

# **PLANNING STATEMENT**

**To support the planning application for the Change of Use of a Hairdressing Salon (Barber Shop) Class E to an Online Pharmacy and Storage and Distribution Centre Class B8.**

**At**

**1 Whitehall Terrace  
Sunderland  
SR4 7SN**

**For**

**DOMINIONPHARM LTD**

**02/06/2021**

## **THE PROPOSED PLAN**

The proposed plan is the change of use of the existing Hairdressing Salon (Barber Shop) to an Online Pharmacy.

The Online Pharmacy is a pharmacy that operates over the internet, prescriptions are received via post or online and they get dispensed the next day, sending it via courier. The pharmacist telephones the patient to counsel the patient on the medicines' correct use. There is no face-to-face contact taking place between pharmacist and patient on the pharmacy's premises.

## **THE APPLICATION SITE**

The site is located along Hylton Road and encompassed by Kayll Road and Bexley Street.

(The location plan, site plan and existing ground floor are all included in the application).

The unit has an approximate size of 28 square metres and is attached to other units including florist shop (Bethany's), restaurant (Ell's Kitchen) and Beauty Salon (Hevan).

The previous use of the unit was a Barber shop which has since stopped operating.

There are no major renovation plans and or alteration works proposed to the internal areas, save for fixing of shelves, cctv and doors. In general terms, the current design of the property will remain as existing and is therefore unaffected by this Change of Use proposal.

The unit consists of the main pharmacy where dispensing of medications takes place and the consultation room which is a private room where the pharmacist consults with patients confidentially through the phone and online video (zoom). This also doubles as staff room during lunch hour.

There are toilet facilities for the use of staff at the back of the unit.

The existing frontage will remain untouched by these proposals, except for the use of Frosted Glass Opaque Privacy Anti-UV Static Film to prevent people from seeing into the pharmacy during the office hours

when the shutters are rolled up. The frosted film will give a great frosted appearance to the glass while still allowing 80% of light through.

Note that, no signage is required because the pharmacy is not intended for public access.

## **ACCESS AND PARKING**

The online pharmacy is not accessible to the public save the pharmacy staff and delivery drivers, hence no notable pedestrian or vehicular access to the pharmacy environment is anticipated.

The pharmacy will have a maximum of 3 staffs (including the responsible pharmacist which is the applicant) at any one time.

Two members of staff are being employed locally in Pallion (the intention is to give employment to serious minded local youths who are looking for jobs).

All staffs will be encouraged to use the most environmentally friendly way to commute to work eg walking, cycling down or public transport.

The proposed location for delivery drivers is Bexley Street SR4 7TL and they will be advised to deliver strictly between 8am-10am and or 3pm to 5pm.

Each delivery process takes about 10 minutes.

## **SECURITY MEASURES**

The pharmacy is not open to the public and hence access to the planned premises is strictly restricted and controlled.

Criminal background checks shall be run on employees and their referees shall be spoken to; their level of education shall be verified too. Alarm codes are revised as soon as employees are changed for the sake of security.

The staff are taught about the burglary prevention measures that is adopted, and the correct use of any installed equipment.

Key security is built into the staff training programme. It will be guaranteed that only specially selected staff have access to certain keys or combination locks, and that keys to secure areas are not left within the shop. Selected staff must thoroughly understand their responsibilities for locking and securing fastenings on doors, cabinets, and safes.

Entrances are strengthened by using a high quality (hardwood) door frames and doors, steel reinforcing and anti-thrust bolts are used on the external front door and external back doors. And the locks on doors will be at least up to the quality of a five-lever mortice lock conforming to BS3621.

We will also work along with local police officers involved with crime preventions to develop our awareness and knowledge about suitable crime prevention measures for the pharmacy.

## **CCTV CAMERAS**

Bascom CCTV System is going to be used inside the pharmacy; this is a new generation wired security camera equipped with Power over Ethernet (PoE). The camera is connected to a central recorder by only one cable, which records images while supplying the cameras with electricity at the same time.

The camera is 9cm by 10 cm in size to be professionally installed at a height of 2.5metres.

Bascom BASIC cameras are designed in such a way that they record everything in an impressively high quality (Full HD resolution), smallest details are seen super sharp; people and objects are recognised with ease. 24 hours a day, 7 days a week. Camera can record continuously or scheduled or record only when motions are detected.

The camera is fitted with a built-in microphone. It capture even the softest noises and records them together with the camera images.

Bascom cameras automatically switch to infrared night vision at night. They can cover distances of up to 20 metres. Furthermore, a smart sensor scans the surroundings and adjusts the strength of the (invisible) infrared beam accordingly. So, they give perfect night-time images, without having to worry about underexposure or overexposure.

Bascom has a user-friendly app available for both iPhone and Android which can be downloaded for free. The CCTV system is connected to smartphone to keep an eye on the property while one is away. The app sends push notifications to alert of any movement, view live images and play back recorded images.

The CCTV system can also be managed from any computer, both nearby and remotely. View live images, play back recorded images or download images directly onto the computer.

The motion detection works digitally (through image analysis) instead of through an analogue sensor, so the range is unlimited.

## **DISPOSAL OF WASTE**

Pharmaceutical wastes are put into different containers to segregate solid, liquid and aerosols and stored in the pharmacy until ready for collection.

The recyclable waste bins consisting of cardboards, paper and glass are kept in the small yard (not in the back alley), safely stored, closed and locked so the waste cannot escape or be interfered with and are not put out until the time of collection.

## **IMPACT ON NEIGHBOURS**

The application site has always been in commercial use and is in a mixed use area.

The proposed hours are between 9:00am to 5.00 pm, Monday to Friday.

The proposed uses do not generate any noise. Furthermore, given that the building has an established commercial use, there would be no adverse impact on neighbours.

## **CONCLUSION**

The proposed change of use will make efficient use of the building and maintain and enhance the character of the area in respect to the amenities and surrounding buildings.

As most staff reside locally, and the pharmacy is not open to the public, there is no real requirements for parking. Delivery vehicles only come at restricted times daily. Therefore, this proposed use would have no impact on highway safety.

Also, the proposed use makes use of an existing building in a viable location to improve community health and wellbeing whilst also creating jobs for local residents.

This planning statement has set out the advantages and acceptability of this proposed change of use.

We therefore courteously appeal that the application is approved.