

7. FULL APPLICATION - ERECTION OF TIMBER SHED AT THE REAR OF THE PUBLIC HOUSE TO HOUSE A MICRO BREWERY FOR SMALL SCALE BREWING, AND STORE - THE GREYHOUND INN, WARSLOW – (NP/SM/1121/1172, MN)

APPLICANT: MR DAVID WILSON

Summary

1. The application property is a public house in the village of Warslow. The proposals involve the siting of an outbuilding within the rear yard of the pub to be used as a microbrewery and store. The building has already been constructed, but is not yet in use as a microbrewery. The application is therefore partly retrospective.
2. Planning policy supports the improvement and diversification of community facilities in principle. Subject to conditions, the design and appearance of the development has been found to be acceptable in its context, and to accord with planning policy in other regards.
3. The application is therefore recommended for conditional approval.

Site and Surroundings

4. The Greyhound is a traditional public house located in Warslow village.
5. The property is set back from the road behind a patio area, with car park to one side. To the rear the property is extended and accommodates detached outbuildings; one of which is subject of this application.
6. There are neighbouring properties to each side of the property.
7. The site is within the village conservation area..

Proposal

8. Erection of timber shed at the rear of the public house (retrospective) to house a microbrewery for small scale brewing, and store.

RECOMMENDATION

9. That the application is APPROVED subject to the following conditions:

- 1) 3 year time limit
- 2) In accordance with submitted plans
- 3) Microbrewery to remain ancillary to The Greyhound Inn
- 4) Boarding and window and door frames to be painted grey within 6 months of the decision

Key Issues

10. The principle of the development, the effect upon the character and appearance of the built environment and landscape.

Relevant Planning History

11. No recent planning history

Consultations

12. County Council – Highways – No objections

13. District Council – No response at time of writing.
14. Parish Council – No response at time of writing.

Representations

15. 43 representations have been received at the time of writing. 33 support the proposals, 6 are against them, and 2 make general comments.
16. The grounds for objection are:
 - The development would increase traffic movements
 - That the application is retrospective
 - That the development poses a health and safety hazard relating to the volatility of the brewing process
17. The grounds for support are:
 - The development would support the local pub and its viability
 - The development would create jobs
 - The development would increase tourism to the village
 - The development would represent an additional community benefit
 - The development would reduce deliveries to the site

Main Policies

18. Core Strategy policies: GSP1, GSP2, GSP3, DS1, HC4
19. Development Management policies: DMC3
20. National Park designation is the highest level of landscape designation in the UK. The Environment Act 1995 sets out two statutory purposes for national parks in England and Wales:
 - a. Conserve and enhance the natural beauty, wildlife and cultural heritage
 - b. Promote opportunities for the understanding and enjoyment of the special qualities of national parks by the public
21. When national parks carry out these purposes they also have the duty to seek to foster the economic and social well-being of local communities within the national parks.

National planning policy framework

22. The National Planning Policy Framework (NPPF) was first published on 27 March 2012 and replaced a significant proportion of central government planning policy with immediate effect. The Government's intention is that the document should be considered as a material consideration and carry particular weight where a development plan is absent, silent or relevant policies are out of date. In the National Park the Local Plan comprises the Authority's Core Strategy 2011 and the Development Management DPD 2019. Policies in the Local Plan provide a clear starting point consistent with the National Park's statutory purposes for the determination of this application. It is considered that in this case there is no significant conflict between prevailing policies in the Local Plan and more recent Government guidance in the NPPF.
23. Paragraph 176 of the NPPF states that 'great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas, and should be given great weight in National Parks and the Broads.'

