

Planning Statement

Walled Garden at rear of Darton Tap 70 Church St Darton

Proposal

The client has owned this property for over 27 years, initially operating as a Gym and beauty salon and now used as a micro pub under planning consent 2018/0387 'Change of use of ground floor of former gym (Class D2) to micropub (Class A4) including alterations to frontage'.



TABLES ALREADY AT FRONT OF MICROPUB

The existing micropub has the benefit of outside tables and chairs at the street frontage of the premises. This situation has been the case for several years and there have been no complaints as patrons enjoy their conversations and drinks in the open air.

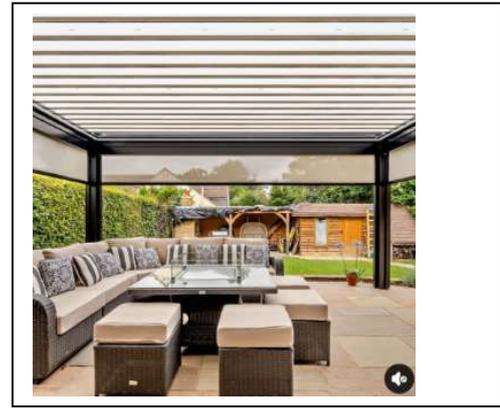
The required works to form a walled garden comprise the removal of a redundant therapy suite at the adjacent hair salon which is under the same ownership.



There are no changes to the external walls however internal walls are to be removed and the current corrugated metal sheeted roof is to be removed in order to allow natural light into a walled garden which will be accessed from a new glazed door in the party wall with the public house.



EXAMPLE OF AN ASTROTURFED WALLED GARDEN



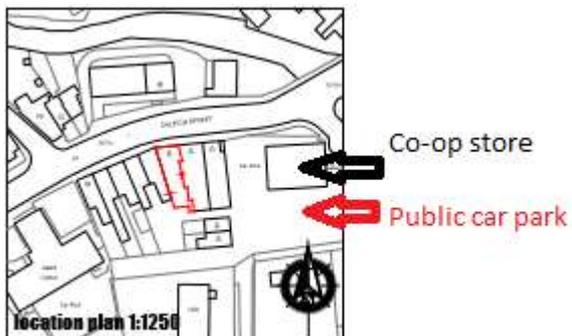
RETRACTABLE AWNING

The floor is to be astroturfed and the roof is to have a retractable awning to screen the area from sun and rain.

History

The property sits within an area currently allocated as a Principle Shopping/Commercial Centre in the UDP and District or Local Centre in the publication draft of the Local Plan. There are a number of commercial/retail businesses operating in the local area, including late night uses such as pubs and hot food takeaway

There are 2 flats at first floor. Since the implementation of the micropub, the applicant has had no complaints from any tenants regarding noise or nuisance from the micropub.



LOCATION PLAN SHOWING PROXIMITY TO PARKING

Management Plan

Overview of the business

The pub already caters for customers who appreciate a calm environment, in which to enjoy craft ales and good conversation. The property is adjacent to a large free public car park providing adequate off-road parking, in the immediate area for anyone visiting Darton.

The capacity of the pub will be 70 persons and the additional walled garden will increase the capacity by a further 24 persons.

The front entrance and rear fire exit will continue to facilitate the alternative means of escape provision as required under Approved Document B of the Building Regulations.

Wc facilities are provided in accordance with the initial planning consent.

The pub opens between the hours of 12 noon to last orders at 10.30 pm.

Management of deliveries

These occur between 8am and 11-30am only and are stocked from the rear yard area. There is therefore segregation between customers and delivery of goods.

Waste management

There will be no change from current arrangements i.e. all at the rear contained in suitable bins.

Noise/nuisance management

As a condition of operating as a pub the applicant will not allow the playing of outside music to avoid disturbance of the enjoyment of quiet amenity of the tenants above. Music is already played within the pub and there have been no issues. A TV is turned on only when there is a football match or a special televised event. No smoking rules will apply on and off the premises. No cooking is to take place and no external chiller units are proposed. A small cellar cooling unit is located in the beer cellar and this does not generate noise or vibration.

J Murray MCIOB

19/4/2018