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Ref: BPD/LED

18th February 2011

DESIGN AND ACCESS STATEMENT

FOR THE

**PROPOSED RESIDENTIAL DEVELOPMENT, THE FLOUCH INN
HAZELHEAD, NEAR PENISTONE. SOUTH YORKSHIRE S36 4HH**

PREPARED BY YORKSHIRE DEVELOPERS LIMITED

1.0 INTRODUCTION.

- 1.1 This Design and Access Statement has been prepared by Yorkshire Developers Limited on behalf of the owner, Mr. David Yeardley and aims to provide sufficient information to accompany the planning application on the site of the Flouch Inn, Hazelhead near Penistone S35 4HH for the demolition of the existing licensed premises and to build five houses set around a paved courtyard to a design which reflects the local vernacular, using the recovered stone.

STEP 1 – ASSESSMENT OF CONTENT

2.0 SURROUNDINGS

Uses

- 2.1 The site is located on the A 616, Whams Road, opposite to two houses and there are five houses and a bungalow along the western side of the former A 628 Manchester Road, now a cul-de-sac. There is a single-storey light-engineering works on the eastern side of Old Manchester Road, to the south of the site and some farm houses and bungalow nearby, all of them within the rural setting. The middle of the A616 defines the boundary between the counties of South Yorkshire and the Peak District and the site is within easy reach of Crow Edge, Thurlstone, Langsett, Millhouse Green, Penistone and Stocksbridge.

Buildings/Character.

- 2.2 The buildings nearest to the subject site are The Old Flouch and the adjoining Flouch Cottage, built in the 19th century and the modern light engineering works

Spaces.

2.3 On the western boundary of the site is the A 616 , on the southern boundary is the eastern section of Old Manchester Road, a cul-de-sac and there are open fields on the northern and eastern boundaries. There is a large traffic roundabout at the junction of the A 616 and the A 628, Manchester Road about 130 metres south of the site and there is farm land , wooded areas, and dwellings nearby, some of which were, at one time, associated with the farming community. There are areas of open moor land and some reservoirs to be seen when travelling west along the A628.

The Flouch Inn site has an area of approximately 1.5 acres and the building with car park and paved service area occupy about half the site. The buildings have a total floor area of about 14,000 sq. ft.

The proposed houses, gardens, courtyard and access road will occupy less than half the site and the five houses will have a total floor area of about 11,500 sq. ft. which is approximately 1,500 sq. ft. less than the Flouch Inn.

Access Routes

2.4 The site is close to bus routes connecting the local hamlets and villages to Penistone, Barnsley, Holmfarm, Huddersfield and Sheffield. There are primary schools in Millhouse Green and Penistone, both of which have places for more pupils. Penistone Grammar School has places available for older suitable children and transport is available for pupils in the outlying areas.

There are no local shops for the existing residents and this will be the case for future residents, however, Penistone has two convenience stores, a good selection of local shops, a new supermarket with a large car park, a bus terminal and a railway station.

Special Designations.

- 2.5 The Flouch Inn site is located within the Green Belt as designated in the Barnsley Unitary Development Plan, which was formally adopted in 2000 and the development site will be located within the existing boundaries and there will be no intrusion into the Green Belt, visual or otherwise.

3.0 THE SITE.

Uses.

- 3.1 The Flouch Inn buildings dominate the area, with a large car park at the front of the buildings and a service area at the rear, both of which have tarmac surfaces. There are mature trees and hedgerows around part of the site boundaries and within the landscaped areas.

Buildings/Character.

- 3.2 The construction of The Flouch Inn started in 1939 but due to restrictions on building works and the shortage of building materials during the second world war, the premises were not completed until 1944 when the alcohol licence was transferred to the new premises from the original Flouch Inn which was renamed The Old Flouch and this was re-converted to residential use. The Flouch Inn was designed to dominate the area and to be functional. It had very large rooms for drinking and eating on the ground floor, guest rooms on the first floor and staff rooms in the roof space, extensive toilet facilities were located in the basement and the coach and car parks had spaces for 60 or more vehicles. All these facilities were vital to cater for the large numbers of people who would flock into the premises from the coaches during their journeys west and east, sometimes several coach loads together.

