

**TRUE NORTH BREW CO
THE CROWN AND ANCHOR, BARUGH LANE, BARUGH GREEN, BARNSELY S75 1LL**

**ACCESS AND DESIGN STATEMENT
PROPOSED EXTENSION**

In preparing this statement, the guidelines laid out by CABA have been used.

DESIGN PROCESS

1. ASSESSMENT

1.1 PHYSICAL

- The Crown and Anchor Public House is located at Barugh Lane, Barugh Green.
- The building has been extended extensively over time to provide the facilities required of a modern public house, including a flat roof rear extension. The building is surrounded by an extensive car park and beer garden. Part of the car park and garden to the rear fall within Green Belt

1.2 SOCIAL

- The Crown and Anchor is a highly visible core facility within the area and currently provides a location to drink for local residents of the area.
- The works proposed have arisen following the refusal of the application to retain marquees located on part of the rear car park. The business has seen a loss of income of £106,500 in sales since the marquees were removed and this has severely affected the viability of the site. The closure of the premises would result in the loss of a community asset and also the loss of 13 full time jobs and 20 part time jobs.

1.3 ECONOMIC

- Due to the nature of the works there would be no impact on the value of the site.

1.4 PLANNING POLICY

- The national planning policy Framework has been considered.

National Planning Policy Statement

The National Planning Policy Framework (NPPF) was published in March 2012. It sets out the Government's intention for the planning system to contribute to the achievement of sustainable development, performing an economic, social and environmental role. Paragraph 14 states the presumption in favour of sustainable development which means that Councils should:

- Approve development proposals that accord with the development without delay; and
- Grant permission where the development plan is absent, silent or relevant policies are out-of-date unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against

the Framework as a whole or specific policies in the Framework indicate that development should be restricted.

Paragraph 17 sets out the twelve core principles which should guide planning

- Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs.
- Seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.
- Take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.

Paragraphs 186 and 187 state that local planning authorities should approach decision-taking in a positive way to foster the delivery of sustainable development, working proactively with applicants, looking for solutions rather than problems and seeking to approve applications for sustainable development where possible.

The policies of Barnsley Council have all been considered. The following policies are considered to be relevant:

Policy GD1 General Development

Proposals for development will be approved if:

There will be no significant adverse effect on the living conditions and residential amenity of existing and future residents;

They are compatible with neighbouring land and will not significantly prejudice the current or future use of the neighbouring land;

They will not adversely affect the potential development of a wider area of land which could otherwise be available for development and safeguards access to adjacent land;

They include landscaping to provide a high quality setting for buildings, incorporating existing landscape features and ensuring that plant species and the way they are planted, hard surfaces, boundary treatments and other features appropriately reflect, protect and improve the character of the local landscape;

Any adverse impact on the environment, natural resources, waste and pollution is minimized and mitigated;

Adequate access and internal road layouts are provided to allow the complete development of the entire site for residential purposes, and to provide appropriate vehicular and pedestrian links throughout the site and into adjacent areas;

Any drains, culverts and other surface water bodies that may cross the site are considered;

Appropriate landscaped boundaries are provided where sites are adjacent to open countryside; Any pylons are considered in the layout; and

Existing trees that are to remain on site are considered in the layout in order to avoid overshadowing.

Policy GB2 Replacement, extension and alteration of existing buildings in the Green Belt

Provided it will not have a harmful impact on the appearance, or character and will preserve the openness of the Green Belt, we will allow the following development in the Green Belt:

Replacement buildings where the new building is in the same use and is not materially larger than that which it replaces.

Extension or alteration of a building where the total size of the proposed and previous extensions does not exceed the size of the original building.

Dividing an existing house to form smaller units of accommodation.

All such development will be expected to:

Be of a high standard of design and respect the character of the existing building and its surroundings, in its footprint, scale and massing, elevation design and materials; and

Have no adverse effect on the amenity of local residents, the visual amenity of the area, or highway safety

The proposed extension contained within a defined area of the site and do not affect any existing substantial landscaped areas. They do not affect access or internal road layouts.

The car parking has been assessed using the Barnsley SPD. The existing pub building provides a usable customer area without fixed of 96 sq. m. equating to 25 car parking spaces. The areas with fixed seating can accommodate 27 people and equates to an additional 9 parking spaces. The proposed extension have a usable customer area of 98 sq.m equating to 25 car parking spaces. The total required parking is therefore 60 spaces. The site currently has a total of 74 parking spaces.

Policy E5 Promoting Tourism and encouraging Cultural Provision

We will promote tourism and encourage the growth and development of cultural provision by:

Encouraging the provision of a wide range of venues and opportunities for cultural activity;

Safeguarding and sustaining existing cultural provision;

Promoting the existing cultural provision and tourism offer (for example museums, theatres, accommodation and hospitality); and

Encouraging the growth of the tourism business sector.

Major new tourist and cultural facilities will be focused within existing centres where possible.

Tourist related development in rural areas will be protected and encouraged to support and diversify the local economy, subject to the requirements of Policy E6 Rural Economy.

Policy GB1 Protection of Green Belt

The general extent of the Green Belt is set out on the Key Diagram. The detailed boundaries are defined on the Policies Map. Green Belt will be protected from inappropriate development in accordance with national planning policy.

