

DELEGATED DECISION REPORT

SMD/2021/0129
Valid 31/03/2021

UNIT 3D
BROWN LEES ROAD
INDUSTRIAL ESTATE
FORGE WAY
KNYPERSLEY

CHANGE OF USE FROM B8
(STORAGE AND
DISTRIBUTION) TO MIXED
USE OF B8 (STORAGE AND
DISTRIBUTION) AND NANO-
BREWERY (B2)

(FULL - MINOR)

MAIN ISSUES

Impacts on employment provision within a 'market town' and the amenity of nearby residential neighbours.

DESCRIPTION OF SITE

A warehousing unit with an area of 237 sqm. The unit is on an existing employment site, Brown Lees Industrial Estate, within the town development boundary of Biddulph. At the southern end of the town, the site occupies former colliery and railway works. The estate is to the north of, and predates, the larger Victoria Business Park.

The unit is one of a number that make up the 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 nearest dwelling is approximately 50m to the west, the other side of a woodland belt that provides a buffer to the site.

PROPOSAL

Proposed change of use to create and make commercial use of a 'brew room' in the corner of an existing warehouse unit. The room would occupy 17.2 sqm of the unit's floor area.

The applicants currently operate a mechanical contracting company from the site. The proposal represents a diversification of the applicant's existing business and will operate during the same working hours as the existing premises, which will otherwise continue to be used for storage and distribution. The new 'brew room' would provide a new nano brewery 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.

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 resulting use would be a 'mixed use' consisting of beer brewing (an industrial process in the terms made out in the application) and warehousing (or storage and distribution)

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan Development Plan Document (Adopted 2020)

S01 Spatial Objectives
SS1 Development Principles
SS6 Biddulph Town Area
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None relevant

CONSULTATIONS

Publicity

Site Notice expiry date: 11th May 2021
Neighbour consultation period ends: 11th May 2021
Press Advert: N/A

Public Comments

None

Town / Parish Comments

Biddulph Town Council: No adverse comments

Environmental Health

No Objection. We have recommended the odour abatement as a precautionary against future impacts to amenity and prevent complaint. If future complaint is received and nuisance proven then abatement would be required at that point which may impact operations for a period of time. It is your decision on whether it is imposed as a condition or advisory. We feel the operator should be aware that complaints can be received and often are when a new smell is introduced into the local environment. It would be best to fit the brewery out appropriately at this early stage.

Staffordshire County Council Highways

No Objection

Alliance Waste Collection

No Objection

Severn Trent

No drainage condition required

OFFICER COMMENTS

Principle of Development

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.

Design and Impact on the Character and appearance of the area

Essentially internal works that are required, there would be no material alterations to the external appearance of the building.

Amenity

The nearest dwelling is some distance from the dwelling (around 50m) to the west, there is a belt of trees between the edge of the employment site and the neighbours that provides enclosure and screening. Brewing beer in the nano brewery would be an industrial process. However, it would not involve noisy machinery and would be compatible with the nearby residential areas in those respects. A conditional permission could prevent the unit from being used for potentially more harmful industrial process, within a use class.

At such a small scale, the brewing is not expected to adversely impact on the amenity of residents. The applicant expresses an intention to use an existing extraction installation. Following advice and guidance from Environmental Health, it would be considered appropriate to use an informative reminding the applicant of responsibilities to control odour and noise nuisance and ensuring that suitable arrangements are installed.

There is no retail element proposed here and the site would not be open to passing trade.

Highway Safety

There would be no increased demand for parking provision. It is an established employment site. No objection from the Highway Authority.

CONCLUSION / PLANNING BALANCE

Compatible small scale business diversification on an established employment site within the town of Biddulph. The development would comply with the Strategy SS6 of the Local Plan and there would be no conflict with policies DC1 or SD4 in terms of amenity impacts.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst

Recommendation Date: 25/05/2021

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council