The location of the Flouch Inn on the busy main road, the A 628, was imperative to its success, being on the intersection of the A616 increased the number of customer visits and equally important was the impressive, dominant design.

Spaces within the Site.

3.3 The Flouch Inn is set diagonally across the site and was built facing the intersection of the A628 and the A616 and designed as a quick-stop facility for people travelling in the coaches that plied between the Yorkshire towns and cities to the west coast holiday resorts of Blackpool, Morecambe, Southport and the ferries to the Isle of Man.

It was also a stopping off place for coaches carrying supporters to from the greater Manchester and Liverpool areas to football and cricket matches and for other sporting events such as horse racing, greyhound racing, speedway racing etc. Private motorists, motorcyclists and drivers of commercial vehicles were able to make use the facilities provided.

This amounted to a considerable flow of traffic passing in front of the site, most of it on the A628, which provided potential customers eager for refreshments.

Natural Features.

3.4 There are some mature trees and hedgerows on the northern, western and southern boundaries of the site and these will be retained.

More trees will be planted on the boundaries of the site and in the designated landscaped areas to the requirements of the Trees Officer.

Topography/gradients

3.5 The natural gradient of the site is about 3.0 metres down from the western boundary to the eastern boundary and about 3.0 metres down from the southern boundary to the northern boundary.

The proposal is to lower the level the existing car park and build up the ground where the houses will be located with crushed demolition materials following the natural gradients of the site..

4.0 SOCIAL CONTEXT.

Community Facility.

4.1 1. Motoring/Travelling Community (A628/ A616) – No loss of Facility

The Flouch Inn was built for and served this Community for over fifty years but when the improvements to the A628 by-passed the premises, this Community moved to other facilities that were more convenient. The vehicles using the A616 are mainly local to the area and do not need this facility.

2. Hazelhead Community – No loss of Facility

The Flouch Inn was not built for this Community of less than 20 people, the Old Flouch, as it is now known would be too large for this Community due to the change in recent years in social drinking, the availability of inexpensive alcohol from the supermarkets and ban on smoking in public places.

3. S36 Postcode Community – No loss of Facility.

The Flouch Inn was not built for this Community, because the premises are too large and uninviting, and too far away from the main populated areas where there are many other licensed premises and restaurants of equal or better quality and are much more convenient to reach, particularly with the laws on drink/driving and the cost of motor fuel.

Potential overlooking or overshadowing from the site.

4.2 There is no potential for overlooking or overshadowing the nearby houses from the site due to the proposed development , because the houses will be located close to the northern and eastern boundaries, well away from the Old Flouch and Flouch Cottage. No other properties are affected.

Impact on local services.

4.3 There will be a positive impact on local services as it is likely that some of the houses will be occupied by families with one or more children of school age and there are places available at the local primary schools and Penistone Grammar School. All the retail and leisure premises in nearby towns and villages will benefit from having these additional families living in this location.

5.0 ECONOMIC CONTEXT.

Any business supported.

5.1 The development will support the building industry in the short- term and provide long-term benefit to the shops, restaurants, community activities, schools and public services within easy reach of the site . It will also provide additional rates income for the local councils.

6.0 PLANNING POLICIES

6.1 These have been discussed in detail with the planning officers and this revised planning application is the result of those consultations.

The proposed development will greatly improve the openness of the site and will have a positive impact on the Green Belt, as the existing four storey building that dominates the area will be replaced by two storey houses which will be close in stature to the near by dwellings

If the situation were to be reversed and this planning application is for the demolition of obsolete houses or farm buildings on this site and replace them with a building of the same size and scale of the Flouch Inn, planning permission would certainly be refused.

7.0 INVOLVEMENT OF THE COMMUNITY.

7.1 Direct contact has been made with the immediate local residents and their concerns regarding the previous planning applications have been addressed by re-locating the proposed houses to the present position and reducing the number from seven to six and now to five.

