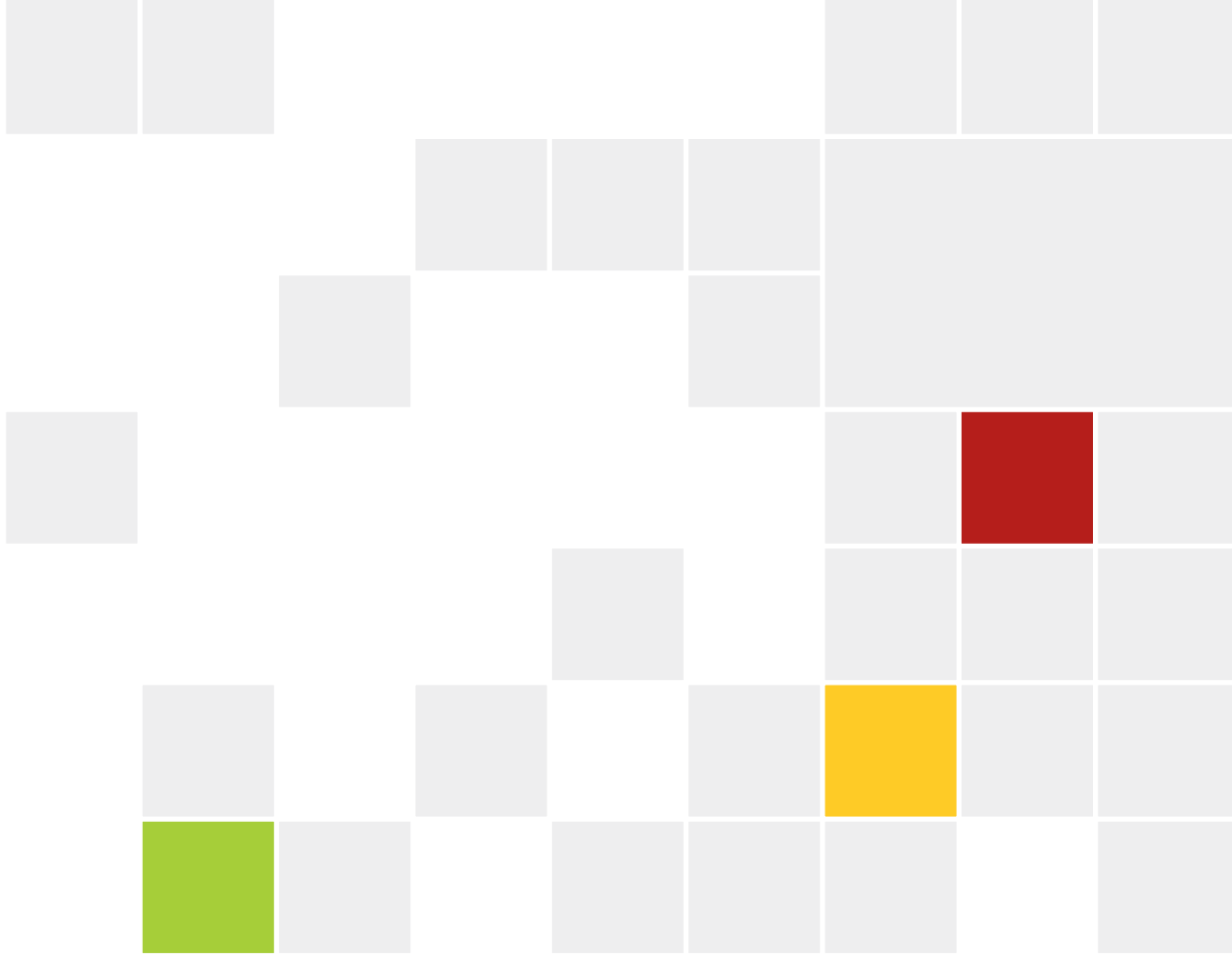
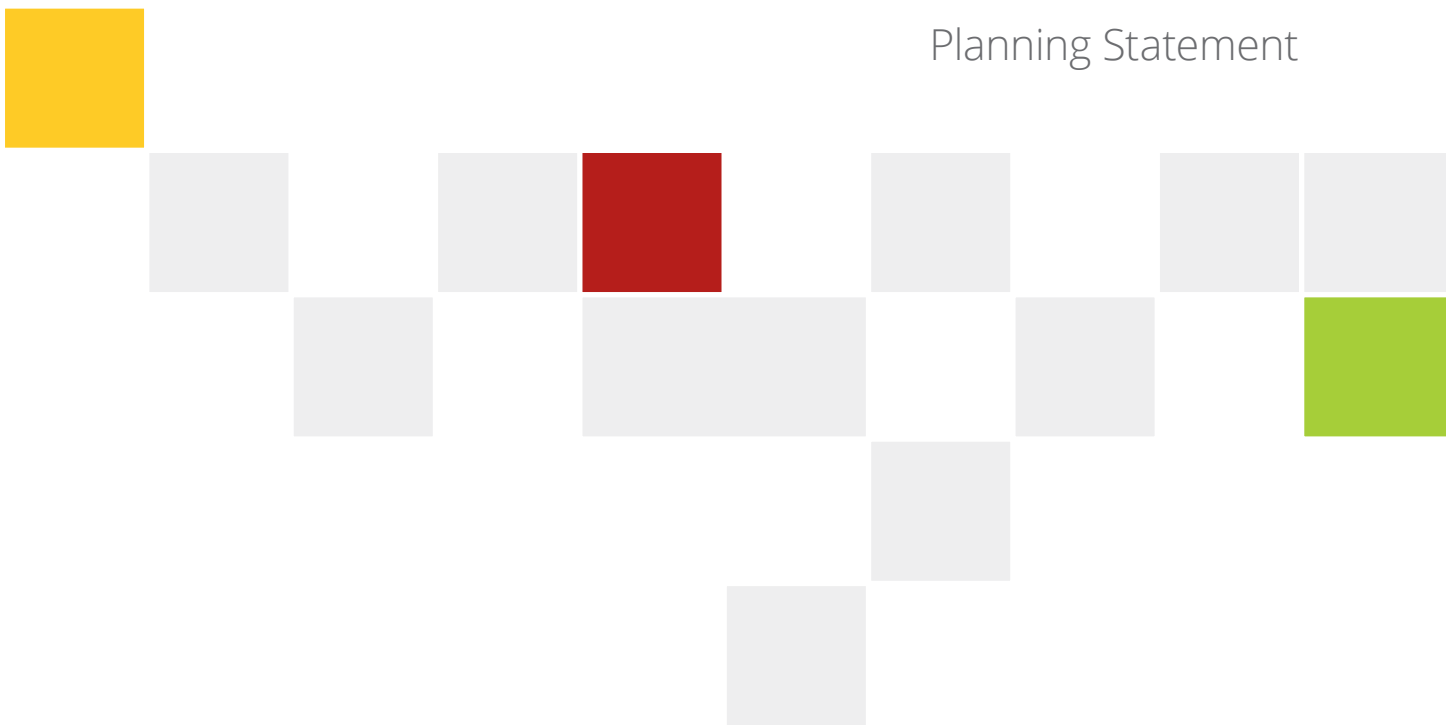




