

PLANNING STATEMENT

TO ACCOMPANY
APPLICATION FOR LISTED BUILDING CONSENT
FOR
THE JOSEPH BRAMAH
INSTALLATION OF NEW LIFT
AT

15 MARKET HILL
BARNSELY
SOUTH YORKSHIRE
S20 2PX

Document Revision

REVISION	DESCRIPTION	DATE	BY
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1.0 Application site

Barnsley is a town of south Yorkshire approximately half way between Leeds and Sheffield, the town centre lies on the west bank of the Dearne Valley. Barnsley is surrounded by several townships which forms the Metropolitan Borough of Barnsley.

Historically Barnsley was an industrial town focusing on coal mining and glass making. The town has a history of brass bands originally created by the social clubs by its mining communities. Following the decline of the industrial activity the town the town centre began a regeneration programme in 2002 which has refocused the town on more of the service industry. As of 2001 the town has a population of around 91,000.

The site itself is located off market hall and is in a central location to the town on the high street, with it being located approx. 9 min walk from the nearest train station.

2.0 Development Proposals

The application seeks consent for the installation of a new passenger lift in place of an out-dated existing lift. The proposal only concerns the replacement of lift and forming of surrounding stud walls to the new element.

The new lift will be installed in place of the existing lift so the layout will not be affected by the proposal and the overall scale of the building will not be affected by the proposals.

3.0 Benefits of a JD Wetherspoon Free House

Since opening its first Free House in 1979, JD Wetherspoon now has over 930 establishments throughout England, Scotland, Wales and Northern Ireland, incorporating formats JD Wetherspoon Free House, Lloyds No.1 Bar and Wetherspoon Hotels, delivering a consistent, high quality and adaptable consumer offering. JD Wetherspoon's aim has always been to provide a comfortable, attractive and welcoming environment for the local community, through careful design that is sympathetic to the building and surrounding area, whilst consistently providing an adaptable consumer offering whilst delivering high quality standards

The JD Wetherspoon Free House is a distinctive kind of public house, very different from the majority of public houses in this country. It recreates the congenial atmosphere of the traditional pub, combined with features found in modern cafes, restaurants and bars. This is achieved by a combination of high-quality design, well developed policies and procedures and good management.

The key factors that differentiate the JD Wetherspoon Free House from other licensed premises are:

i. The highest modern building and design standards through the provision of facilities such as ample seating and space for customers, easy access to bars, high-quality toilet provision, advanced ventilation systems. JD Wetherspoon aims to provide comfortable, efficient and ergonomic dining facilities and accessible customer areas suitable for all types of customer.

ii. JD Wetherspoon concentrates on the provision of cask conditioned beers

selling more than any other pub company. Throughout the year the Company runs regional festivals showcasing the very best ales from local microbrewers as well as larger provincial brewers. The majority of its premises are accredited by Cask Marque for the quality of their ales. Real ale typically attracts a broader, often older, cross-section of customers and studies over the years have indicated that public houses which do not target a predominantly young age group have better behaved customers.

iii. The provision of good quality food at reasonable prices is core to its business. A full menu is available in its premises from opening until 23.00 hours. JD Wetherspoon always uses high quality ingredients and increasingly offers regional dishes and locally sourced products. The Company also takes great care to ensure that artificial ingredients are avoided wherever possible. For example, the company only uses organic milk, free range eggs, dolphin friendly tuna, cod from sustainable stocks and cooking oils without trans-fats.

iv. JD Wetherspoon's award-winning children's menu is available at all times children are permitted on the premises. A number of its children's meals use only organic ingredients. There are no preservatives or sugar or artificial colours or flavours in any of the meals in the children's menu. All children's meals come with a bag of fresh fruit as well as organic milk, orange juice or water as the drink options. The Company provides nutritional information about the meals offered on the children's menu to help parents make informed decisions about what their children are eating.

v. The majority of the Company's Free Houses open from 0700 hrs to cater for customers who wish to partake in the breakfast offers. JD Wetherspoon pioneered the availability of breakfasts across its public houses and now sells more than 250,000 breakfasts per week. The breakfast menu is available every day until noon. In a similar vein, the Company now sells over 400,000 cups of Lavazza coffee every week and its coffee sales now approximately match those of Café Nero in volume and are about a quarter of Starbucks.

vi. No playing of music or amplified sound of any kind are provided in a traditional JD Wetherspoon Free House. The absence of music and entertainment, such as pool tables and juke boxes, is unique; it is the key to providing an atmosphere which is considered to have a beneficial effect on customers' behaviour, by attracting those mixed ages and of both sexes, from all sections of the local community, leading to an improvement in standards of behaviour, both inside and outside its establishments.

vii. JD Wetherspoon operates a dispersal and good neighbour policy designed to minimise the negative impact of our premises on their locality. The Company generally requests that a minimum of 30 minutes drinking-up time is incorporated in the premise's licence as an aid to the gradual dispersal of all customers in the premises at the end of the evening. A key element of encouraging customers who are leaving a JD Wetherspoon Free House to behave in a responsible fashion is ensuring that they are well-managed whilst on the premises. JD Wetherspoon accept its responsibilities cannot simply end at the front door and that, by contributing to better managed pubs at the end of the night, the company can help deliver safer town centres.

