

Planning Statement Dodworth Tap

Change of Use first floor to extension of 'Dodworth Tap' Pub in order to meet Covid 19 Social Distancing Regulations

Proposal

The client has operated the Dodworth Tap (66 seats internal capacity detached building) as a thriving local business since July 2020. Since opening, the applicant has had no complaints from any neighbours regarding noise or nuisance from the pub business, beer garden or any other external areas. The community has welcomed this new hub and a high level of community engagement has been developed.

Due to Covid 19 social distancing regulations the applicants wish to extend into the first floor area (former landlords flat). The proposed plans will create an additional 42 seats plus up to 4 staff members since the capacity of the first floor is capped at 50 due to the width of the existing staircase.

The required works are small and involve a revamped contemporary interior along a similar theme to the ground floor.

History

The pub was formerly known as the Station Inn. There is a side car park for 8 vehicles and a forecourt for a further 8 vehicles.



Management Plan

Overview of the business

The pub caters for customers who appreciate a quieter environment, in which to enjoy craft ales, wines and spirits, in good company and with polite conversation. Only background music is provided in the downstairs area, and it is anticipated that this will be the case upstairs – any changes to this would ultimately be sought by way of a formal change to the licensing conditions.

The property has curtilage car parking however the majority of local customers walk to the pub as it is in the village centre. It also benefits from a railway station (400 metres away).

The front entrance and 2 rear fire exits 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 at ground floor plus a female and male wc. Further male and female wcs are to be provided at first floor.

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

Management of deliveries

There will be no change from the current arrangements i.e. all deliveries will occur between 12noon and 4pm on Tuesday which is 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 any other music than background music – any changes would require a formal application to be made through the appropriate authorities and this is not being sought within this application.

No smoking rules apply on and off the premises. Simple chef free chilled / ~~ore~~ microwaved cooking is to take place at the first floor kitchen and no fat frying or external chiller units are proposed. A small cellar cooling unit is already located in the beer cellar at basement level and this does not generate noise or vibration.

Pre application advice from BMBC

The applicant has discussed the proposals informally with the local planning authority and it is felt to be an appropriate use for the first floor.

See response from Richard Gilbert Planning Officer BMBC.

'....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.

The presence of the bar within the new part of the building does not matter as the space will be used for a drinking establishment use.

Also, you may be interested to know that drinking establishments benefit from permitted development rights (where development/uses do not require submission of a planning application) for expanded food provision. This means that existing drinking establishments can serve food without requiring planning permission. However, the erection of external plant such A/C and other external cooling or venting systems will still require planning permission as they are considered a form of development and can have an impact on your

neighbour.

I mention this latter point in the context of the Government's 'substantial meal' requirements for Tier 2.

I hope the above helps, please get in touch if you require anything further.'

J Murray MCIOB

5/1/2021