Local Plan

24. Policy GSP1 sets out the broad strategy for achieving the National Park's objectives having regard to the Sandford Principle, (that is, where there are conflicting desired outcomes in achieving national park purposes, greater priority must be given to the conservation of the natural beauty, wildlife and cultural heritage of the area, even at the cost of socio-economic benefits). GPS1 also sets out the need for sustainable development and to avoid major development unless it is essential, and the need to mitigate localised harm where essential major development is allowed.
25. Policy GSP3 sets out development management principles and states that all development must respect, conserve and enhance all valued characteristics of the site and buildings, paying particular attention to, amongst other elements, impact on the character and setting of buildings, scale of the development appropriate to the character and appearance of the National Park, design in accordance with the National Park Authority Design Guide and impact on living conditions of communities.
26. Policy DS1 details the development strategy for the National Park, and is permissive of development to provide dwellinghouses through conversion of existing buildings in principle.
27. Policy HC4 states that the provision or improvement of community facilities and services will be encouraged within settlements listed in core policy DS1, or on their edges if no suitable site is available within. Proposals must demonstrate evidence of community need. Preference will be given to the change of use of an existing traditional building, but a replacement building may be acceptable if enhancement can be achieved in accordance with policy GSP2. Shared or mixed use with other uses and community facilities will be encouraged.
28. Policy L1 identifies that development must conserve and enhance valued landscape character and valued characteristics, and other than in exceptional circumstances, proposals in the Natural Zone will not be permitted.
29. Development Management Policy DMC3 requires development to be of a high standard that respects, protects, and where possible enhances the natural beauty, quality and visual amenity of the landscape, including the wildlife and cultural heritage that contribute to the distinctive sense of place. It also provides further detailed criteria to assess design and landscaping, as well as requiring development to conserve the amenity of other properties.

Assessment

Principle of the development

30. Planning policy and the duty on national parks support the retention of community facilities and the social benefits that they provide, where these are compatible with conservation aims. The public house represents a local amenity and the benefits of sustaining this are therefore a policy and material consideration.
31. The small scale brewing facility proposed can reasonably be viewed as an extension of the existing business; the intention is that the beer brewed would supply the Greyhound Inn, as well as targeting sale off site. Both of those ambitions would support the viability of the pub, providing the use remained ancillary to it.
32. Planning policy does support the establishment of new businesses in larger named settlements (of which Warslow is one) more generally, but such is the physical relationship between the pub and shed (they share an access and yard) that it would be necessary to secure both in a single planning unit in this case.

33. Subject to this, the proposed use complies with the Authority's Local Plan policies in principle.
34. There are no traditional buildings available for conversion at the site, and so a new building is acceptable in policy terms, subject to satisfactory appearance and other impacts.

Siting and design

35. The shed has already been constructed, replacing a range of modern sheds that occupied a similar footprint.
36. It is located to the rear of the pub. It takes a typical form for a modern outbuilding, with timber cladding and shallow pent roof. The timber is stained and the uPVC windows are brown whilst the French doors to the gable end are white.
37. Notwithstanding that it has replaced a group of buildings that were out of keeping with the local building traditions, the new building is also not reflective of the character of the parent building, or the local building traditions.
38. However, weight is given to its setting to the rear of the public house where its prominence in public view is greatly reduced, and it is viewed in the context of a pre-existing modern outbuilding, and a flat roofed extension.
39. It would be most prominent from the open fields to the north, through which a public footpath passes.
40. In these views it would be seen in the context of the public house and would not increase the prominence of the site.
41. The finish of the timber cladding and doors and windows do conflict with the appearance of the traditional public house though. It is considered that this could be adequately addressed by painting the wood with a recessive grey finish, and similarly treating the windows and doors. The applicant has agreed to such a treatment and it could be secured by condition if permission was to be granted. This would minimise the impact of the buildings appearance.
42. Whilst the building cannot be said to enhance the appearance of the site (as sought by policy HC4 in relation to new buildings for community facilities) this treatment, along with the modest size, position, and contribution towards supporting a community facility, is sufficient for the appearance of the building to be acceptable in the planning balance.

Amenity

43. Given the extant use of the site and scale of development proposed the amenity of other nearby properties would not be significantly affected by the proposals. The development therefore complies with policy DMC3 in these regards.
44. Representation has questioned the safety of the development. We have no evidence to suggest that brewing on this scale is inherently unsafe, or of anything specific to the proposed development that would render it so. There are therefore no objections to the proposals on these grounds.

Highway considerations

45. The development would not significantly intensify the use of the site over and above the extant use; whilst making a success of the micro-brewery could lead to some additional traffic movements associated with distribution, the scale of the building and venture is such that such movements would be limited.

46. On that basis there are no objections to the development on the grounds of highway safety or amenity.

Conclusion

47. The proposed expansion of a community facility is supported by the Authority's planning policies, and also accords with national policy and legislation.

48. Due to the extant use of the application site, other impacts associated with the development are acceptable, when taking account of all other policy and materials considerations.

49. There is otherwise no conflict between the intent of policies in the Development Plan and government guidance in the National Planning Policy Framework and there are no further material considerations that would indicate planning permission should be refused.

50. Accordingly, the application is recommended for conditional approval..

Human Rights

51. None arising.

List of Background Papers (not previously published)

52. None

Report Author and Job Title

53. Mark Nuttall, Interim South Area Manager