Barley Mow

Planning Statement



Boyer

Report Control

Project:	Barley Mow, Hayling Island
Client:	Mitchells and Butlers
Reference:	22.8
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APPENDIX

Appendix One – Site Location Plan

1. INTRODUCTION

- 1.1 This Planning Statement has been prepared by Boyer, on behalf of Mitchells and Butlers, in support of an application for full planning at the Barley Mow, Hayling Island in relation to:
- “Full planning for new glazed structure with louvred roof and minor internal and external alterations”
- 1.2 The proposed works seek to ensure the public house will continue to be a vibrant destination, assisting in helping to retain and attract new patrons.
- 1.3 This Planning Statement should be considered alongside the accompanying forms and drawings submitted with the application.

Statement Structure

- 1.4 This Statement provides an evaluation of the planning considerations and comprises:
- A description of the application site and surroundings (Section 2);
 - An explanation of the proposed development (Section 3);
 - An overview of relevant planning history at the site (Section 4);
 - A review of relevant local and national planning policy (Section 5);
 - An appraisal of the key considerations regarding the proposed development (Section 6); and
 - A conclusion (Section 7).

Summary Case in Favour of Development

- 1.5 This report sets out the justification in planning terms for the proposed development, which is summarised as follows:
- Enabling significant investment into the continued use of the facility as a pub and restaurant, ensuring its retention and enhancement as a local community facility and its long term sustainability; and
 - The proposed external and internal alterations will not compromise the aesthetic or historic interest of the public house and will maintain the operation and trade through the provision of a high quality scheme that is sensitive to its surrounding context

2. SITE AND SURROUNDING CONTEXT

Application Site

- 2.1 The application site comprises the Barley Mow public house located in West Town on Hayling Island. The site is accessed off Manor Road (A3023) which leads to Havant. The location of the site has been outlined below.