The National Policy in relation to Green Belt states:

Purposes and characteristics of the Green Belt

The NPPF (paragraphs 133 and 134) identifies that the essential characteristics of Green Belts are their openness and permanence and that they serve the following five purposes:

- a) To check the unrestricted sprawl of large built-up areas.
- b) To prevent neighbouring towns merging into one another.
- c) To assist in safeguarding the countryside from encroachment.

- d) To preserve the setting and special character of historic towns.
- e) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Any harm to the Green Belt, therefore, needs to be assessed against these key characteristics and purposes.

Whilst the proposed extension is located within the Green Belt, it is acceptable in terms of development within Green Belt. The volume of the existing building is 1642 m³, the proposed extension is 488 m³, which represents a volume increase in buildings of 29.7%. An increase of less than 30% has been seen to be acceptable in numerous applications approved via either application or appeal.

The proposed extension is required to protect the current business and provide a community facility.

The local community had previously used the now removed marquees for family parties etc. as well as community events and a large number of bookings have had to be declined since the marquees were removed.

The total number of events which have been requested by the local community, which couldn't be accommodated since the marquee was removed is 71. This equates to a loss of income of £106,500.00 for the business and pushes the overall business to a critical position in terms of surviving for any length of time.

In addition to the obvious need for the space to support the community, the events would also have generated employment for local people

The harm to the Green Belt would be minimal compared to the loss of the whole business because it is no longer viable.

Policy Poll1 Pollution Control and Protection

Development will be expected to demonstrate that it is not likely to result, directly or indirectly, in an increase in air, surface water and groundwater, noise, smell, dust, vibration, light or other pollution which would unacceptably affect or cause a nuisance to the natural and built environment or to people.

We will not allow development of new housing or other environmentally sensitive development where existing air pollution, noise, smell, dust, vibration, light or other pollution levels are unacceptable and there is no reasonable prospect that these can be mitigated against.

Developers will be expected to minimise the effects of any possible pollution and provide mitigation measures where appropriate.

- Due to the nature of the works it is considered that a case can be given for retaining the marquees and container.

2. INVOLVEMENT

- My Client has not undertaken informal consultations in respect of the proposals.

3. EVALUATION

- The building, which now forms The Crown and Anchor has evolved over time to provide the facilities associated with licensed premises. The building has been altered over the years to provide modern provisions. There also appears in the past to have been substantial remodeling of the building with internal walls removed to

form an open bar areas. The building itself sits partially within the Green Belt. The rear section of garden and rear car park is also within Green Belt.

4. DESIGN

- The works are as follows:
 - The proposed extension is sited to the rear of the building and on an existing area of grassed seating. The extension will not be visible from the main road or the car park of the site that can be seen by the photos below



View from Barugh Lane



View from the car park

- The proposed extension is also shielded by a tree line and cannot be seen across the open view from Barnsley Road as can be seen below.



- The design of the proposed extension uses a flat roof to reduce the mass and reduce any site lines from across the rear fields. It is simple in design with the use of Cedral cladding and powder coated doors and lowline roof lights. The wraparound pergola allows planting to soften the externals.

5. USE

- The works are ancillary to the current use of the site and building. Since April 2022 the marquees have allowed the site to host charity events, local community groups and parties for the local community. In the last year it has helped raise in the region of £2000.00 for charities and this was anticipated to increase in the coming year. The addition of the space for local community events and functions has been warmly received by the community and in the last twelve months prior to removal hosted 1750 guests at various events. This was anticipated to grow in the next year.
- The refusal of permission to retain the marquees has halted this income stream and resulted in a substantial loss to the business putting it in a financially perilous position. Without the proposed extension the business could be forced to close and result in the lose of a local asset and numerous local jobs.

6. AMOUNT

- The works are of a relatively minor nature and would not impact on the physical aspects of the site and would have no lasting impact on the site.

7. LAYOUT

- The proposed extension will be accessible via a level pergola covered walkway and will allow the site to provide fully accessible sanitary provision.
- The location is to the rear of the site and does not affect the existing garden areas, which are substantial.

8. SCALE

- When detailing the structure the solution is felt to be as minimalist as possible.

9. LANDSCAPING

- The managers of the site are currently operating many sites, and in all cases, go to considerable lengths to maintain a clean and appealing environment and this would also be the case for this site.

10. ACCESS

- The current access arrangements would be improved by the works.
- When called upon, the management team aid reasonable access, which has not proved to be a problem to customers.

11 SUMMARY

True North Brew Co. the operators, have a large number of buildings making up their trading estate. The Company have been custodians of properties that, under other circumstances or in the ownership of other operators, would no longer be public houses; many would have been converted to residential or commercial properties. The availability of take-home drink from supermarkets and off-licences and take-away and chilled foods, together with increasing fixed costs and increased tax on beer, has in so many instances accelerated pub closures – some 7 public houses are closing each day at present. The challenges facing the hospitality industry from the COVID-19 pandemic have made the operation of pubs a difficult business. This has been further exasperated by increased costs for goods and services and the recent financial crisis.

It is hoped that with the works approved, The Crown and Anchor, can maintain its use as a public house and provide a valuable asset for the community.

Therefore, the applicants ask that the Council grant consent for the works.