,

Responses,

DEFRA licence

Pet animals act 1951 Licence to keep a pet shop, April 2009-10

Pet animals act 1951 Licence to keep a pet shop, April 2009-10

Pet animals act 1951 Licence to keep a pet shop, April 2010-11

1.0 Introduction

- 1.1 This statement is submitted in support of a retrospective planning application, for the alterations which have been carried out to units No's 1 - 3 situated off Littlefield Lane, Wombwell, Barnsley, South Yorkshire.
- 1.2 The site and surrounding area have been visited and this statement takes into account the site characteristics, surrounding land usage, local UDP planning policies and other considerations.

2.0 Assessment of the site and its wider context

- 2.1 In accordance with the current planning legislation, the context of the proposed alteration is appraised in the following statements.

2.2 Physical

The site is situated adjacent to the terminus of a no through road off Littlefield Lane in Wombwell. Its location is approximately 10 miles south of Barnsley. Wombwell, as a township has a thriving and busy town centre, with its nucleus being the main High Street which in turn supports a diverse range of shops accessed by the local and wider community. The site is positioned at the western edge of the main shopping area of Wombwell. The utilitarian buildings which occupy the site have been subjected to many changes over the three decades they have existed and by their very nature have contributed positively to the economy and employment in the local area. The whole site owned by the applicant consists of 4 units three of which are the subject of this design and access statement. The Buildings are surrounded by a substantial 2200metre high timber fence which delineates its curtilage from the residential dwellings to the south and Littlefield Lane to the east. (see appendix 1 photographs). Directly beyond the south boundary of the site the land rises towards the main High Street. Part of this intermediate area is owned by the applicant who provides rented accommodation to the private sector thus perpetuating sustainable revenue to the local economy. Beyond the applicants ownership residential terrace type dwellings are in existence which intersect the walk ways of the High Street, However to the west of the site a large open field exists and is recorded as undeveloped land within the unitary development plan. To the north /rear of the site a 50metre wooded verge exists separating the units from the A633 bye pass road. The trees within this area provide a natural screen to the units. The sites topography at its entrance displays a level access at the point of entry off Littlefield Lane which serves all the units.

2.3 Access audit

The existing site has one vehicular and pedestrian access point at the terminus of Littlefield Lane. This will be retained to continue

providing access to all units within the complex. (**appendix 1 photographs**) A public transport bus stop operated by stage coach in Yorkshire is located on the High Street approximately 110metres and within 1 minuet's walking distance of the site, This caters for both incoming and outgoing main routes from Barnsley, Mexborough, Doncaster and Rotherham etc which regularly run at half hour intervals. It is envisaged that there will be no increase of vehicular movements to and from the site.

3.0 Planning policies

- 3.1 The re-modelling complies with the local authority's unitary development plan Policy S1 and the requirements of policy BE6 relating to good design and access standards.

4.0 Planning history

- 4.1 There have been no previous planning applications made in respect of units 1 to 3 within the complex.

5.0 Involvement of community members

- 5.1 The applicant issued letters of intent to the occupiers of the immediate dwellings directly adjacent to the site for their comments regarding the buildings change of the use. **Appendix 2** support documents shows:-

1. Letter of intent.
2. Addresses of letters sent The Cottage, Littlefield Lane.
31 Littlefield Lane.
33 Littlefield Lane.
3. Responses, The Cottage.
31 Littlefield Lane.

- 5.2 A noise report survey was not deemed necessary due to the complex already being in existence. In addition the change of use proposal will by its very nature dramatically reduce any noise pollution within the immediate area.

6.0 Evaluation of the context

- 6.1 Identification of opportunities
There are a number of benefits arising from the re-modelling of the units and site.
1. There is a gain in the visual amenity by regularisation of the unit's frontage.
 2. The design provides a positive enhancement to the area.

3. The change of use will provide much needed economic and sustainable revenue for the local community.
4. The increase in potential job gains and opportunities to the local area
5. Provide a much needed resource within the local areas retail sector

6.2 Identification of constraints

The alterations carried out have achieved a sympathetic reconstruction of the units with regard to the aesthetic principles of design. The design is of good quality within an existing light industrial environment.

