



GL Hearn

# Planning, Design and Access Statement

Tesco Stores Ltd

Wilthorpe Public House  
Huddersfield Road  
Barnsley  
S75 1HA

May 2012

## **Prepared by**

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## Quality Standards Control

The signatories below verify that this document has been prepared in accordance with our quality control requirements. These procedures do not affect the content and views expressed by the originator.

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.

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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 permission for a small single storey extension adjoining the southern elevation of the property including the provision of a 2.4m high fence to enclose a service yard, the installation of a chiller room and a freezer room to the eastern elevation screened by a 3.2m high retaining wall and the demolition of three ancillary storage sheds to make way for the formation of further hardstanding and the realignment of the car park to incorporate additional car parking spaces.
- 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
  - Site Location Plan and Block plan
  - Existing Site Plan
  - Existing Elevations
  - Proposed Site Plan
  - Proposed Ground Floor Plan
  - Proposed Elevations
  - Cheque pertaining the application fee (£170)
- 1.7 A suite of minor works applications will be submitted to enable the occupation of the Tesco Express including applications for the installation of plant equipment, installation of an ATM and associated bollards, installation of external chiller and display of advertisements and gantry sign.

## 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.

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

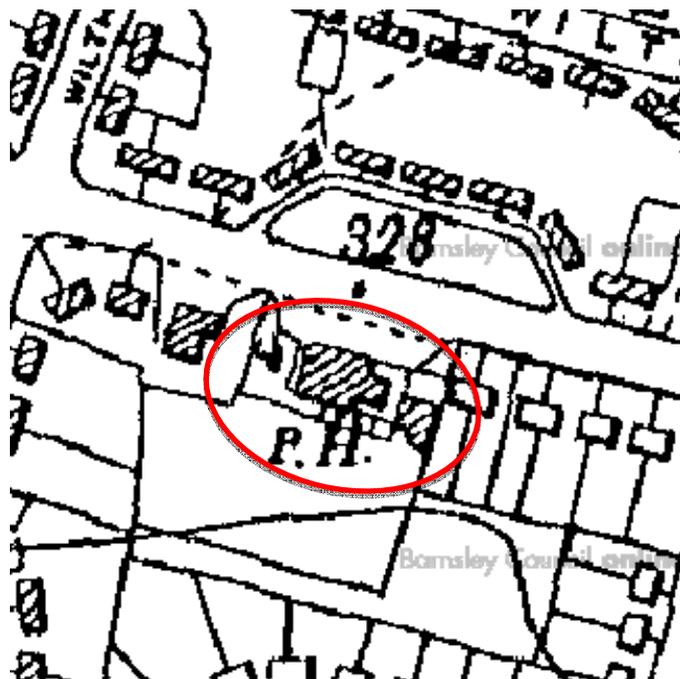
3.1 A planning history identified the following historical planning application:

