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Project:
THE BULLS HEAD, HIGH STREET, KINGSLEY. ST10 2AE

By:
MCC

Date:
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Revision:

SUPPORTING PLANNING STATEMENT

APPLICATION SITE: **THE BULLS HEAD, HIGH STREET, KINGSLEY. ST10 2AE**

PROPOSED DEVELOPMENT: **INSTALLATION OF 3 AIR CONDENSER UNITS AND A DISABLED PERSON ACCESS RAMP TO THE SHOP FRONTAGE, ALONG WITH EXTERNAL ALTERATIONS TO THE BUILDING TO FORM A NEW SHOP FRONTAGE, INTERNAL FLOOR SPACE ALTERATIONS AND CAR PARKING RECONFIGURATION TO FORM 5 SPACES**

APPLICANT:- **MRS RATHY KUMARASAMY**

PLANNING AGENT:- **MR MIKE CARR MSc MRTPI – MAT DESIGN LIMITED**

1. INTRODUCTION AND

This statement has been prepared to support the consideration of a retrospective planning applciation that follows the substantial completion of works to change the use of the former public house, for use as a Class E convenience store.

Planning permission for the use of the site was granted in 2020, subject to various planning conditions, whilst the implementation of the use and the carrying out of remedial works has been supervised by the Council's Building Inspector over the course of the development.

We would also highlight that 1 pre-commencement condition (4) and 2 prior to opening conditions (8 & 9) were attached to the planning permission, without any agreement with the applicant or her agent.

2. THE PROPOSED DEVELOPMENT

The proposals set out in this planning application seek to add the following areas of development to the convenience store, which we consider are essential to the proper functioning of the premises, which providing improved accessibility and sufficient car parking for the Kingsley Village store:-

- 3 air cooler units, which are essential to the operation of the premises;
- The installation of a disabled person access ramp to the front, so as to improve accessibility for all and to comply with Part M of the building regulations;

- Minor alterations to the front/side elevations to include new masonry and revised window door openings;

- Car parking reconfiguration to increase the number of spaces from 4 to 5 and;

- Internal alterations that have resulted in the provision of 7m2 additional retail floor space. However, figure does not take into account the introduction of freezers and shelving that has reduced the free floor space by almost 30m2

3. PLANNING HISTORY

Planning permission SMD/2020/0359 was granted on 25/09/2020 to change of use of public house to a use as a convenience store and external alterations to form a new shop front.

Various planning conditions were attached to the planning permission, one of which was a pre-commencement condition that was not agreed to with the applicant or her agent. In terms of the other planning conditions attached to the decision, we would comment (in order) as follows:-

- Condition 2 approved plans – The submitted plans seek minor external and internal alterations to the building, along with the site car park that is also referred to in condition 9;

- Condition 4 – No details were submitted for this unagreed pre-commencement condition;

- Condition 5 – No artificial lighting is proposed in this applciation;

- Condition 7 – No contamination was found during the course of the development. All below and above ground works have been inspected and agreed by the Council Building Inspector;

- Condition 8 – No signage is proposed in this application for customers/visitors relating to the parking arrangements. No signage is required given the positioning of premises to the proximity of car parking to the highway, along with the size and scale of the development;

- Condition 9 – The proposed site plan submitted with this application, shows a 5 space car parking arrangement.

A variation of condition application SMD/2021/0216 (approved plans) was submitted. Due to the Covid Pandemic, this application was not dealt with and is to be withdrawn from the planning register

4. SUPPORTING PLANS AND INFORMATION

Plans and information to support the consideration of this application are:-

- Site Location Plan;
- Existing and Proposed Site Plans;
- Existing and Proposed Floor Plans;
- Existing and Proposed Elevations;
- The Technical Specification attached to the air cooler units and;
- The Supporting Planning Statement.

5. PLANNING ASSESSMENT

Floorspace – The internal arrangements have been re-configured from those originally approved in 2020, so as to provide an additional customer space of 7m2, one the 2 internal store rooms and small area of demolition are taken into account. This arrangement provides significant improvements for customer accessibility into and around the premises, without materially adding to the retail floor space;

External alterations – Part of the north facing and west facing elevations have been rebuilt as part of the site development, to take into account ground conditions and the stability of the walls, This gas allowed the external appearance of the shop frontage to be improved, to better reflect the site and site conditions;

Disabled person access ramp – An access ramp is to be introduced to the front door opening to the premises, so as to provide greater accessibility to less able customers and families with young children. The size, scale and gradient of the ramp was discussed with the Building Inspector and the submitted plans show that the ramp will comply with British Standard BS: 8300 (2018;

Air Cooler Units – The plans for the site show the introduction of 3 new air cooler units that are to be relocated to the side elevation of the first floor managers accommodation, at the further point away from the residential properties opposite. The separation distance and low level of noise that is emitted from the cooler units, means that there will be no demonstrable harm to residential amenity in terms of noise and disturbance;

Car Parking – The proposed site plan shows the provision of 5 on-site car parking spaces, with each of the 5 spaces being set to adoptable standards. 3 of the spaces are access directly from and back to the highway, whilst a further to spaces are located to the front of the south west facing elevation. The proposed parking spaces would provide a suitable level of parking for the site without resulting in any severe impacts (NPPF para 111) on highway and pedestrian safety.

6. CONCLUSIONS

To summarise the above planning statement and taking all relevant and material planning considerations into account, we consider that this statement and all of the supporting plans, positively demonstrate that the proposed development would maintain and enhance the character of the area, without causing any other demonstrable harm to the built environment or towards residential amenity.

On this basis, we would ask Staffordshire Moorlands Borough Council to assess this planning application positively, against both the Local and National Planning Policy Framework, and we look forward to working with the Council in progressing this planning application towards a positive determination to achieve the investment into this site.