7.0 Design of the scheme

- Amount :** The proposed external alterations do not alter any internal floor area of the existing three units. The external work on the units provides a cosmetic upgrading only and no additional areas have been created.
- Layout :** Internally the existing units have undergone a redecoration programme to support the new business activity. The layout of the existing units does not infringe any overlooking/overshadowing of residential dwellings and are in excess of the statutory privacy distance laid down by the local authority.
- Scale :** The units are still of single storey height, which have occupied the site for 30years.
- Appearance:** The proposed units have been upgraded by the use of a pebbledash finish, making the frontage and side elevation of uniform appearance. In addition upvc windows some incorporating entry and exit doors have been installed within the existing large openings and set behind the steel roller shutter doors.
- Access :** The existing hard surfacing which extends from the front of the units to the south boundary of the site has not been altered/affected by any of the cosmetic work undertaken to the units and remains in situ. The site layout is as the previous occupation with pedestrian and vehicular movements to and from the site continuing.

8.0 Concluding statement

- 8.1 This design and access statement has been prepared in support of a retrospective planning application and demonstrates

1. The context of the site has been considered and documented which is inclusive of an access audit combined with references to relevant planning policies.
 2. The design of the proposal has been justified in terms of the use, amount, layout, scale, appearance and access arrangements.
- 8.2 The alteration has been designed which responds to the constraints and opportunities identified and will provide significant benefits to the community in terms of

The continuation of a sustainable business within the area.
The provision of employment opportunities.
The upgrading of visual amenities

- 8.3 In conclusion, it is considered that the proposed change of use meets the requirements of national, regional and local planning policies and that the council should be supportive of the proposal and grant planning approval.

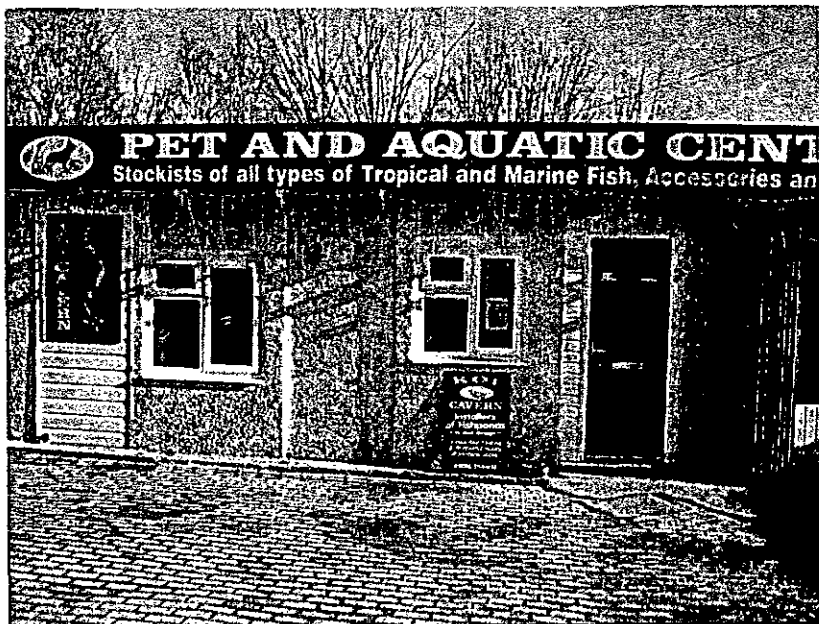
APPENDIX 1



Photograph 1 Shows the site access to all the units within the complex



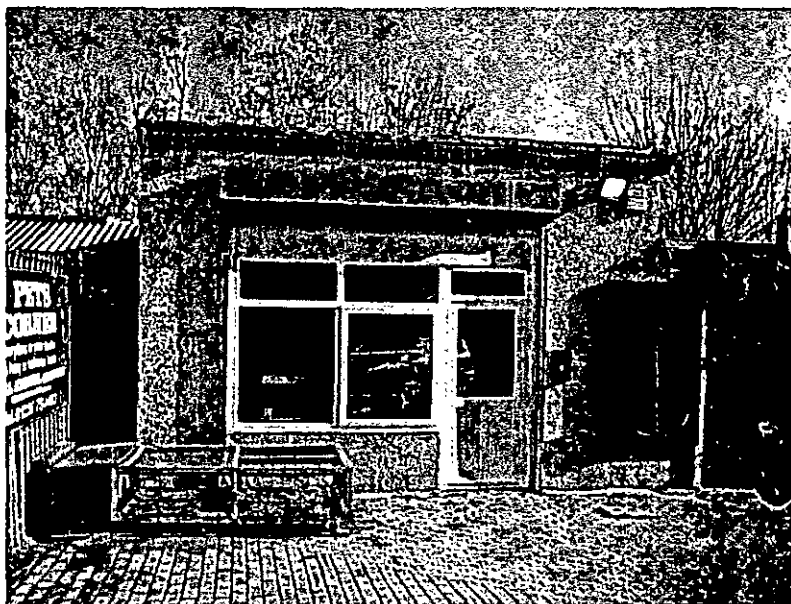
Photograph 2 Shows new frontage of unit 1, with upvc entrance doors and glazed side panels.



