

**TRUE NORTH BREW CO
THE CROWN AND ANCHOR, BARUGH LANE, BARUGH GREEN, BARNSELY S75 1LL**

**ACCESS AND DESIGN STATEMENT
EXTERNAL COVERED AREAS**

In preparing this statement, the guidelines laid out by CABA have been used.

DESIGN PROCESS

1. ASSESSMENT

1.1 PHYSICAL

- The Crown and Anchor Public House is located at Barugh Lane, Barugh Green.
- The building has been extended extensively over time to provide the facilities required of a modern public house, including a flat roof rear extension. The building is surrounded by an extensive car park and beer garden. Part of the car park and garden to the rear fall within Green Belt

1.2 SOCIAL

- The Crown and Anchor is a highly visible core facility within the area and currently provides a location to drink for local residents of the area.
- The works proposed have arisen following an assessment of the business and the impact of COVID-19 on the way hospitality will need to behave in the future. The site installed a container bar and marquees during the pandemic and these have become a well-used community asset.

1.3 ECONOMIC

- Due to the nature of the works there would be no impact on the value of the site.

1.4 PLANNING POLICY

- The national planning policy Framework has been considered.

National Planning Policy Statement

The National Planning Policy Framework (NPPF) was published in March 2012. It sets out the Government's intention for the planning system to contribute to the achievement of sustainable development, performing an economic, social and environmental role. Paragraph 14 states the presumption in favour of sustainable development which means that Councils should:

- Approve development proposals that accord with the development without delay; and
- Grant permission where the development plan is absent, silent or relevant policies are out-of-date unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the Framework as a whole or specific policies in the Framework indicate that development should be restricted.

Paragraph 17 sets out the twelve core principles which should guide planning

- Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs.
- Seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.
- Take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.

Paragraphs 186 and 187 state that local planning authorities should approach decision-taking in a positive way to foster the delivery of sustainable development, working proactively with applicants, looking for solutions rather than problems and seeking to approve applications for sustainable development where possible.

The policies of Barnsley Council have all been considered. The following policies are considered to be relevant:

Policy GD2 Temporary Buildings and Uses

Temporary buildings will normally be allowed where it can be demonstrated that a permanent building is either not suitable or that urgent accommodation is needed pending the completion of a permanent building.

On sites visible from highways and public areas, temporary buildings will normally be given a temporary permission not exceeding 5 years.

Where vacant sites and premises are not to be immediately developed, appropriate temporary uses may be permitted subject to other policies in the Plan.

Policy E5 Promoting Tourism and encouraging Cultural Provision

We will promote tourism and encourage the growth and development of cultural provision by:

Encouraging the provision of a wide range of venues and opportunities for cultural activity;

Safeguarding and sustaining existing cultural provision;

Promoting the existing cultural provision and tourism offer (for example museums, theatres, accommodation and hospitality); and

Encouraging the growth of the tourism business sector.

Major new tourist and cultural facilities will be focused within existing centres where possible.

Tourist related development in rural areas will be protected and encouraged to support and diversify the local economy, subject to the requirements of Policy E6 Rural Economy.

Policy BTC1 The daytime and evening economies

We will work with developers and operators to diversify the daytime and evening economies (particularly early evening) Preference will be given to pubs, clubs, restaurants, cafés and night time entertainment uses which:

Cater for a range of customers and are family friendly;

Are open throughout the day and evening;

Maintain an active street frontage throughout the day and evening;

Serve food; and

Complement other leisure activities.

Planning permission will be granted for pubs, clubs, restaurants, cafés and night time entertainment uses in the town centre provided that they:

Add to the range and diversity of uses on offer and increase customer choice;

Do not harm amenity or give rise to increased noise, disturbance, or antisocial behaviour;

Can be adequately accessed, serviced and ventilated; and

Are designed with public safety, crime prevention and the reduction of anti social behaviour in mind.

All such uses should have regard to the principles and practises of 'Secured by Design' and planning applications must be supported by a design statement

Policy GB1 Protection of Green Belt

The general extent of the Green Belt is set out on the Key Diagram. The detailed boundaries are defined on the Policies Map. Green Belt will be protected from inappropriate development in accordance with national planning policy.

The National Policy in relation to Green Belt states:

Purposes and characteristics of the Green Belt

The NPPF (paragraphs 133 and 134) identifies that the essential characteristics of Green Belts are their openness and permanence and that they serve the following five purposes:

a) To check the unrestricted sprawl of large built-up areas.

b) To prevent neighbouring towns merging into one another.

c) To assist in safeguarding the countryside from encroachment.

d) To preserve the setting and special character of historic towns.

e) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Any harm to the Green Belt, therefore, needs to be assessed against these key characteristics and purposes.

- Due to the nature of the works it is considered that a case can be given for retaining the marquees and container.

2. INVOLVEMENT

- My Client has not undertaken informal consultations in respect of the proposals.

3. EVALUATION

- The building, which now forms The Crown and Anchor has evolved over time to provide the facilities associated with licensed premises. The building has been altered over the years to provide modern provisions. There also appears in the past to have been substantial remodeling of the building with internal walls removed to form an open bar areas. The building itself sits partially within the Green Belt. The rear section of garden and rear car park is also within Green Belt.

4. DESIGN

- The works are as follows:
 - Marquees sited on rear car park area. These sit directly on the tarmac surface and have not affected the surface or surrounding landscaping. The location is such that the impact is minimal from the road as can be seen on the photo below



- The container is also sat on the rear tarmac car park and cannot be seen at all from the road.
- Both the marquees and container can be easily removed within a day and no lasting impact to the site would result.

5. USE

- The works are ancillary to the current use of the site and building. Since April 2022 the marquees have allowed the site to host charity events, local community groups and parties for the local community. In the last year it has helped raise in the region of £2000.00 for charities and this is anticipated to increase in the coming year. The addition of the space for local community events and functions has been warmly received by the community and has in the last twelve months hosted 1750 guests at various events. This is anticipated to grow in the next year if the retention of the structure is permitted.

6. AMOUNT

- The works are of a relatively minor nature and would not impact on the physical aspects of the site and would have no lasting impact on the site.

7. LAYOUT

- Due to the recent pandemic, people have actively sort ventilated spaces, especially for group events. The marquees have been used extensively since their installation.
- The location is to the rear of the site and does not affect the garden area.

8. SCALE

- When detailing the structure the solution is felt to be as minimalist as possible.

9. LANDSCAPING

- The managers of the site are currently operating many sites, and in all cases, go to considerable lengths to maintain a clean and appealing environment and this would also be the case for this site.

10. ACCESS

- The current access arrangements would not be affected by the works.
- When called upon, the management team aid reasonable access, which has not proved to be a problem to customers.

11 SUMMARY

True North Brew Co. the operators, have a large number of buildings making up their trading estate. The Company have been custodians of properties that, under other circumstances or in the ownership of other operators, would no longer be public houses; many would have been converted to residential or commercial properties. The availability of take-home drink from supermarkets and off-licences and take-away and chilled foods, together with increasing fixed costs and increased tax on beer, has in so many instances accelerated pub closures – some 7 public houses are closing each day at present. The challenges facing the hospitality industry from the COVID-19 pandemic have made the operation of pubs a difficult business. It is hoped that with the works approved, The Crown and Anchor, can maintain its use as a public house and provide a valuable asset for the community.

Therefore, the applicants ask that the Council grant consent for the works.