Site Area

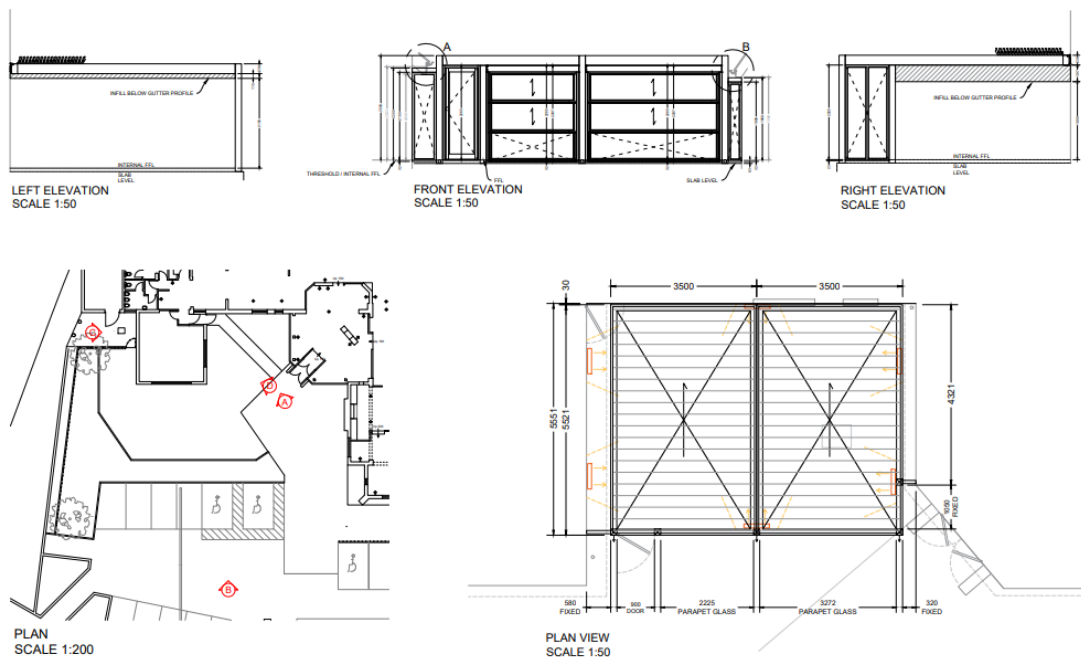
- 2.2 The site currently comprises a family chain public house, Barley Mow, with parking spaces at the entrance. The surrounding area is partially residential and employment, with the site being bound by residential properties to the west and business units to the north, south and east.
- 2.3 The site is accessible by public transport with regular bus services departing from bus shelters along Manor Road to the north and Station Road to the east.

3. PROPOSED DEVELOPMENT

3.1 Planning permission is sought for the following:

“Full planning for new glazed structure with louvred roof in and minor internal and external alterations”

3.2 The proposed development comprises the glazed structure to existing yard area to allow for will offer an enclosed area with sliding glass, which will enhance the existing outdoor spaces’ ability to be adaptive in all weather conditions. The glazed structure measures 9.15 m in length, 2.5 m in height and 6 m in width.



3.3 A new door is to be fitted on the front elevation and new gutters and gullies are to be fixed to the glazed structure, connecting into the existing rainwater system. In addition, a new door will form within the existing window opening in order to access the structure from the bar area, and new bi-fold windows are also proposed for the new bar area.

3.4 The minor internal works are as follows:

- Form new opening within existing wall with lintel over. Allow for new solid door, frame set complete with ironmongery and level threshold;
- Remove existing door & frame and infill opening; and
- Form new opening within existing wall with lintel over. Allow for new solid door, frame set complete with ironmongery and level threshold.

