

Planning, Design and Access Statement

Tesco Stores Ltd

Wilthorpe Public House
Huddersfield Road
Barnsley
S75 1HA

May 2012

Prepared by

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This document must only be treated as a draft unless it has been signed by the Originators and approved by a Business or Associate Director.

DATE
May 2012

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Limitations

This document has been prepared for the stated objective and should not be used for any other purpose without the prior written authority of GL Hearn; we accept no responsibility or liability for the consequences of this document being used for a purpose other than for which it was commissioned.

1 INTRODUCTION

- 1.1 GL Hearn have been instructed by Tesco Stores Ltd to provide planning advice in respect of the proposed alterations at the Wilthorpe Public House within the jurisdiction of Barnsley Council.
- 1.2 The site subject of this application is the Wilthorpe Public House, Huddersfield Road, Barnsley, S75 1HA; this is intended to be occupied by a Tesco Express convenience store upon the basis that the existing use is no longer viable, and that the landlord has no intention of trading as a public house in the future.
- 1.3 The application seeks advertisement consent for the display of a gantry sign.
- 1.4 It is important to highlight that the principle of an A1 use is not to be disputed given that planning permission is not required to change the use from Use Class A4 to Use Class A1 as this is deemed Permitted Development.
- 1.5 It is also important to identify that the 'end user' or occupier is not a material consideration and that competition is not a land use planning matter.
- 1.6 The Planning, Design and Access sets out the description of the site, its brief planning history and the relevant planning policy framework pertinent to the proposal. This statement sets out the design concept utilised in the scheme and design and access issues relevant to the proposals.
 - Application Forms and Land Ownership Certificates (Including Notice 1)
 - Agricultural Holding Certificate
 - Plans and Elevations (Archers Architects)
 - Cheque pertaining the application fee (£95)

2 SITE AND SURROUNDINGS

- 2.1 The site subject of this application is the Wilthorpe Public House, Huddersfield Road, Barnsley. The sites current use is a Public House (Use Class A4).

Figure 1: Aerial Photograph of Site



- 2.2 The site is located in an out-of-centre location and is positioned within a predominantly residential area. The site backs on to an area of open space, while the front opens out onto Huddersfield Road.
- 2.3 The building extends to a maximum of two storeys and is formed of brickwork and tile.
- 2.4 The building does not lie within a conservation area, nor is the building listed, however it is considered to be heritage value.
- 2.5 The building is set within a relatively large plot of land, the car park which is located to the east of the main building has approximately 12 car parking spaces. To the rear of the main building is garden space. In addition, a gantry sign is located in the car parking area to the front of the premise.
- 2.6 Vehicular access to the site is currently taken from two points on Huddersfield Road, to the north east and west of the building.

3 SITE HISTORY

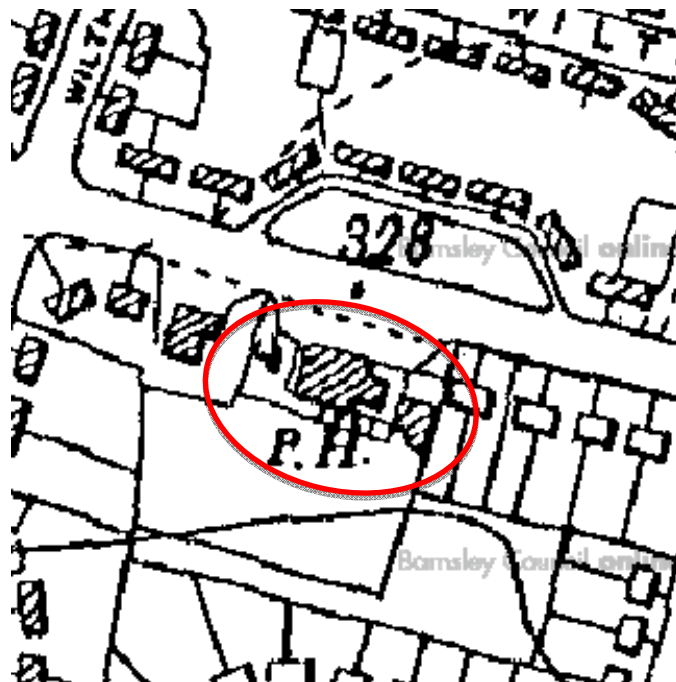
3.1 A planning history identified the following historical planning application:

- 2007/1281 – Erection of two canopies to main entrance doors of Public House (GRANTED – 29/08/2007)

3.2 The planning history relating to this site is limited insofar that only one recent planning application exists on Council's records.

3.3 A review of historical mapping however confirms that the building pre-dates 1947. In this respect it is reasonable to assume that the building pre-dates modern planning legislation. As such there would be no formal Decision Notice and thus no conditions that restrict the change of use allowances under the Use Classes Order 2010.

Figure 2: Historical Map (1948).



4 APPLICATION PROPOSAL

- 4.1 This planning application seeks advertisement consent for the display of one gantry sign to replace the existing gantry sign associated with the sites former use.
- 4.2 The gantry sign is to be externally illuminated synonymous to the existing gantry sign.
- 4.3 The other car park signs that are shown on the submitted plans benefit from deemed consent.