Photograph 3 Shows continuing new pebble dashed frontage of unit 1, with new upvc windows.



Photograph 4 Shows new pebble dash frontage to unit 2, with new infill panel and upvc window, set behind existing roller shutter door.



Photograph 5 Shows new pebble dash frontage of unit 3 with upvc window with integral door set behind steel roller shutter.



Photograph 6 Shows timber fence over 700mm high brick wall facing Littlefield Lane.



Photograph 7 Shows north/rear elevation of unit 1 with continuation timber fence over brick wall.

UNITS 1 – 3
Off Littlefield Lane
Wombwell
Barnsley
South Yorkshire

Retrospective Planning
Application

APPENDIX 2

CONTENTS

1. SUPPORTING DOCUMENTS

PREPARED BY :

QUILL ARCHITECTURE

Chapelfield House,
25 Hough Lane, Wombwell, Barnsley,
South Yorkshire, S73 0DP
Tel:- 01226 755446

Mr & Mrs L & B A Hayes
23 Brampton Crescent
Wombwell
Barnsley
South Yorks S73 0SZ

Telephone no 01226 340113/07889032592

Date 1st Sept 2009

To The Occupier,

The Cottage, Littlefield Lane, Wombwell.

Please be informed that we are intending to alter the existing garages, unit 1 to unit 3 at Littlefield Lane, Wombwell, into a pet and aquatic shop.

Before we do so could you let me know in writing if you have any problems or issues with this proposal. If you are happy for this change of use to go ahead could you still please reply to this letter within 21 days from the date of this letter.

We intend to start work on the 1st October 2009.

With regards

Larry and Beverley Hayes



Miss Emma Slack

The cottage

Littlefield Lane

Wombwell

Barnsley

S73 8DF

4th Sept 2009

Mr + Mrs B. Hayes

With reference to the
change of use to aquatic
and pet shop from the
garages we acknowledge
the changes and are happy
with the new proposals

Regards

e-slack

A. Bird
31 LITTLEFIELD LANE
WOMBWELL
9-9-09.

To Mr & Mrs Hayes

I have no
problems with change of use
to an aquatic shop, and pet
centre.

Yours
A Bird

Licence issued under:

IMPORT OF LIVE FISH (ENGLAND AND WALES) ACT 1980

The Prohibition of Keeping or Release of Live Fish (Specified Species)

(Amendment) (England) Order 2003



Licence authorising the keeping in England of non-native species of fish listed in the Schedule to the Prohibition of Keeping or Release of Live Fish (Specified Species) (Amendment) (England) Order 2003 made under the Import of Live Fish (England and Wales) Act 1980.

Licence No. **E ILFA 2928 v.1**

Licence Holder **Koi Cavern**

Address
**Unit 1 Little Field Lane
Wombell
BARNSLEY
South Yorkshire
S73 8DF**

The Secretary of State for Environment, Food and Rural Affairs, in exercise of the powers vested in her under the Import of Live Fish (England and Wales) Act 1980 by virtue of this licence authorises the above-named person or organisation to keep fish of the species listed below only at the location named below.

Species:

**Carp, Koi (Cyprinus carpio)
Orfe, Common or Ide (Leuciscus idus)
Sturgeon/Sterlet (Species of genera Acipenser, Huso, Pseudocaphirhynchus & Scaphirhynchus)**

At (location):

**Koi Cavern
Unit 1 Little Field Lane
Wombell
BARNSLEY
South Yorkshire**

For the purpose of:

Retail Sale

This licence is subject to the following conditions:

General Conditions:

1) The licence-holder must make and retain a record of movements of the species to which this licence relates onto and from the site, and of any mortalities.

a) Records of movements onto site shall include:

- i) Name, address and keeping licence number of supplier site; the requirement to indicate a keeping licence number does not apply where fish are obtained by direct import;
- ii) Date of movement, species moved with details of number and size (individual weight/length, or range of weight/length and total weight)

b) Records of movements off site of fish (excluding grass carp, Ictalurid (ameiurid) catfish, Sturgeon and Sterlet sold for keeping in garden ponds or indoor aquaria or Red shiner, Fathead minnow or Roseyreds kept only in indoor aquaria other than on retail or wholesale premises) shall include:

- i) Name, address and keeping licence number of receiving site;
- ii) Date of movement, species moved with details of number and size (individual weight/length, or range of weight/length and total weight);

c) Records of movements off site of Grass carp, Ictalurid (ameiurid) catfish, Sturgeon and Sterlet sold for keeping in garden ponds or indoor aquaria or Red shiner, Fathead minnow or Roseyreds kept only in indoor aquaria other than on retail or wholesale premises shall include the total number sold of each species;

d) Mortality records shall include:

- i) Date of mortality and species involved with details of the number and size (individual weight/length, or range of weight/length and total weight);
- ii) Supplier (if known);
- iii) Method of disposal of fish;

e) Abnormal mortality or major losses of stock shall be reported to CEFAS Weymouth Laboratory (Barrack Road, The Nothe, Weymouth, Dorset, DT4 8UB; tel: 01305 206671) and the carcasses retained for inspection if required.

f) All records shall be held in accordance with the format enclosed so as to be readily accessible to any authorised person, and retained for inspection for three years.

2) The licence-holder shall not transfer, or cause to be transferred, to any person, the fish to which this licence relates, unless that person holds a licence, or is covered under the terms of a general licence, issued under the Import of Live Fish (England and Wales) Act 1980 which permits the keeping and/ or introduction of the said fish, as appropriate.

The licence holder shall notify the Fish Health Inspectorate (Cefas, Barrack Road, The Nothe, Weymouth, Dorset, DT4 8UB; 01305 206674/9) of:

- a) any change of ownership or use of the licensed site; or
- b) any change of contact details for the licence holder; or
- c) any escape or suspected theft of the fish to which this licence relates from the licensed site; or
- d) when the fish to which this licence relates are no longer kept at the licensed site.

Failure to comply with the terms and conditions of this licence constitutes an offence under section 3(1) of the Import of Live Fish (England and Wales) Act 1980 and a licence-holder may be prosecuted.

This licence may be modified or revoked at any time by the Secretary of State.

Signature



Date

2/7/2009

(On behalf of the Secretary of State for Environment, Food and Rural Affairs)

Name

Debbie Murphy PP Kelly Fox

No:

01305 206674/9

Notes for Guidance

1. This licence authorises actions which would otherwise be prohibited by Section 3 of the Import of Live Fish (England and Wales) Act 1980. Actions in contravention of, or any failure to comply with, any term of this licence may be an offence under the Act.
2. This licence is not a derogation from, nor does it affect in any way, the need to obtain a licence to keep non-native crayfish under the Prohibition of Keeping of Live Fish (Crayfish) Order 1996 (as amended) made under the Import of Live Fish (England and Wales) Act 1980.



BARNSLEY

Metropolitan Borough Council

PET ANIMALS ACT 1951

LICENCE TO KEEP A PET SHOP

BARNSLEY METROPOLITAN BOROUGH COUNCIL, being the Local
Authority under the above Act **HEREBY LICENSE**

MR LARRY HAYES

**Unit 1, Littlefield Lane, Wombwell
Barnsley**

being the owners of a business known as

KOI CAVERN

within the area of the said authority to **KEEP A PET SHOP** at those premises
subject to the conditions endorsed hereon.

**This licence shall remain in force from the First day of April 2009
until, and including, the Thirty First day of March 2010**

Regulatory Services, PO Box 602, Barnsley, S70 9FB

K. Meadows
.....
ASSISTANT DIRECTOR

**MAXIMUM NUMBERS AND TYPES OF ANIMALS PERMITTED TO
BE KEPT ON THE PREMISES**

COLD WATER FISH 1500

Specify any other species -

Conditions subject to which this licence is granted are on reverse of this certificate



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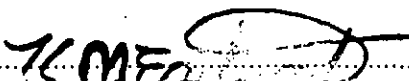
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REPTILES 150; SPIDERS 25; LAND SNAILS 4; TORTOISES 6;
FROGS 6; GUINEE PIGS/RABBITS 36; RATS/MICE/HAMSTERS 40;
GERBILS/DEGUES 15; PARROTS 2; SMALL BIRDS 10;
COLD WATER FISH 1500; TROPICAL FISH 2000; MARINE FISH
2000; SEA HORSES 30; STARFISH/CRABS/SNAILS/ SHRIMPS 300

Specify any other species -

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