3.5 The external works are as follows:

- New timber booths with planters, integrated posts & festoon lighting; and
- New festoon and new 2800mm high posts lighting

4. PLANNING HISTORY

4.1 There have been various full and advertisement applications at the Barley Mow, as set out below.

Reference	Description	Decision
APP/16/00215	Display of 2No. internally illuminated logo signs; 4No. externally illuminated logo signs; 1No. externally illuminated lettering sign; 2No. freestanding non-illuminated signs and 1No. internally illuminated totem sign.	Approved July 2016
08/50320/018	2No. non illuminated post signs to the south and west elevations.	Approved Dec 2008
08/50320/017	Removal of existing signs and replace with 1No. internally illuminated 4m high monolith sign, 2No. internally illuminated Logo signs, 2No. externally illuminated lettering signs and 1No. illuminated lantern.	Approved Dec 2008
06/50320/016	Display of externally illuminated promotional display unit to east elevation.	Approved May 2006
03/50320/014	Application for the display of a number of externally illuminated static signs on the exterior of the premises and one number free standing static, externally illuminated sign adjacent to Manor Road.	Approved March 2003
00/50320/013	Single storey extension to side/front (east/south) to provide Fun Factory single storey rear (west) extension, new external play area and revised car parking layout	Withdrawn
97/50320/012	Alterations to car park layout to increase garden area	Approved Jan 1998
95/50320/011	Retention of single storey side extension. (North side)	August 1995
94/50320/009	Front and rear extensions and additional car parking	Jan 1995
91/50320/007	Single storey rear kitchen extension	Feb 1991

5. PLANNING POLICY CONTEXT

- 5.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 5.2 The Development Plan for the purpose of this application consists of the Havant Borough Council Core Strategy (Adopted March 2011).
- 5.3 There are also other local and national policy documents which are material consideration, including:
- Supplementary Planning Guidance; and
 - National Planning Policy Framework (July 2021).

Havant Borough Council Core Strategy (March 2011)

- 5.4 Policy CS2: Employment sets out that planning permission will be granted for development proposals that:
1. Prioritise the use of previously developed land for the provision of new employment floorspace.
 2. Favour town centre locations for the provision of B1a offices and other town centre uses
 3. Promote local employment and training initiatives on new employment sites particularly regarding construction skills.
 4. Promote existing and potential business clusters and sectors particularly advanced manufacturing and marine businesses.
 5. Safeguard existing employment sites and allocations that are fit for purpose from development proposals for non-employment uses.
 6. Provide jobs, generate wealth or produce an economic output on existing employment sites that are not fit for current purpose.
 7. Protect marine businesses located on waterfront locations from non-marine related employment and other uses.
 8. Encourage smart economic growth and promote advances in information and communications technologies.
- 5.5 Policy CS3: Skills and Employability declares that planning permission will be granted for development proposals that:
1. Raise skill levels and increase employability.
 2. Tackle skill shortages in existing and potential business clusters and sectors particularly advanced manufacturing and marine businesses.
 3. Promote skills provision in emerging growth sectors such as sustainable construction methods.

4. Promote skills provision on strategic sites particularly with regard to construction skills.
 5. Address barriers to employment for economically inactive people.
 6. Provide childcare facilities within or in close proximity to employment sites.
- 5.6 Policy CS5 Tourism outlines that planning permission will be granted for appropriate development proposals around the borough that:
1. Provide sustainable and small scale recreational opportunities.
 2. Provide hotel and other types of tourist accommodation.
 3. Safeguard existing tourist facilities, hotels, holiday centres and caravan parks.
 4. Improve existing tourist facilities, hotels, holiday centres and caravan parks.
- 5.7 Policy CS6 Regeneration of the Borough Planning ensures that permission will be granted for development which positively contributes by type of use and design and by its comprehensive approach to the social, economic and/or physical regeneration of the whole borough.
- 5.8 Policy CS16 High Quality Design identifies that planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design:
1. Responds to, draws inspiration from and respects local context
 2. Produces a positive relationship between buildings, street and spaces both existing and proposed
 3. Contributes to the improvement of the public realm close to the development
 4. Is inclusive by considering the needs of those with disabilities, ensuring safe and convenient access for all
 5. Maximises opportunities for mixed use developments
 6. Mitigates negative environmental impacts through sustainable design and construction methods, resource efficiencies, particularly water and the provision of facilities for waste recycling.
 7. Adapts to the changing needs of the users and the changing climate over the lifespan of the building

Supplementary Planning Guidance

- 5.9 A Design Code SPD (Adopted December 2011) offers advice and guidance to owners and developers on the standards of design that will be expected both in new developments and when altering existing buildings.
- 5.10 The Seven Key Principles of Good Design are:
1. Distinctive Character
 2. Ease of Movement
 3. Good Legibility
 4. Good Continuity and Enclosure

- 5. Good Quality Public Realm
- 6. Diversity and Detailing
- 7. Adaptability and Sustainability

- 5.11 Chapter 4: Approaching the Layout and Design of New Developments affirms that in order for new development to respond to and address the seven key principles of good design the applicant needs to have a thorough understanding of the site and its context, in particular local patterns of development.
- 5.12 Furthermore, the SPG states that it is crucial that the design of new places is undertaken with a sound understanding of the local pattern of development. This understanding should inform the design of a proposal and reflect local character and distinctiveness, whilst allowing innovative design.