viii. JD Wetherspoon has a high ratio of staff to customers to ensure that prompt

service can be given to all customers during full opening hours and to ensure that the premises are kept clean and tidy at all times.

ix. The Company sets very high standards when it opens a new Free House and these standards are maintained through constant supervision and monitoring using a system of mystery visits to the premises to assess 'Cleanliness, Quality, Service, Maintenance and Atmosphere' (CQSMA).

x. The company's employees are extensively trained on their legal obligations. There is a very strong culture of thorough induction training and on-going refresher training in the company. Training is provided for all employees regardless of their role, their age or their hours of work.

xi. JD Wetherspoon applies high standards of management to ensure it meets its aims of providing excellent service to its customers and ensuring that its free houses are not only orderly, but successfully and well run. JD Wetherspoon Free Houses each have an average of five managers and the majority of these hold personal licence qualifications.

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xii. The Company's approach to the sale of alcohol is to concentrate on the range and quality of the products on offer rather than to use price as an incentive. JD Wetherspoon continually reviews the pricing structure of its alcoholic and non-alcoholic products to ensure that it is encouraging sensible drinking at all times. The Company is recognised as being a Responsible Drinks Retailer and is a previous winner of the award of Responsible Drinks Retailer of the Year in the pub group category.

4.0 Being A Good Neighbour

JD Wetherspoon attaches the utmost importance to the careful investigation and prompt resolution of any complaint made in relation to the day-to-day running of any of its outlets. This includes the effect any Free House may have on its surrounding area. Over a third of its premises have residents living above or adjacent to them with no history of complaint. JD Wetherspoon has always emphasised the importance of building close relationships with local residents. The Company's 'Pub' Managers are expected to resolve any complaints from local residents quickly and effectively. If they cannot be resolved on a premises level they are referred to an Area or General Manager for resolution.

Overall JD Wetherspoon has had few complaints relative to the size of its estate and virtually all of these have been resolved satisfactorily through its complaint and investigation procedures. This is very much testament to the professional and well-run nature of its establishments.

5.0 Context for Determination of the Application

Section 38 (6) of the Planning and Compulsory Purchase Act (2004) requires that

applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan material to the proposal consists of the Lake District National Park Core Strategy (Local Plan Part One) (October 2010), the adopted Allocations of Land document (Local Plan Part Two) (November 2013) and the saved policies of 1998 Local Plan.

In addition to the Development Plan, applications should also have regard to the revised National Planning Policy Framework (NPPF), published in February 2019, the National Planning Practice Guidance, and the Emerging Living Lakes: Your Local Plan, which are material considerations in any determination.

The National Planning Policy Framework:

The Framework makes it clear at paragraph 212 that the policies contained within it are material considerations to a particular decision or determination.

As far as the weight to be attached to an existing development plan is concerned, the Framework states in paragraph 213 that:

“Due weight should be given to them [existing policies] according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given)”.

Paragraph 48 states that from the day of publication of the Framework decision takers may also give weight to relevant policies in emerging plans according to:

- the stage of preparation of the emerging plan;
- the extent to which there are unresolved objections to relevant policies;
- the degree of consistency of the relevant policies in the emerging plan to this Framework.

The Framework advises that the purpose of the planning system is to contribute to the achievement of sustainable development (paragraph 7).

Paragraph 8 details that there are three overarching objectives to achieving sustainable development which are interdependent. These objectives are:
a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and

In terms of decision-making, paragraph 38 states:

“Local planning authorities should approach decisions on proposed development in a positive and creative way.”

In seeking to build a strong, competitive economy, paragraph 80 states that:

“Planning policies and decisions should help create the conditions in which business can invest, expand and adapt. Significant weight should be placed on the

need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.”

Section 7 seeks to ensure the vitality of town centres, with paragraph 85 requiring planning policies and decisions to take a positive approach to their growth, management and adaptation

6.0 Design

The Application is supported by a Design & Access Statement and Heritage Statement prepared by Harrison Ince Architects, which provides a comprehensive description and explanation of the Proposed Development.

The Proposed Development relates well to the built form of the settlement and to the Grade II Listed Public House and will maintain the local distinctiveness and character of the settlement by respecting the existing historical built fabric. The Proposed Development is therefore in accordance with Policy CS03 (Settlement form) of the Core Strategy.

The Proposed Development is therefore in accordance with Policy CS27 (The acclaimed historic environment) of the Core Strategy by conserving and enhancing the character, integrity and setting of the historic environment, including historic assets on the statutory list of buildings of special architectural or historic interest and the character and appearance of the wider Conservation Area; Paragraphs 189, 190, 192, 193, 194 and 196 of the Framework relating to the conservation and enhancement the historic environment; and the statutory duties of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.

7.0 Benefits of the Development

The Proposed Development seeks to provide a new and more user-friendly passenger lift in order to continue to support people with a disability or reduced mobility in accessing all customer areas of the public house. This update will ensure the listed building remains beneficial for use and inclusive for all the customers of the public house. The supporting information submitted with the application, and summarised above demonstrates that the development can be delivered without any detrimental impact on surrounding properties or to the listed heritage asset itself.

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