- 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).**



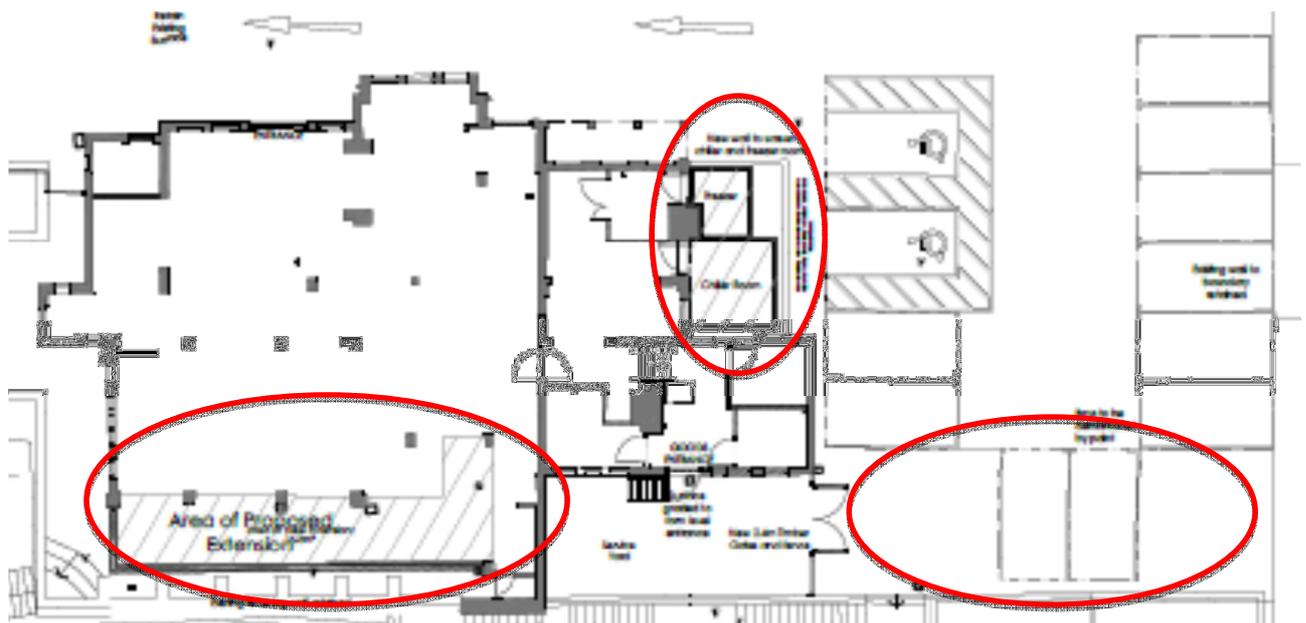
## 4 APPLICATION PROPOSAL

4.1 This application is for full planning permission for:

- The erection of a 16.6sqm extension to the rear of the property;
- The demolition of existing sheds to the east of the rear of the property and formation of hardstanding and realignment of car parking;
- Installation of freezer and chiller rooms to the east of the site and erection of 3.2m retaining wall.

4.2 The proposed extension extends 16.6sqm to the rear of the premises and will be single storey.

**Figure 3: Proposed Building Layout**



4.3 A flat roof will be placed over the extension, therefore the height or profile of the building will remain the same. The proposal will not result in any built development extending towards the boundary nor beyond the existing building footprint.

4.4 The extension will be brickwork to match the existing building.

4.5 The proposal will also include the installation of a 2.4m timber fence with a gate to enclose a service yard to the immediate east of the building to the rear.

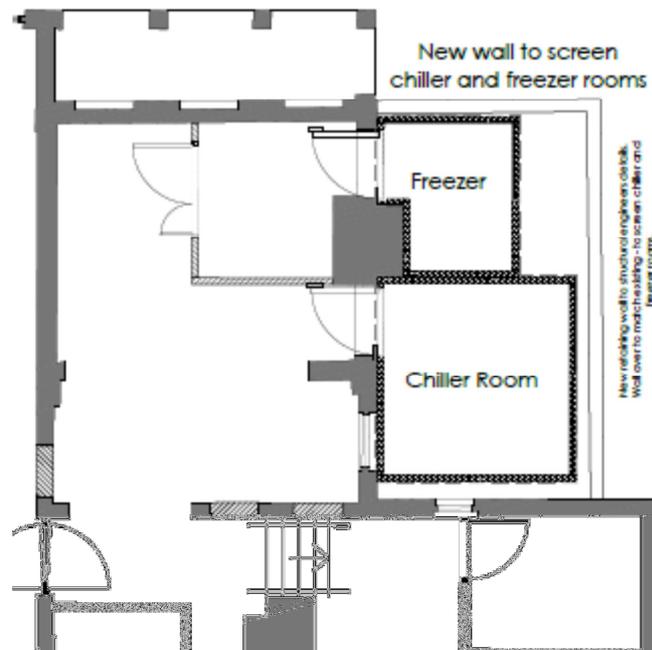
4.6 The existing sheds to the east of the site (to the rear) are proposed to be demolished to make way for further hardstanding in order to incorporate two further car parking spaces. This type of development does not require a change of use application upon the basis that the sheds are ancillary to the public house. With regards to the formation of hardstanding, as this is considered Permitted Development under Part 42, Class C of the Town and Country (General Permitted

Development) (Amendment) Order 2010 it does not require planning permission. Nevertheless, and for completeness it will form part of this application.

4.7 Furthermore, the car park is to be realigned to incorporate additional car parking spaces. Currently there are thirteen car parking bays, the proposal is to create an additional ten car parking spaces, which will include two disabled car parking bays.

4.8 The proposed freezer and chiller rooms are to be located to the east of the site, as can be seen below, and will be screened by a 3.2m retaining brick wall, which will match the brickwork of the existing building.

**Figure 4: Proposed Chiller and Freezer Rooms and Retaining Wall**



## 5 PLANNING POLICY

### National Planning Policy

- 5.1 The following national planning policy and guidance has been considered in respect of the application:
- 5.2 The National Planning Policy Framework (published on the 27<sup>th</sup> March 2012) sets out the Government's planning policies for England and how these are expected to be applied - paying particular regard to achieving sustainable development.
- 5.3 The Framework does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise.
- 5.4 At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking (paragraph 14). For decision-taking this means:
- Approving development proposals that accord with the development plan without delay; and
  - Where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:
    - Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
    - Specific policies in this Framework indicate development should be restricted
- 5.5 Like PPS1 the NPPF identifies that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.
- 5.6 Paragraph 58 dictates that planning policies and decisions should aim to ensure that developments:
- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
  - establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
  - optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;
  - respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
  - create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and
  - are visually attractive as a result of good architecture and appropriate landscaping.