National Planning Policy Framework

- 5.13 Paragraph 12 of the NPPF sets out the presumption in favour of sustainable development within the planning system and states that development proposals that accord with the development plan should be approved without delay.
- 5.14 Paragraph 81 outlines that significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.
- 5.15 Section 8 also supports that planning policies and decisions should encourage the use of community facilities including public houses, to enhance the sustainability of communities and residential environments.

6. KEY CONSIDERATIONS

- 6.1 This Section considers the key planning considerations arising from the proposal. It draws upon the site context, planning history and policy review, together with other relevant matters.
- 6.2 These evidence sources suggest that the following matters are relevant to the determination of the application:
- The principle of development;
 - Design and visual amenity; and
 - Conclusion of material considerations

Principle of Development

- 6.3 The application site is an existing pub on Hayling Island, whereby the public house is use of land is an established principle.
- 6.4 Furthermore, planning permissions has previously been granted at the pub for extensions and external alterations on the ground floor (Ref: 95/50320/011).
- 6.5 Similarly, extensions of pubs have been previously granted for other pubs on Hayling Island. This indicates the acceptability of extensions and outdoor development to support the functioning of public houses, granted under the same Council.
- 6.6 The proposal intends to benefit operations at the pub by providing additional floor space and improvements to its exterior to allow a greater number of customers to enjoy the improved dining and drinking facilities on offer, in accordance with general objectives of core strategy policies CS2, CS3 and CS5.
- 6.7 The public house is not a listed building, nor is it located in a conservation area; thus the proposed development would not result in any undue harm or negative impact upon the building and its setting.
- 6.8 The glazed structure and minor internal and external alterations seek to reflect and enhance the pub's existing modern character through the choice of materials and its modest combined scale of 55 sqm additional internal floorspace. It is therefore considered that the proposal is compliant with adopted core strategy design policy CS16 which states that that *planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax*, and SPD Design Code which ensures that it is *crucial that the design of new places is undertaken with a sound understanding of the local pattern of development*.
- 6.9 Following a challenging time for the hospitality industry as a result of the pandemic, the proposal seeks to invest in its offering to customers for both indoor and outdoor seating, in accordance with national policy objectives to support economic growth, adaptability and productivity for local businesses.

Impact on amenity

- 6.10 Regarding residential amenity, the site is located on the fringe of a residential area, although there are other uses within close proximity, including Island Pizza, Kebab Pizza Planet, Wokswagon Chinese Takeaway, Kenny Computer Services and Gable Roofing and Cladding.

- 6.11 The closest residential receptors are the properties off Grayland Close to the rear of the public house. The Proposed glazed structure is proposed at the yard located at the front elevation of the public house. Owing to the positioning and the scale of the proposal, it is considered that it will increase any amenity impacts on these residents.
- 6.12 No changes are proposed to the opening hours of the pub or garden area. Accordingly, no potential noise disturbances at unsociable hours will be established as a result of the proposal. Where the current use of land is outdoor garden seating, the extension will not be considered to increase levels of harm to neighbour's amenity by way of noise pollution and disturbance.
- 6.13 There will be no impact regarding odour as no cooking or food preparation will take place in the glazed structure; the situation will remain as existing.