Figure 3: Proposed Gantry Sign



5 PLANNING POLICY

National Planning Policy

5.1 The following national planning policy and guidance has been considered in respect of the application:

- National Planning Policy Framework (March 2012)
- Town & Country Planning (Control of Advertisements) Regulations 2007

5.2 The advertisement consent is submitted in accordance with the requirements of the Town & Country Planning (Control of Advertisements) Regulations 2007 adopted 6 April 2007.

5.3 Paragraph 67 of the NPPF provides guidance on the display of advertisements. It states *"control over outdoor advertisement should be efficient, effective and simple in concept and operation. Only those advertisements which would clearly have an appreciable impact on a building or on their surroundings should be subject to the local planning authority's detailed assessment. Advertisements should be subject to control only in the interests of amenity and public safety, taking into account cumulative impacts"*

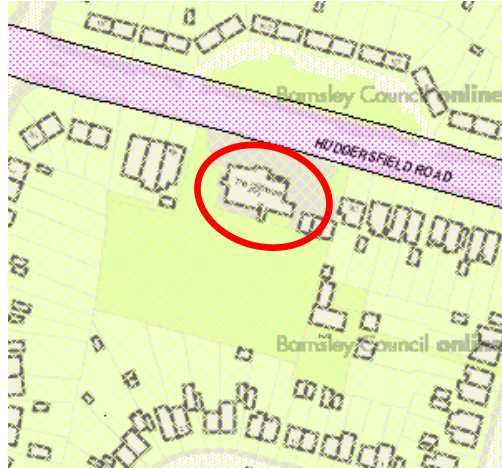
Local Planning Policy

5.4 Barnsley Council's statutory development plan consists of the Core Strategy (2011), the Barnsley Education Sites Development Plan Document (DPD) and the remaining saved policies of the Unitary Development Plan (2000).

Barnsley Core Strategy

5.5 The Core Strategy was adopted in September 2011 and forms the main document of the Local Development Framework. Relevant policies relating to the proposed development are set out below.

Figure 4: Extract of Proposals Map



- 5.6 The site is identified as being located within Urban Barnsley.
- 5.7 **Policy CP8** states that the Council will prioritise Urban Barnsley as a location for development to take place, this includes development such as shopping, leisure and business.
- 5.8 **Policy CSP29** focuses on good design principles and states that high quality development will be expected and should take into account factors such as landscape character including scale, layout, building styles and materials especially in and around Barnsley Town Centre.

Unitary Development Plan (Saved Policies)

- 5.9 **Policy BE5** of the UDP states that the Council will seek to enhance the quality of existing housing, industrial areas and commercial areas.
- 5.10 **Policy BE6** states that the Council will seek to achieve good design standards for all types of development, taking into consideration the following:
- a. *"The quality of layout, and suitability of scale of the development"*
 - b. *The use, quality and landscape treatment of open land within the site and the area around buildings*
 - c. *The standard of detailed design and facing materials of proposed buildings*
 - d. *The suitability of the whole development for its proposed context and its relationship with adjoining land uses."*

6 BENEFITS OF THE SITE

- 6.1 It is important to note that the principle of a gantry sign is accepted by virtue of the existing sign in situ at the site.
- 6.2 The principle of an A1 use is not to be disputed as planning permission is not required to change the use from A4 to A1 as this is deemed Permitted Development.
- 6.3 Finally, it is important to identify that the 'end user' or occupier is not a material consideration and that competition is not a land use planning matter.
- 6.4 In turning to the proposal, the development provides a fully compliant design solution for advertisements within this location.
- 6.5 Notwithstanding the above consideration, the proposed design has been considered with respect to both the design and the impact upon residential amenity as well as public safety.
- 6.6 This planning application does not seek to provide a net increase in the quantum of gantry signs. The material planning considerations therefore focus upon the design of the advertisement, which in pure planning terms is materially non-different to the existing.
- 6.7 In terms of highway safety it should be noted that the proposed location of the sign is no closer to the highway than the current sign. As such the new advert is no more likely to distract highway users than it would in its current position. Furthermore, the sign would still be located upon non-highway land and as such would not therefore impinge on the free flow of traffic within or entering the site.
- 6.8 The sign would relate well to the existing building and would seek to preserve its historical character by replacing an existing sign synonymous with a traditional public house. Therefore, although the use of the building is changing, its history (in terms of the built form) is being retained.
- 6.9 From an impact point of view, the signage will result in a negligible impact on the amenity of any residential properties nearby or upon the highway in terms of safety, as this sign will be externally illuminated. This design will also provide for a sympathetic form of development that would positively contribute to the character of the host building.
- 6.10 The proposed advertisement is therefore fully compliant with proposals of the Development Plan.

7 SUMMARY AND CONCLUSIONS

- 7.1 It is concluded that the development meets the requirements of national, regional and local policy by providing a sympathetic and proportionate form of development that would not appear incongruous within the context of the site and surroundings.
- 7.2 For the reasons set out in this statement, it is respectfully requested that planning permission is granted.