8.0 EVALUATION.

8.1 The proposals are considered to be in accordance with the Council's Unitary Development Policies, which have been defined in Section 6. The five houses to be located alongside a paved courtyard have been designed to reflect the preferred local vernacular. The houses will be built with natural stone, on all external elevations, reclaimed from the Flouch Inn and the wooden window frames, wooden house and garage doors and roofing material will be in character with the location. The house forecourts will be paved and close-boarded timber fences 1.8 m. in height will be erected on the western boundary of plot number 1 and on the southern boundary of plot number 5 to provide privacy to the rear gardens. A dry stone wall will be built on the western side of the courtyard to complete the enclosure.

The trees on the site boundaries will be retained and will be protected during the construction period to the requirements of the Trees Officer.

To improve the road safety of the proposed development, the existing accesses to the site on Whams Road and Old Manchester Road will be closed and the existing stone boundary walls will be extended to fill the gaps in the walls.

A new access road will be constructed from Old Manchester Road leading to the courtyard area and a 2.0 metre wide footpath to the site will be provided on Old Manchester Road as requested by the Highways Department.

8.2 The Flouch Inn was built as a typical main road public house of the period, to cater for the needs of the large numbers of potential customers who travelled along the A628. The size and position of the buildings, set diagonally across the site facing the cross-roads and the design, contrasting with existing buildings all assisted in attracting passing trade by making it more noticeable.

8.3 The premises have had several owners before they were purchased by my client from Marsdens' Breweries in 1994 with a sitting tenant who managed the public house/restaurant until he left in February 1996.

From then:-

Feb. 1996 – Sept. 1997 - managed by my client as a Cantonese restaurant, who employed a Chinese chef and members of staff.

Sept. 1997 – Apr. 2005 – leased by the Chinese chef/his brother

Apr. 2005 - June 2006 – unoccupied

Jun 2006 - Dec.~ 2007 - leased as public house/restaurant.

Jan. 2008 – Dec. 2008 - managed by my client as public house/restaurant.

Jan. 2009 – Apr. 2009 – unoccupied.

Apr. 2009 – Sept. 2010 – leased as public house/restaurant. The lease to expire on the 31st August 2011, but the tenant left bankrupt.

Sept. 2010 - currently unoccupied.

In 1997 my client was granted planning permission to convert the basement into a separate licensed restaurant and leased it as follows:-

1997 –1999 Leased to Italian chef as Italian restaurant .

1999 – Sept. 2002 - unoccupied

1st Sept 2002 – 31st Aug. 2011 –Leased to a Mr. Khan and assigned to his nephew.

also Mr. Khan, the uncle of the present tenant was granted a 9 year lease with rent reviews on the 3rd and 6th anniversaries. My client waived his right to an increase in rent on both dates because of the poor trading results by Mr. Khan, the current tenant. His property consultant has confirmed that the low rent for the basement reflects the market rent in this location, which my client is subsidising. The lease will expire on the 31st August 2011, but when planning permission is granted, my client may consider allowing the present tenant to remain under licence until the building works begin, provided heads of terms can be agreed.

8.4 My client is very concerned that his premises could be targeted by vandals now that they are known to be unoccupied. To prevent intruders breaking in, he has had doors and windows boarded up on the inside of the premises, for security reasons.

8.5

The proposed residential development will not detract from the Green Belt setting and demolishing this large dominant building, which is out of place in this rural setting, will make way for houses of similar scale and design to the nearby dwellings.

9 DESIGN OF THE SCHEME.

Proposed Use

9.5 The proposed development will provide an opportunity for some families to enjoy the benefits of living in a rural setting and becoming part of the community

Site and Surroundings.

9.6 The Flouch Inn will be carefully demolished by experts and the building materials recovered will be used extensively in the construction of the houses. The weathered natural stone taken from the buildings will be used on the external elevations of the new houses and other building materials, such as timber and crushed bricks will also be used in the proposed development where possible.

The courtyard will be paved with reproduction cobble stones and the house forecourts will be surfaced for hard standing with suitable paving materials.

Land Use Policies.

9.7 These have been discussed in consultation with the planning officers who have advised on the design and scale of the proposed development.

Amount.