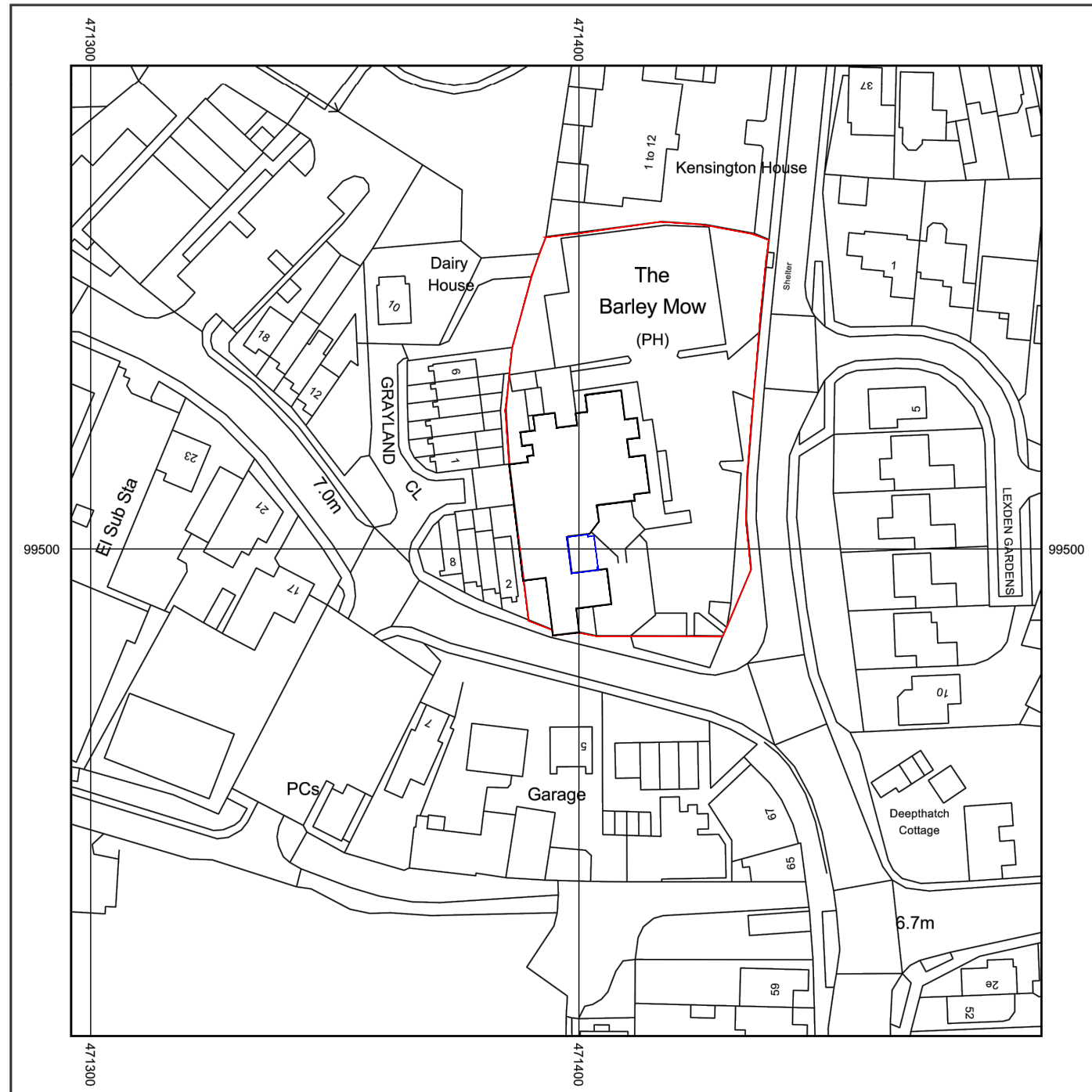
Scale and design

- 6.14 The glazed structure extends 55 sqm therefore represent a modest increase in the scale development on site which is considered appropriate to upgrade the existing community facility. The maintenance and enhancement of community facilities including public houses is supported within Local Policy. Furthermore, Policy CS5 identifies that permission will be granted for proposals in the tourism sector that *provide sustainable and small scale recreational opportunities*, and that *safeguard/improve existing tourist facilities*.
- 6.15 The design of the glazed area has been carefully considered to incorporate appropriate materials to complement and match the existing building, thereby in keeping with the existing character in accordance with design policy CS16.
- 6.16 There would be additional minor alterations to the exterior of the public house. They include new timber booths with integrated planters and festoon lighting at the front elevation.
- 6.17 In addition, the proposed internal alterations comprise a new opening within the existing wall adjacent to the tearoom, a new door within the existing window opening to access the glazed structure internally and an additional new opening from the tearoom to access the barrel store.
- 6.18 These additions would be minor in extent and be sympathetic in nature. As such, these alterations/additions will be appropriate in character and scale to the building.
- 6.19 It is considered that the proposed development, overall, would improve the appearance of the public house and wider site through implementing subtle and attractive alterations and additions which would accord with by providing a high-quality design and respecting the existing character of the property.
- 6.20 The proposals will be constructed to a high-quality design as well as ensuring the importance of local character and distinctiveness in order that they respond appropriately to the surrounding context.
- 6.21 Overall, the proposed glazed structure and internal and external alterations would involve modest and complementary alterations to the building which would both improve the appearance and help maintain the existing character of the property, without compromising its visual significance. Accordingly, it is considered that the proposal would be acceptable and is compliant with relevant local and national planning policy.

