Rob Duncan
Planning
Consultancy

Mr. B. Hurst
Development Services
Staffordshire Moorlands District Council
Stockwell Street
Leek
ST13 6HQ

14th August 2023

Dear Ben

VARIATION OF CONDITION 5 OF SMD/2021/0713 - UNIT 3D FORGE WAY, BROWN LEES

On behalf of my clients Sovereign Planned Services Ltd. I would be grateful if you would find enclosed a planning application submitted pursuant to s73 of the Town and Country Planning Act 1990 (As Amended) to vary condition 5 of the above planning consent.

Condition 5 currently restricts the hours of use when customers may consume, drink or taste alcohol on the premises to between the following hours:

- Friday – Saturday 12:00 – 01:00hrs
- Sundays – 1200 – 23:00hrs

The applicant proposes to vary Condition 5 so as to allow customers to also visit the premises to consume, drink or taste alcohol on Mondays – Thursdays during hours when the surrounding industrial units are closed. It is proposed that Condition 5 be varied to allow for the following hours of opening for customers:

- Monday – Thursdays: 17:00 – 23:00hrs
- Friday – Saturday: 12:00 – 01:00hrs (unchanged from existing consent)
- Sundays: 12:00 – 23:00hrs (unchanged from existing consent)

Paragraph 81 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

Rob Duncan Planning Consultancy Ltd.
T. 07779 783521
E. rob78duncan@gmail.com
W. www.robduncanplanning.co.uk
A. 28 Ferndale Road, Lichfield
Staffordshire, WS13 7DJ

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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.

The proposed variation of Condition 5 will allow the existing business to continue to grow and offer their produce for sale to customers seven days a week, rather than being restricted as they currently are to Fridays, Saturdays and Sundays. The extant permission serves to confirm that the business represents an appropriate use within this established industrial estate, and the predominant use of the building will remain the brewing of beer, which will continue to be carried out during normal working hours. Outside of the stated hours, the premises will continue to be used for brewing beer with no changes to associated comings and goings over and above that which already benefits from planning permission.

Whilst the proposal has the propensity to generate additional vehicle movements to and from the site, such movements will take place after the existing industrial uses in the surrounding area have closed and thus will not give rise to any material adverse impact to highway safety within the locality. The site also continues to benefit from a large, shared parking area in front of the building that serves the existing business as well as an adjacent industrial unit, and which has space for at least 14 vehicles.

The location of the site away from neighbouring residential properties also serves to ensure that the proposed hours of use will not give rise to any adverse impacts to neighbouring residential amenity. The use has been taken place since the original consent was granted with no issues or complaints having been raised.

The proposed development is consequently held to constitute a sustainable form of development that accords with the objectives of policies SS1 and DC1 of the Staffordshire Moorlands Local Plan and guidance contained within the National Planning Policy Framework. There is consequently a compelling case for planning permission to be granted.

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 me.

Yours sincerely



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