9.8 The planning application proposes the construction of five houses in an "L" shaped configuration with a pair of houses at the northern side of the courtyard and a row of three houses on the eastern side. They will all have integral garages and space on their forecourt for further vehicles and storage for refuse and recycling bins.

The existing cess pit will be replaced with a Klargest installation to process foul drainage. This will be connected to the existing out-flow culvert and the surface water drain will also be connected into the existing culvert, by-passing the Klargest installation.

Layout

9.9 The layout takes into consideration the existing nearby houses, road safety, the road levels on the western and southern boundaries, the differences in levels between the existing car park and the natural ground levels, where the houses will be built, and the rural setting.

Scale.

9.10 The five houses will be of two storey construction with paved forecourts fronting onto a paved courtyard leading to Old Manchester Road (E) With a density of less than four houses per acre, the proposals are well within the recommended density for current residential developments and the height of the buildings, about a third of the height of the Flouch Inn will make a considerable visual improvement to the site.

10 CONCLUSION.

The decision by my client to apply for planning permission to demolish the Flouch Inn and construct houses in its place has been given very careful consideration over a long period. He is reluctant to demolish this impressive building that he is proud to own but he has no choice, he is subsidising the tenant who occupies the basement and has no tenant for the main building, which results in a loss of income and he still has to pay rates.

My client has done everything possible to find reliable tenants so that he could retain ownership of the premises and it was his last resort to offer the premises for sale and that has also failed.

The conversion of the building for other uses is not possible due to its' location, shape and size and every alternative use has been strenuously investigated.

The closure of the public house/restaurants operation was inevitable, the isolated location and the change of circumstances that have occurred over the past fourteen years have made the running of this business impossible.

Like many similar establishments it is not financially viable.

In August 2008 my client appointed Christie & Co., the internationally known agents with a specialist licensed premises department, as sole agents to value and market the premises.

They carried out a survey and photographed the premises without delay and on the 9th September 2008 posted the sales details on their website which is readily accessible throughout the country to anyone interested in acquiring licensed premises and sites for development. It can be viewed on Google Earth.

Christie & Co. contacted all the companies that are on their data base and e-mailed the sales details to them but they have received no interest at all in the premises.

Although the sales details have been viewed by a large number of parties, no interest has been received by Christie & Co. irrespective of the guide price.

A copy of the e-mail to my client from their Associate Director Corporate Pubs North and a copy of the Sales details are attached.

Having had no success with Christie & Co. for the sale of the premises as a going concern, my client contacted Simon Blyth, the locally based estate agents, for their advice on other possible uses that could be made of the buildings.

Conversion to apartments which was the obvious suggestion was unrealistic, due to the shape and size of the building and the potential development costs which were out of proportion to the sales value of the apartments, but these were also totally inappropriate and un-saleable in a rural location such as this.

A copy of the letter that Simon Blyth sent to this company is attached.

Other uses for the premises have been vigorously explored by my company and these include:-

1. Residential Care Home

The operators of these have very specific requirements with regard to potential development sites, which need to be in a built up residential areas. Existing buildings cannot be converted because of health & safety issues, mobility specifications, fire regulations etc.

2. Other uses that have been thoroughly investigated include conversion of the existing buildings for (a) Office use, (b) Health & Fitness Club. (c) Different types of Restaurants. (d) Events venue. Etc.

The companies were approached at director level but none of them are interested because the isolated location does not meet their requirements.

The selling agents, Christie & Co. were appointed by my client because of their expertise and extensive data base of potential purchases.

Placing a "For Sale" sign outside retail premises where the business is still in operation will definitely affect the business and my client is fully aware of this. A letter from Simon Blyth dated the 7th February confirming their experience in this matter is attached.

At the request of my client, the landlord of the Cross Keys at Hoyland Common sent a letter to this company regarding the affect that a "For Sale" had on his business prior to Christmas. A copy of the letter is attached.

The licensed trade has been going through difficult times for many years and according to reports in the newspapers and professional journals, many more licensed premises will close in the future.

My client can no longer subsidise any tenant and cannot afford to have the premises unoccupied, resulting in serious loss of income and possible vandalism.

We trust that there is sufficient information in this Statement for the planning officers to give their support to this planning application and trust that the decision by the planning committee will be favourable.

