

2nd March 2021

Miss. H. Hollins
Development Control
Staffordshire Moorlands District Council
Stockwell Street
Leek
Staffordshire
ST13 6HQ

Dear Hannah

PROPOSED PART CHANGE OF USE TO NANO-BREWERY – UNIT 3D FORGE WAY, BROWN LEES

On behalf of our clients Sovereign Planned Services Ltd. I would be grateful if you would find enclosed a planning application for the proposed change of use of part of the existing industrial premises at the above site from its current B8 use to a mixed use of B8 / B2.

The application site lies within the defined settlement boundary of Biddulph and forms one of a number of small industrial units that make up the Brown Lees Industrial Estate. The building is constructed from buff brickwork with green cladding to its upper elevations and roof and has an existing full height roller shutter door and pedestrian access door that leads out onto a shared parking / manouvering area in front of the building. The applicants currently operate a mechanical contracting company from the site and have 5 full time employees and 1 part-time employee.

The proposed nano brewery is to be located to the rear of the building and will occupy a total area of 17.2 square metres. The proposal represents a diversification of the applicant's existing business and will operate during the same working hours as the existing industrial premises, which will otherwise continue to be used for storage and distribution. No external alterations to the building are proposed other than re-purposing of an existing extraction fan, works that in themselves do not amount to development requiring planning permission. The brew room will be used for the production of ales, including mashing of barley, boiling wort, fermenting the brew in sealed tanks, and then conditioning the product in tanks and kegs. It will be a small-scale venture and will not require the use of any noisy machinery.

Paragraph 80 of the National Planning Policy Framework confirms that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. 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. This guidance is enshrined within the policies of the Staffordshire Moorlands Local Plan, with policy SS1 confirming that the Council will expect development to increase economic prosperity and provide opportunities for employment and greater local capacity, with an educated, skilled and flexible workforce.

Policy SS6 of the Local Plan furthermore confirms that the Council will seek to create employment growth and increase the diversity of employment opportunities by supporting the retention and growth of existing businesses within the town and providing opportunities for new enterprises and businesses by promoting further development. These provisions are further reinforced by policy E1 of the Local Plan, which confirms that new employment development will be assessed according to the extent that it supports and improves the local economy in terms of providing for the needs and skills of the existing and future local resident workforce and meeting identified business needs.

The proposed nano-brewery is a small-scale venture that represents a diversification of the applicant's existing business which they are looking at branching out into. The proposal represents an appropriate use within this established industrial estate and is of a scale and nature that will not result in any adverse noise impacts or other disturbance. The business will furthermore operate within the same hours of use as the existing business. As a consequence, the development will not give rise to any harm to the amenity of the locality, and as such meets the requirements of policy DC1 of the Local Plan.

The very small area of the building to be occupied by the micro-brewery does not materially alter the parking demand associated with the building, generating one full time additional member of staff, and two additional part-time roles. The site benefits from a large, shared parking area in front of the building that serves the existing business as well as an adjacent industrial unit. This parking area affords a substantial amount of parking, and it is understood that at least 14 of the spaces are available for use by the applicant. Paragraph 109 of the NPPF confirms that proposals should only be refused on highway grounds where the residual impacts to highway safety would be severe, and I would respectfully submit that this would not be the case in this particular situation. The applicant would be agreeable to the imposition of a planning condition to restrict the extent of the micro-brewery floorspace to that shown on the submitted plans.

Having regard to these considerations, it is submitted that the proposed development represents a sustainable form of development that accords with the objectives of policies SS1, SS6, E1 and DC1 of the Staffordshire Moorlands Local Plan and guidance contained within the National Planning Policy Framework.

I trust this proposal will be of interest and should you have any queries or concerns in respect of this matter then please do not hesitate to contact either Billie Chell or myself via the above contact details.

Yours Sincerely
Hewitt&CarrServices



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Planning Consultant