7. CONCLUSION

- 7.1 This Planning Statement supports a full planning application for a single storey extension and external alterations to the Barley Mow, Hayling Island.
- 7.2 The proposal represents a positive investment from Mitchells and Butlers to improve the interior and exterior of the pub and support the current offering to the community. The glazed structure will also increase the capacity for dining, which is increasingly in demand following the pandemic.
- 7.3 The site is not subject to any local designations and is considered to be acceptable in planning terms when assessed against relevant local policy.
- 7.4 The proposed works are minor in scale and are designed to match and complement the existing character of the pub and garden area in accordance with local policy. The proposal is not considered to have any adverse impact on the surrounding amenity.
- 7.5 Therefore, planning permission should be granted subject to any necessary conditions

APPENDIX ONE – SITE LOCATION PLAN



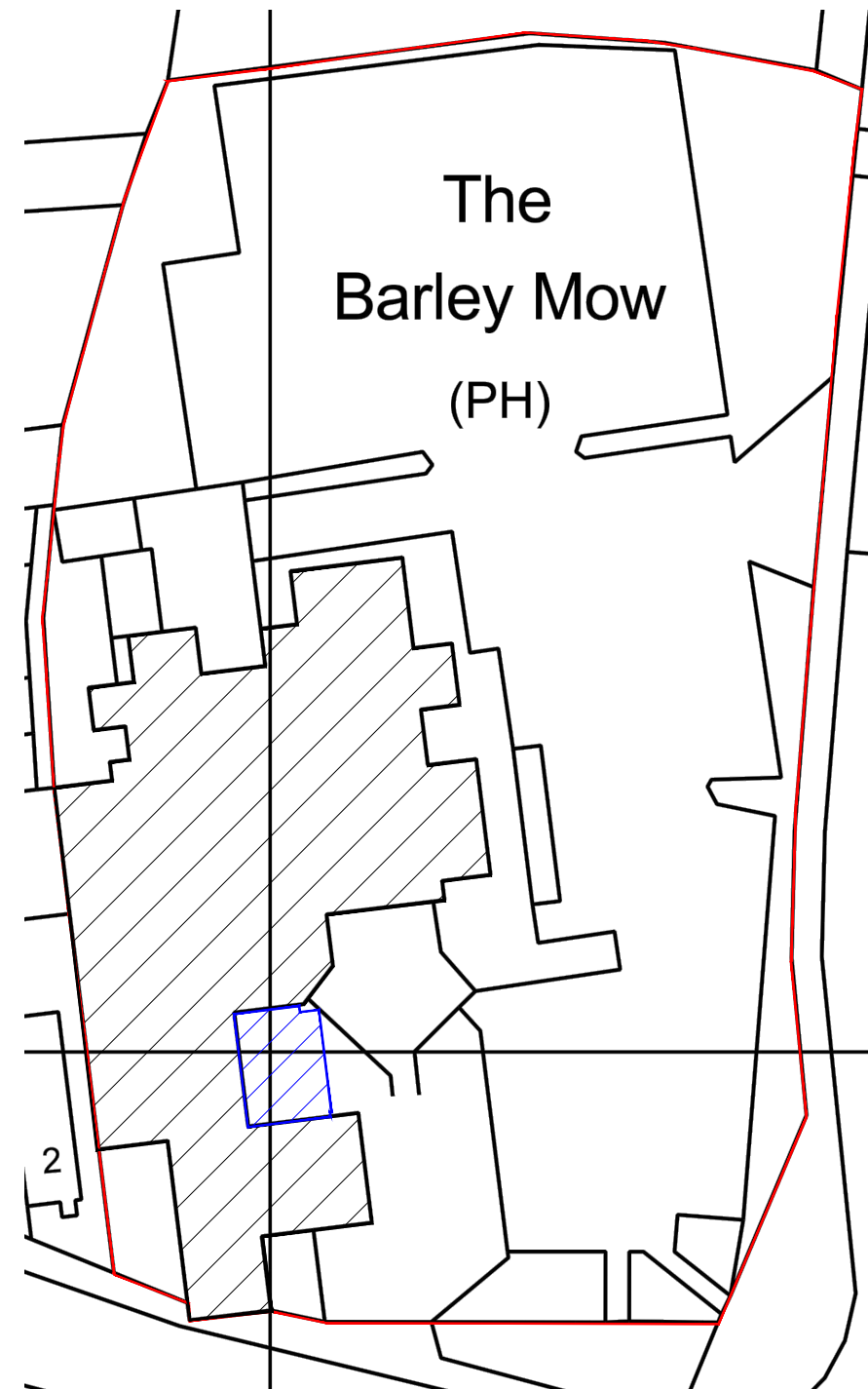
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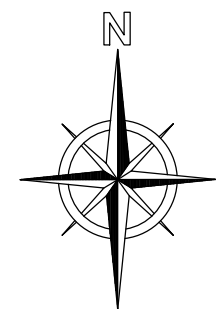
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BLOCK PLAN
SCALE 1:500

