Planning Statement for Proposed Micro Pub at Smithy House, Bower Hill Lane, Oxspring, Sheffield

Applicant: Mr D Cross
Address: Smithy House, Bower Hill Road, Oxspring

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The applicant as applied to convert the existing garage into a micro pub. The trend in recent years is a decline in the traditional public house popular throughout the UK for a number of centuries. This as left a gap in the market for people who prefer to partake in the consumption of traditional locally produce beers for the local market only. These micro brewers serve these new and up and coming micro pubs, which as the names states is a much smaller version of the traditional public house in the UK

This micro pub as no intension of competing with the larger mixed use public houses of the nearby locations. These public houses are now more family orientated which requires a greater floor area space than is envisaged by the applicant. The applicant only require the micro pub to be of a small floor space applicable to the use of 4/5 people at any one time where the sale of alcohol only will be served.

The applicant as no intention of serving hot food or applying for a licence to undertake this venture.

The applicant is aware that the council will set planning conditions if successful of the opening times that the micro pub can operate under plus any other conditions the council see fit to include.

The applicant Mr Cross will be the only "on site staff" working in the micro pub. No other staff will be employed by the applicant.

The applicant is aware of council policy within the LDF Supplementary Planning Document adopted in March 2012 which states the minimum number of car parking spaces per head of visitors and also the minimum number of car parking needed for off site staff but as stated above there will be no off site staff and the applicant as already provided 2 new additional car parking spaces as per the South Yorkshire Residential Design Guide for the existing Smithy House. In this instance it would be fair to say that the 1 space per residential staff would be one of the two new car parking spaces to be provided for Smithy House. It would be near impossible to fit in the number of car parking spaces required if we were to agree with the 4m2 space standards requested.

It is to be noted that there is already a dropped kerb provided by the council for the new entrance/exit from Sheffield Road which was present prior to the upgrading of the public highway undertaken recently for highway safety reasons.

Small remedial works are required to be undertaken to the existing garden of Smithy House to enable the car parking to work for the proposed 6 car parking spaces. Mr Cross is aware that the council as a policy for public houses but there is currently no policy for micro pubs, with this in mind the applicant would like the application to be viewed on its own individual merits.

Delivery of alcohol to the micro pub will be undertaken by small micro brewers within the local area. The client is a supporter of local businesses therefore helping in the reduction of carbon emissions by ordering alcohol from within the local area and not from large cooperate brewers. He as also ensured me that the deliveries will take

place via a small transit van similar to the one pictured within the report. As can be seen in the turning circle drawings sufficient space will be left to allow the vehicle to enter and leave the site in forward gear with deliveries taking pace outside the opening hours of the micro pub.

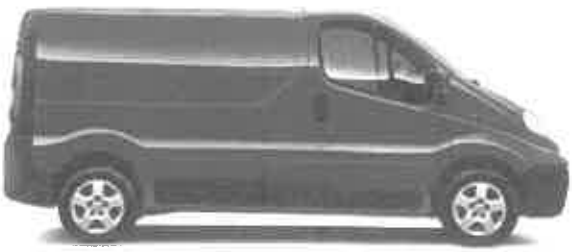
The vehicle will not be parked on the highway and small 9 gallon firkins will hold the alcohol (see below)

Typical micro brewery includes

Acorn Breweries
Unit 3
Aldham Industrial Estate
Mitchell Road
Wombwell
Barnsley S73 8HA
Web site. acorn-brewery.co.uk



Picture showing delivery of two 9 gallon firkins with the delivery vehicle in the background



Vauxhall Vivaro Van of the type currently used by Acorn Brewery



This picture shows the internal hard landscaped are inside the applicant's garden which will become the new car parking area for the two new parking spaces. The existing dry stone wall is to be demolished and partly rebuilt with new gates which will be partly bi folding on one leaf.



This picture shows the recently completed widening of the existing public footpath to Sheffield Road with the constructed dropped kerb which will be used by the applicant



View from across the road of Sheffield Road showing the proposed new entrance.



View looking along Sheffield Road



View Looking up Sheffield Road



View looking up Bower Hill Lane at the entrance to the Proposed Site. Note large Stop sign indicating that car drivers are about to terminate at a T junction.



View taken from Site Entrance looking in opposite direction of Bower Hill Lane.



Site Entrance