

Co-operative Group  
59 Green Spring Avenue,  
Birdwell, Barnsley.  
S70 5SW

## **Planning Statement**

Relating to: Single storey store-room extension to the rear of the property and the removal of two temporary steel container storage units.

Applicant: Co-operative Group, 59 Green Spring Avenue, Birdwell, Barnsley. S70 5SW

Location: Co-operative Group, 59 Green Spring Avenue, Birdwell, Barnsley. S70 5SW

Agent: David Mothershaw / Cadital Ltd, Langthwaite House, Langthwaite Business Park, South Kirkby, Pontefract. West Yorkshire. WF9 3AE  
Tel: 01977-646869 / Mob: 0777 6122078 Email: dave:cadital.co.uk

This application is for a single storey store-room extension to the rear of the property and the removal of two temporary steel container storage units located within the existing outside yard & boundary wall area.

This statement sets out the planning issues, but does not identify issues relating to the Design & Access Statement.

The property is currently owned and managed by the Co-operative Group.

The Co operative Group are continuing to trade and manage the property and have no intentions of changing ownership and/or use of the property, the store opening hours with the exception of public holidays are between 07.00 to 23.00 based on seven day working.

### Background

The existing property is a two storey, brick built retail food outlet store, the ground floor of the property being used for retail and the first floor used for residential.

The store is located towards the end of a row of detached houses on Green Spring Avenue near to the junction of Worsbrough Road, with the front elevation facing Green Spring Avenue. Goods deliver access being available via the side of the property thus, leading into a rear enclosed yard area, with customer parking being available adjacent to the front of the store.

Access to the ground floor store area is via a single auto-opening sliding door located on the front elevation of the property, with slight ramp access approach from the pavement. Additional access / egress for staff and deliveries to the store is available at the rear of the property.

Co-operative Group  
59 Green Spring Avenue,  
Birdwell, Barnsley.  
S70 5SW

The store layout comprises of public retail area to the front of the property, consisting of general food shelving & freezer units, with access for store personnel to the rear of the property via a security door. The rear of the property comprises of a goods storage area along with staff welfare & toilet facilities, the first floor being used for residential use with separate access being available at the side of the property.

Located within the rear yard area are two steel container units, these containers being used for additional secure storage of dry & refrigerated goods, the refrigeration container being fitted with a compressor unit to the side of the container.

At present all goods deliveries are made via the store room entrance located at the rear of the property, due to the size of the existing internal store room, goods cages are generally placed directly into the public store area, this in turn limiting the amount of space within the public store area.

Depending on the volume and type of goods delivered, occasionally the goods delivery cages are temporarily placed within the outside rear yard area or within the steel container units, this leading to the goods being susceptible to weather conditions along with the possibility of theft.

#### Statement of Intent

Following a recent site survey and feasibility study of the existing store layout and steel container location, it is evident that due to a lack of storage space within the existing store and the location of the steel containers, problems are arising when goods are being delivered, stored and handled. This being more evident on goods delivery days when very little space is available within the goods delivery area, thus leading to restricted movement for store personnel to operate, with the added problem of restricting access to emergency fire exits.

In order to improve the existing floor storage space along with improving the safety and wellbeing of the public & staff, the Co-operative Group wishes to build a store room extension to the rear of the property. The proposed store room will be located at the rear of the building and within the existing boundary of the rear yard. The overall floor area of the proposed store room will be approximately the same as the existing steel containers floor area, thus once the proposed store room is constructed, the existing steel containers will be surplus to requirement and will be removed from site.

The proposed store room will be constructed of brick with timber & felt covered roof, with the roof profile being a continuation of the existing flat roof construction. Level access approach into the proposed store room extension will be via double fronted security access doors fitted with high security locks and burglar alarm contacts. Fitted within the store room will be wired smoke detection, fluorescent lighting with emergency light backup.

Bulkhead courtesy lighting with sensor detection to be fitted above the proposed store entrance door and to both elevations

Co-operative Group  
59 Green Spring Avenue,  
Birdwell, Barnsley.  
S70 5SW

All surface water from the new roof area will drain into the gutter on the existing building with connection into the existing SW sewer.

