Form X

Staffordshire County Council

Town and Country Planning Act, 1990

Development Management Procedure Order 2015

To: Staffordshire Moorlands
Staffordshire Moorlands District Council
Moorlands House
Stockwell Street
Leek
ST13 6HQ

Applicant: Mr G Whalley
SOVEREIGN PLANNED SERVICES LTD,
UNIT 3D,
Forge Way,
STOKE-ON-TRENT,ST8 7DN

Application Type: COU

Officer: David Plant

Our Reference: SMD20210713

District Reference: SMD/2021/0713

Date Received: 08-Nov-2021

Date Responded: 19-Nov-2021

Particulars of Development:

Change of use from B8 (Storage and Distribution) to mixed use of B8 (Storage and Distribution) and Nano-Brewery (B2)

Location of Development:

SOVEREIGN PLANNED SERVICES LTD,UNIT 3D,Unit 3d,Forge Way,STOKE-ON-TRENT,ST8 7DN

Recommendation Summary: Refusal

Site Visit Conducted on: 10-Nov-2021

1. Insufficient/conflicting Information

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

This recommendation of refusal will not prejudice consideration of a further application at a later date when:

- clarification of the location of the stated 14 parking spaces;

- clarification of opening hours;

- clarification of capacity of seating area (numbers of customers) and compliance with parking standards;

- clarification of 'tasting' and how this will differ from a public house;

are included in the application.

NOTES TO PLANNING OFFICER

Application SMD/2021/0129 was for a small nano brewery on an existing industrial estate. This application SMD/2021/0713 introduces a retail element to the site. Planning statement refers to 48.3m2 seating area and '..ability for customers to visit the site to try the beers'. Seating area,beer taps and display fridge suggests more of a pub,than a tasting area.

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Seating area on drawing 01060 AL(0)02 B states 'unfixed tables and chairs'. What is the maximum number of customers expected?

Application form and Planning Statement refer to 14 parking spaces,but these are not defined on the drawing and none of the parking area is included within the red line. Parking provision and how it relates to the pub element require clarification.

The nano brewery itself,did not materially alter parking requirement or trip generation or profile. However,introduction of the sale of beer on site and for consumption on site and for customers to visit the site will likely alter parking requirement and trip generation and profile.

Application form further states that opening hours are not relevent. Proposal appears to constitute a pub. Opening hours are relevent. What are the opening hours?