— SITE BOUNDARY
▨ PROPOSED STRUCTURE



Rev	Revision Details	Initials	Date
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Client

**Mitchells
& Butlers**

Project

**BARLEY MOW
HAYLING ISLAND**

Drawing Title

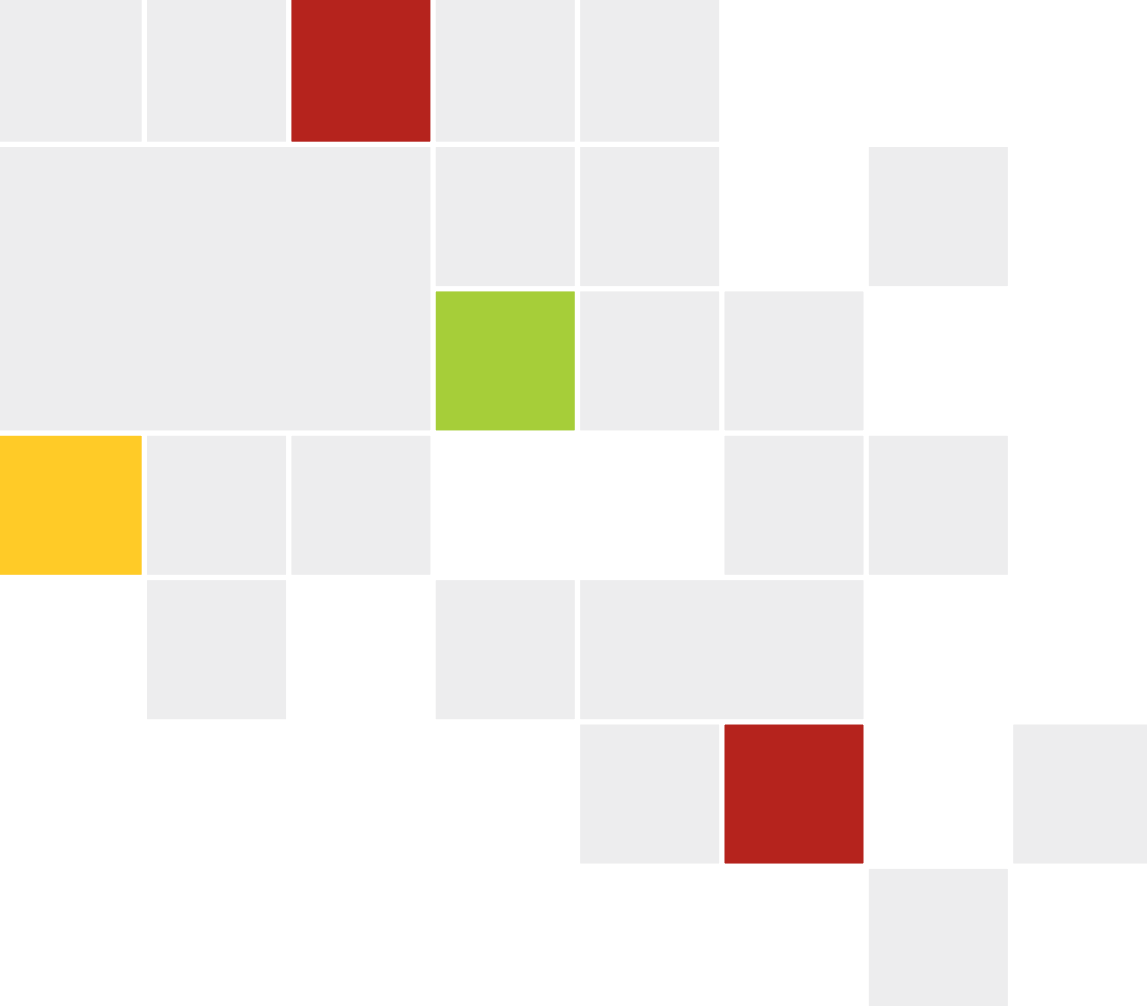
SITE LOCATION PLAN

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