

Planning Statement

Change of Use 70 Church St Darton to micro Pub

Proposal

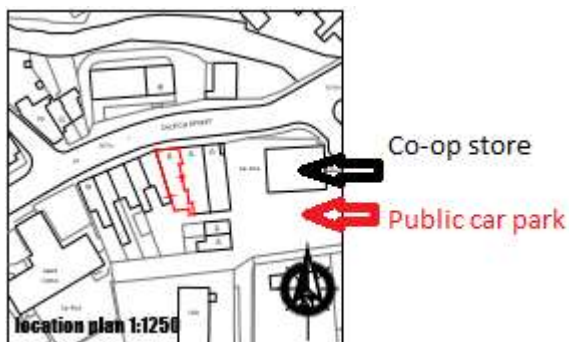
The client has owned this property for over 20 years, operating as a Gym and beauty salon and now wishes to change the use to a micro pub as the gym is now a surplus asset.

The required works are small and non-structural. A new shopfront and open mesh security shutter is to be installed.

History

The property is not joined by any residential properties however the applicant did convert the first floor, above, to a flat around three years ago in accordance with Building Control regulations. The floor of the flat has been upgraded to meet part E (Acoustic) requirements to resist the passage of sound and was approved by sound engineers and subsequently passed by building control.

Since this time, the applicant has had no complaints from any tenants regarding noise or nuisance from the gym it's machines and music.



Management Plan

Overview of the business

The pub will cater for customers who appreciate a calm environment, in which to enjoy craft ales and good conversation. The property is adjacent to a large public car park providing adequate off-road parking, in the immediate area for customers. Please note the pre-application advice below states that this is privately owned by the Co-op as stated on signage and this is not correct-it is in fact a public free car park for use by anyone.

It is envisaged that the capacity of the pub will be 70 persons.

The front entrance and rear fire exit will facilitate the alternative means of escape provision as required under Approved Document B of the Building Regulations.

A unisex Doc M wc facility will be provided plus a female wc with 2 cubicles.

The pub is expected to open between the hours of 12 noon to last orders at 10.30 pm.

Management of deliveries

These will occur between 8am and 11-30am only and will be stocked from the rear yard area. There will therefore be segregation between customers and delivery of goods.

Waste management

There will be no change from current arrangements i.e. all at the rear contained in suitable bins.

Noise/nuisance management

As a condition of operating as a pub the applicant will not allow the playing of music or television in the pub to avoid disturbance of the enjoyment of quiet amenity of the tenants above. No smoking rules will apply on and off the premises. No cooking is to take place and no external chiller units are proposed. A small cellar cooling unit is to be located in a cupboard within the female wc area and this will not generate noise or vibration.

Pre application advice from BMBC

This was supportive. 'the change of use from mixed gym/retail use to micro pub would be acceptable 'in principle' subject to full consultation and assessment at planning application stage'
See following email trail.

-----Original Message-----

From: Bennett , Laura <LauraBennett@barnsley.gov.uk>

To: 'davestaniland@aol.com' <davestaniland@aol.com>

Sent: Fri, 2 Mar 2018 19:41

Subject: 2018/ENQ/00054 Pre-application Enquiry - 70 Church Street Darton

Dear Kathleen Staniland

Pre-application Enquiry - Change of use of former gym/hairdressers/beauty salon to micropub.

LOCATION:

70 Church Street

Darton

Barnsley

S75 5HQ

ENQUIRY NO. 2018/ENQ/00054

I refer to the above enquiry for the change of use of the above property to a micro pub. A change of use planning application would be required to change of use of former gym/hairdressers/beauty salon to micropub. Consent would also be required if external work or signage is required.

The property sits within an area currently allocated as a Principle Shopping/Commercial Centre in the UDP and District or Local Centre in the publication draft of the Local Plan. There are a number of

commercial/retail businesses operating in the local area, including late night uses such as pubs and hot food takeaway. Given the allocation of the area and the neighbouring uses, the change of use from mixed gym/retail use to micro pub would be acceptable 'in principle' subject to full consultation and assessment at planning application stage. There are neighbouring residential properties adjoining and above the property so any application should be accompanied by details of full opening hours and if any smoking areas, chiller units, extraction systems etc. are proposed.

The highways section have been consulted and have made the following comments:-

'The site is located within the commercial district of Darton. The letter attached to the submission states that there is a large car park adjacent to the property. This car park is for the use of the Co-operative supermarket customers only, and signs are erected stating this. The nearest public car park is some 75 metres to the west of the property. There are waiting/loading restrictions along the length of Church Street. There are several bus services that run along Church Street and the train station is some 280 metres distant.' It is noted that no further parking is proposed, however, that is currently the case with the existing use. There are good public transport links and a large residential population within walking distance.

Pollution Control have been consulted and have made the following comments:-

'I have looked at the above details as part of the planning enquiry and my initial thoughts are that as with most of the other recent upspring in micropubs they seem to be able to operate without causing much impact to adjacent premises. In line with other recent applications I would request that details of any external plant (chillers/AC units) are supplied, if none are proposed, I would request that a condition is attached stating that details of any additional external plant must be supplied prior to installation. In addition I would request that an operating plan is submitted which sets out the general actions that will be undertaken to prevent disturbance to other properties, i.e. the management of waste and the times that deliveries will take place. Finally I would request that the times of operation are in line with the hours on the premises licence and again conditioned.'

If a planning application was submitted we would require the following to be submitted:-

- Full Planning Application Form
- Fee
- Floor plans existing and proposed
- Elevations existing and proposed
- Site plan
- Location Plan
- Management Plan

Any proposed signage would require separate advertisement consent.

The management plan would require the following:-

- Overview of the business
- Operating times
- Management of deliveries
- Waste Management

- Noise/Nuisance Management

Overall, whilst the development would be acceptable 'in principle', the issues raised by Pollution Control would need to be addressed before an application could be supported.

If there is anything further that you would like to discuss in regards to this application, please contact me.

Kind regards

Laura Bennett
Planning Officer (Outer Area)
Development Management
Barnsley Metropolitan Borough Council

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J Murray MCIQB

28/3/2018