

Planning Statement Darton Tap

Change of Use 68 Church St Darton to extension of 70 Church St 'Darton Tap' micropub in order to meet Covid 19 Social Distancing Regulations

Proposal

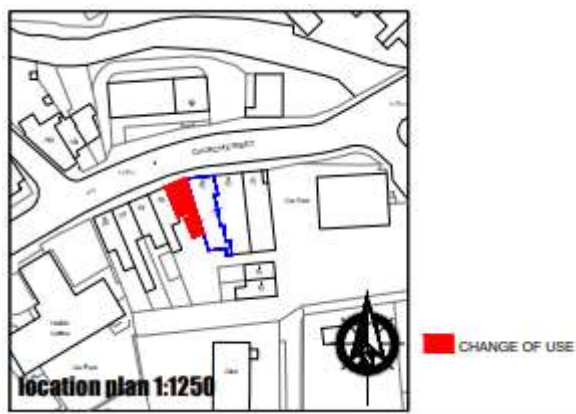
The client has operated the Darton Tap (55 seats) as a thriving local business for over two years. In this time, the applicant has had no complaints from any tenants regarding noise or nuisance from the pub business, and has achieved a first class reputation as an operator of licensed premises.

Due to Covid 19 social distancing regulations the owner wishes to extend into the adjacent empty retail unit (former pet shop) and this will provide an additional 28 seats.

The required works are small and involve a revamped interior and a structural opening to be formed to connect the 2 sides together.

History

The floor of the flat upstairs at 68A has already previously been upgraded to meet part E (Acoustic) requirements to resist the passage of sound and there have been no complaints regarding the transmission of sound from the pub next door or the last use as a pet shop.



Management Plan

Overview of the business

The pub caters for customers who appreciate a calm environment, in which to enjoy craft ales, wines and spirits, in a relaxed and quiet atmosphere. The property is adjacent to a large public car park, which has recently been extended, providing adequate off-road parking, in the immediate area for customers. It also benefits from a railway station (300metres away) and an exceptionally well served bus route.

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

A unisex Doc M wc facility is provided plus a female wc with 2 cubicles. A further existing wc is to be upgraded at the rear of No 68 for use by male patrons.

The pub is expected to open between the hours of 12 noon and 11pm at the latest, as per existing licensing arrangements.

Management of deliveries

There will be no change from current arrangements i.e. all deliveries are taken via the existing rear entrance and would not affect the proposed premises.

As per existing agreements with suppliers, these will occur between 8am and 12pm – outside of trading hours.

Waste management

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

Noise/nuisance management

There will be no change to the existing conditions. The applicant will not be considering the playing of live music or television in the pub to avoid disturbance of the enjoyment of quiet amenity of the tenants above. 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 already located in the cellar of Darton Tap, with the extraction unit sited under the external stairwell, and does not encroach onto the proposed premises (i.e. it is within the existing tenure and planning consent).

Pre application advice from BMBC

The applicant has discussed the proposals informally with Richard Gilbert (planning officer at Barnsley MBC under pre app ref 2020/ENQ/00860 and it is felt to be an appropriate use for the empty shop unit.

....'the Darton application would be from E to Sui Generis. I have attached the guide to the planning use changes for your benefit. Drinking Establishments have changed from A4 to Sui Generis as of 1 September 2020.

J Murray MCIQB

5/1/2021