All material used are to match the existing and to the full discretion of the LA Planning Officer with all works completed to the full approval of the LA Building Control Officer.

There are no further planning applications submitted or additional external alterations planned for the property, after reviewing Planning Policies currently in force by Barnsley District Council the above satisfies the current Planning Policy requirements:

### **Volume I Part II Shopping**

Local Shops

Policy S6

Local shopping facilities, serving day to day needs of an immediate locality will be permitted subject to scale, traffic and environmental considerations.

Section: 5.52

### **Design Standards**

Policy BE6

The council will seek to achieve good design standards for all types of development. proposals for development will be assessed using the following design criteria:

- a) The quality of layout, and suitability of scale of the development.
- b) The use, quality, design 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.

Section: 3.169 achieving high standards of design is an integral part of improving the quality of development.

Section: 3.170 the council believes that good design is the responsibility of all applicants, who are encouraged to engage skilled professional advisors to achieve high standards. Before applicants commence any design work they are advised to familiarise themselves with the relevant planning guidance and to consult the council's department of planning, if necessary.

**Policy BE6A**

In assessing any proposed development layout, the council will seek to avoid opportunities for crime.

- a) Parking areas and garage courts should be well lit and in a location visible from the highway, not screened by walls or planting.
- b) Public open spaces should be visible from highways, and be overlooked by neighbouring dwellings. The creation of dark corners must be avoided.
- c) High levels of lighting must be installed and maintained to all public areas.
- d) Walls and planting along public routes should be designed to avoid blind corners and hiding places.
- e) Developments should be separated into public and private areas. Security of private areas must not be reduced by such things as footpaths between rear gardens.
- f) Housing should be designed into secure groups, probably off cul-de-sac, with no through traffic vehicular or pedestrian, and where strangers are easily identified.

Section: 3.171 Advice from south yorkshire police and guidance in government circulars indicates that the design of new development can have an influence on reducing opportunities for crime. The criteria in this policy indicate how design can facilitate the 'watching over' of an area by residents and prevent the creation of places where crime is easy to carry out.

**Temporary Structures**

**Policy BE6E**

On sites visible from highways and public areas, portable and demountable buildings and those in short life materials will only be given a temporary permission, not exceeding five years, and then only in exceptional circumstances where it can be shown that a building in permanent materials is either not suitable, or that urgent accommodation is needed pending the completion of a permanent structure.

Section: 3.177 Portacabins and other temporary buildings are utilitarian in design and on many sites would detract from the appearance of the area. when hidden from public view, for example on some parts of industrial estates, such buildings may be acceptable, but on other sites the use of such buildings will be allowed only exceptionally and then only for a limited period.

Section: 3.178 renewal of such temporary permission will be favourably considered only if the applicant can show that exceptional circumstances exist and that measures to resolve the situation are outside his control, but will be effected within the period of the next temporary consent which will be for a period not exceeding five years.

## **Light Pollution**

### **Policy BE6F**

The council will seek to minimise light pollution. details of any external lighting scheme required as part of any new development or highway scheme should be submitted as part of the planning application. Applicants will be expected to demonstrate to the council that the scheme proposed is the minimum needed for security, safety or working purposes and that it minimizes potential pollution from glare and spillage, particularly to :

#### **a) Residential Areas**

Section: 3.179 it is recognised that, for safety and security reasons, as well as operational needs, external lighting is often an essential part of development, such as factories, leisure and shopping facilities and new roads.

Section: 3.180 however, excessive or poorly designed lighting can have adverse effects, including disturbance to residents living in the vicinity; waste of energy; pollution of the night sky; visual intrusion in the night time landscape; and disruption to wildlife habitats.

Section: 3.181 development proposals should seek to minimise the effects of light pollution, through the design and location of any external lighting. Where planning applications include proposals for external lighting, applicants may be requested to submit details, including the location and luminance of any such lighting.

**Ref Drawing: BIR/03/04/22/01**