We look forward to receiving your comments.



Our ref: DCR/SB

23 September 2010

Mr B Dunn
Yorkshire Developers Limited
120 Huddersfield Road
Penistone
Sheffield S36 7BX

Dear Mr Dunn

RE: THE FLOUCH INN, HAZELHEAD, PENISTONE, SHEFFIELD

Further to our recent telephone conversation regarding the proposed development on the site of the above property, I am pleased to lend my support to the proposal of demolishing the existing building and replacing it with a residential courtyard development of modest four bedroom detached houses.

On behalf of the owner David Yeardley, both Simon Byth and myself attended a site visit at the property approx 12 months ago and came to the conclusion that a conversion of the existing building would be both problematic and expensive, leading to a hotch potch of poorly designed properties within an unattractive building which has no architectural merit and would still look like a large public house and deter potential buyers.

The existing building dominates the site and is set at an angle which makes it difficult to carve up the land for suitable gardens and create any degree of privacy. The building would also be expensive to maintain and heat for incoming purchasers.

In summary, the best use for the site would be to demolish the existing building and build a small select development of affordable family homes with gardens and garaging.

I trust this information is helpful but please do not hesitate to contact the writer for any further input.

Yours sincerely

David Robinson

David C Robinson FCIB
Partner
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For the attention of
Brian Dunn
Yorkshire Developments

Re: Adverse Effect of "FOR SALE" sign

27th January 2011

Dear Mr Dunn

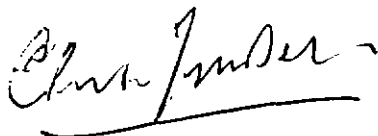
I have been asked to comment on our customers' reaction to the displaying of "For Sale" signs on our pub. On the 1st of December 2010, we displayed signs indicating that the pub business was for sale.

December in any pub is the most important time to capitalize on sales. As a result of displaying these signs, within 24 hours we suffered immediately with customers canceling their reservations. In monetary terms, that was a loss of slightly over £19k in sales and a year on year December sales decline of 49%

After trying to reassure customers that their reservation was secure, albeit to no avail, we had removed the signs within 48 hours. However, the effect of the signs is still having a negative effect on business with January sales in decline by approximately 28% year on year.

In our experience, we would urge you to encourage any business client with the desire to dispose of their business as a going concern, to ensure that any advertising of the fact is done in the most discrete way possible as without any doubt, this will compound in the value of the transferring business.

Yours sincerely



Glenn Fraser
Partner



Our ref: DCR/SB

7 February 2011

Mr B Dunn
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dunnco@btconnect.com

Dear Mr Dunn

RE: THE FLOUCH INN, CROW EDGE, SHEFFIELD

Further to our recent meeting at Penistone Office regarding the above proposed development, I am pleased to confirm the details of our discussion as follows.

Firstly, we feel that the erection of a for sale board is totally unnecessary with such a remote location set down a backwater off the main A616/A628 and would not be seen by any passing traffic on either of those major routes. In this day and age, the vast majority of potential enquiries are generated via the various property websites on the internet to the widest possible audience.

The comment regarding the loss of community facility is perplexing given that the location is not even a hamlet, nevermind a village with any sense of community spirit. That is highlighted by the addresses given by the customers of the Flouch Balti House. There are only two local residents within walking distance of the building with the vast majority spread far and wide from Penistone, Barnsley, Holmfirth and North Sheffield.

Also, the building in my opinion is not particularly attractive and its shape and design would not realistically provide a potential change of use to make the building more saleable or achieve the current asking price or thereabouts. In the current economic climate, the licence and restaurant trade is struggling dramatically and hostellers of this type across the country are struggling to make ends meet and are closing day in day out. The remote location means that it is a significant car journey to get to it which with the drink-driving laws and public perception of this means that it is difficult to any proprietor or restaurant owner to make substantial building of this type pay its way.

I trust this information is satisfactory for your purposes but please do not hesitate to contact the writer for any further information on this matter.

Yours sincerely

DAVID C ROBINSON

David C Robinson FCIB

Director

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