

Michael A Clynch and Associates

Dip.Arch. Dip. T. P. A.R.I.B.A.

Architects and Town Planners. Residential and Commercial Planning and Property Consultants. Planning Applications and Drawings submitted and processed to final approval. Planning disputes resolved.

1 January 2013-01-01

14, Huddersfield Road,
Ingbirchworth,
Sheffield.
S36 7GF.
Tel/Fax: 01226 766308

Date: BMBC Development & Transport
PO Box 604
Barnsley
S70 9FE

Dear Sir,

White Heart Housing

I enclose a planning application to develop part of the White Heart site for housing. The car park is more than adequate for normal pub business. The pub does have a function room for special events. The majority of guests at these events arrive and leave by taxi or coach as drinking is involved. The pub does not attract casual drinking business other than locals who walk to the venue for obvious reasons. The restaurant trade is more than serviced by seventy or so spaces on site and many of these customers use taxis or share cars.

The current barrier was erected to stop the car park being used as town centre parking and by drinkers at the adjacent pub next door. The land is private and there is absolutely no obligation to provide public parking.

Users of the proposed houses will be provided with a swipe card or transponder to exit at all times.

The proposed housing has only a minor interface with two small residential units to the northern boundary. The few windows facing the car park are obscure glazed and/or completely concealed behind existing fences as they are bathrooms or utility space. All living areas face Manchester Road. The properties have car parking adjacent to their rear elevation. The proposal removes these spaces, improving the amenity of the dwellings as noise and disturbance late at night from pub users is replaced with quiet garden space. The position of the proposed units meets normal planning distance parameters.

The proposed units are to the extreme rear of the site and have a strong (3m wide) pedestrian and occasional vehicle access to Talbot Road currently in place. The site shares a southern boundary with proposed future housing land and as the site is developed it will be seen to relate visually to the future scheme and may be physically linked. The site is allocated as Housing Policy Area with the current UDP.

The site owner will provide further on site parking for the pub within site PEN1 on the 2012 consultation draft if trade parking is found to be inadequate as a result of the housing scheme. Clearly it is not in the interest of owner to adversely affect a core business use. It is strongly believed that this is a highly theoretical problem as the existing car park is never fully utilised and relatively few spaces will be lost to this proposal. There is also considerable scope to reorganise parking spaces as some areas are currently under used.

Local Agents are enthusiastic about the proposal which will form small family units in a safe location with sustainable links to the town centre and provide an attractive and appropriate residential backcloth to the pub business similar to thousands of others nationwide fronting car parks.

Yours faithfully,

Design & Access Statement

White Heart Housing

Access

Vehicular access is taken from the open car park area to the east. A 900mm wall will enclose a private drive area to dedicated drive space and parking to each unit. The exit point to the private drive will be yellow cross hatched and not be available for any other parked vehicles. This will be entirely under the control of the land owner and can easily be enforced. Two entrance and exit points to the housing are provided. Exit to the main road will be by swipe card if the existing barrier is maintained. A pedestrian and emergency vehicle access point currently exists linked directly to Talbot Road.

Design

The housing is terraced, typical of traditional Penistone housing, with simple proportions. Properties have private gardens to the rear. None of the units have any direct visual impact on any (few) adjacent properties.

Materials

The units will be built of natural stone and good quality tiled roofs. Windows and doors will be in stained timber.

Landscape

Small decorative trees in front gardens areas will define the private space. Larger species will be planted to the rear. The private road space to the front will be defined by areas of brick paving to the entrance area and hatched areas within the larger adjacent parking area.