### Local Planning Policy

- 5.7 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

- 5.8 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.



- 5.9 The site is identified as being located within Urban Barnsley.
- 5.10 **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.
- 5.11 **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)

- 5.12 **Policy BE5** of the UDP states that the Council will seek to enhance the quality of existing housing, industrial areas and commercial areas.
- 5.13 **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 The key considerations in the determination of this application are considered under the respective headings below.

### **Principle**

6.2 The site is located within the settlement of Urban Barnsley wherein the principle of development is acceptable subject to the design and amenity policies of the Development Plan. The building is not allocated within the Development Plan for a proposed use, nor is the site protected for its existing use. This application should therefore be considered upon the merits of the scheme as competition is not considered to be a planning consideration.

6.3 Planning permission is not required for any internal alterations to the building; as this is not considered development in accordance with Section 55 of the Town and Country Planning Act 1990.

### **Proposed Extension**

6.4 It is important to note that the applicant is mindful that a Public House (Use Class A4) is not afforded the same Permitted Development Rights as a shop (Use Class A1), however, it is recognised that it is Permitted Development to change the use from Use Class A4 to Use Class A1. Therefore, it is understood that if the building was an existing A1 premise an extension of this scale (16.6sqm) would be considered Permitted Development under Part 42, Class A of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2010.

6.5 The proposed extension will lie to the rear of the main building and will be a single storey. The extension will seek to install a flat roof which will aid in making it subservient and sympathetic with the main building.

6.6 It should also be identified that given the position of the extension within the context of the site that this aspect of the development would not be visible from the public realm. Consequently the impact of the development upon the character of the area and identity of the building would be minimal.

6.7 This application also includes the provision of a 2.4metre timber fence to enclose a proposed service yard to contain plant equipment. A separate application for the plant equipment will be submitted in due course. Similarly to the extension any views of this proposal from the public realm would be oblique. As such the harm associated with the development would be negligible.

### **Proposed Demolition of Ancillary Storage Sheds**

6.8 Planning permission is required to demolish the existing outbuildings currently used as ancillary storage associated with the public house use. Notwithstanding this, the building is of no architectural merit, therefore the loss of the storage sheds would benefit the character of the area.

- 6.9 The purpose of demolishing these outbuildings is to make way for the formation of further hardstanding. We note that Part 42, Class C of the Town and Country Planning (General Permitted Development) (Amendment) Order 2010 that the provision of the hardstanding within Classes A1 to A5 is Permitted Development if the amount of hardstanding created is under 50sqm, which this area is.

#### Proposed realignment of the Car Park

- 6.10 As identified previously planning permission is not required for the formation of the hardstanding. However, in creating further hardstanding this will allow for the creation of ten additional car parking spaces including two disabled car parking spaces, which will in turn alleviate any potential for congestion on the highway to the front of the building.

#### Installation of Chiller and Freezer Rooms

- 6.11 The third part of this application forms the installation of a chiller room and a freezer room to be located to the east of the main building. The design of the proposed chiller and freezer rooms are restricted to a degree by their function. That said, they will appear commensurate to the size of the existing building and as such will not appear overbearing. Furthermore they will be screened by a 3.2m retaining brick wall which will match the existing building in material and therefore will integrate well with the existing building.
- 6.12 In addition, the proposed development will have minimal impact on the external appearance of the building as both the retaining wall to screen the chiller and freezer room and the extension to the rear will both be made up of brickwork chosen to match the existing building, in accordance with Core Strategy **Policy CSP29**.
- 6.13 In summary, the proposed rooms will be located to the east of the main building and therefore situated in the least sensitive part of the site and will have minimal impact on the current character of the area. In addition, the proposal respects the hierarchy of the built form as it is lower in height than that of the main building and therefore respects the current character of the area. The proposed development is therefore in accordance with relevant policies of the development plan, in particular Core Strategy **CSP29** and UDP Saved **Policy BE5** and **BE6**.

#### Other

- 6.14 It should be highlighted that the proposed development will create approximately 18 to 20 jobs. In this economic climate job creation that should not be ignored.

## **7 SUMMARY AND CONCLUSIONS**

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