

7. FULL APPLICATION – CHANGE OF USE FROM A FORMER PRINTING WORKS / LIGHT INDUSTRIAL USE TO A BREWERY TAP ROOM AND SHOP (SUI GENERIS) AT UNIT 7A, MEVERILL ROAD, TIDESWELL (NP/DDD/1125/1195)

APPLICANT: EYAM BREWERY LIMITED

Summary

1. The application proposes the change of use of an existing vacant industrial unit to a brewery tap room and shop (sui generis).
2. The unit forms part of the Whitecross Industrial Estate which is safeguarded under Policies E1.D and DME3 for Class B1 (now Class E(g)), B2 and B8 uses, unless the development plan and evidence of strategic need justifies mixed use development, in which case the predominant use(s) should remain in B1 (E(g)), B2 and B8 uses.
3. The proposed tap room would represent a loss of the existing and safeguarded use. Evidence has not been submitted to demonstrate the unit is not suitable for its safeguarded use, or that there is a strategic need for mixed uses on the site.
4. Insufficient information is provided to demonstrate sufficient off street parking available for the proposed use, contrary to Policy DMT6.
5. The application is recommended for refusal.

Site and Surroundings

6. Unit 7A is located on Whitecross Industrial Estate, on the north east edge of Tideswell. The unit comprises concrete blockwork under sheet roofing. The application states the unit was last used as a printing works, however the building has been vacant for over 18 months.
7. The site is accessed from Meverill Road, which extends through the industrial estate.
8. There is hardsurfacing to the front of the unit which appears to be used for vehicle parking. The east side and rear of the unit is grassed, with what appears to be a substation also to the rear.
9. The unit adjoins Unit 7B, which is currently occupied by a bike store. The nearest dwelling to the site is 13a Whitecross Avenue, the curtilage of which is 7m south of Unit 7A.

Proposal

10. The application seeks change of use of Unit 7A to a brewery tap room and shop (sui generis) with some provision of food from the unit.
11. At ground floor there would be provision of bar and tap room space, a small kitchen area and toilets. The first floor space is limited and provides a store and further toilet.
12. Externally there are limited changes, save for the introduction of a glazed door opening on the north west elevation, in place of the existing roller shutter door.
13. The submission states vehicle car parking will be accommodated by the car park to the east of the unit, which is used by Carbolite which occupies a unit to the north.

RECOMMENDATION:

That the application be REFUSED for the following reasons:

- 1. The proposed change of use to tap room and shop (sui generis) would result in the loss of the safeguarded use of the unit. Information has not been provided to demonstrate that the unit is not suitable for its safeguarded use or that there is a strategic need to justify mixed use development, contrary to Policies E1 & DME3.**
- 2. Insufficient information has been provided to demonstrate that the proposed off street parking provision is appropriate to the size and needs of the development contrary to Development Management Policy DMT6.**

Key Issues

14. The principle of the proposed development and its impact on the character and appearance of the site, residential amenity and access and car parking.

History

15. None relevant.

Consultations

16. Derbyshire Council Council Highways: Recommend the application is deferred pending provision of details of the parking layout of the proposed car park, details of an agreement for use of the car park and trip generation of the proposed use with details of deliveries and refuse collection.
17. Derbyshire Dale District Council Economic Development: Support the to accommodate a brew tap house and associated sales point. Eyam Brewery Ltd are a growing business providing employment in the area with aspirations to develop their offer and increase their staffing. There are successful models of breweries and tap rooms locating on Business Parks within the area and this development could replicate and provide an additional point of interest for locals and visitors to Tideswell.
18. Derbyshire Dales District Council Environmental Health: No concerns if public are located to front of premises if not congregating on roads / pavements. Some concern regarding use of rear area. This could be controlled by conditions to mitigate impact.
19. Peak District National Park Authority Planning Policy: Objection. The proposal is located on a safeguarded employment site (Whitecross Industrial Estate) and is subject to the criteria set out in policies E1 and DME3.

The applicant has not demonstrated there is a strategic need to justify a mixed use development on this safeguarded site and the proposal is of a size that would not ensure the predominant use(s) on the site remained in former B1 use or B2 or B8 use classes. The recent Employment Development Needs Assessment (Iceni, 2025) confirms there is a strategic need to continue to safeguard this site for former B1, and B2 and B8 uses.

The applicant refers to Policy HC5: Shops, professional services and related activities in towns and villages. Whilst this policy refers to the sale of food and drink in named settlements, it is not relevant in this situation as the applicant has failed to accord with E1 and DME3 and the safeguarding of the site for former B1 use or B2 or B8 use classes in the first instance.

20. **Tideswell Parish Council:** The Parish Council wishes to express its full and enthusiastic support for this planning application to redevelop the disused business premises into a local brewery tap room and shop.

We believe this proposal represents a high-quality and positive use of a currently unused site, bringing it back into productive use and significantly improving the appearance and vitality of the area. The introduction of a small tap room and retail space will add a welcoming new asset to the village, providing both residents and visitors with a local, community-focused venue.

The Council is strongly in favour of initiatives that support local enterprise, and we see this development as a valuable opportunity to encourage local business growth, stimulate the local economy, and contribute to the long-term sustainability of the parish. In addition, the potential for new employment opportunities—both directly within the business and indirectly through increased local footfall—is warmly welcomed.

We also note that the proposed use aligns well with the existing character of the area and is likely to enhance the parish. The Council is pleased to see investment in our parish from a business that appears committed to quality, responsible operation, and community engagement.

For these reasons, the Parish Council offers its strong support for the application and respectfully encourages its approval.

Representations

21. One representation has been received from a neighbouring business, which shares a yard with Unit 7A. It raises no objection however the business requires unrestricted access 24/7 and has experienced customers blocking access to their unit.

Main Policies

Relevant Core Strategy policies: GSP3, DS1, HC4, E1, T7

Relevant Development Management policies: DMC3, DMC14, DME3, DME4, DMT6

National Planning Policy Framework (NPPF)

22. 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: to conserve and enhance the natural beauty, wildlife and cultural heritage and promote opportunities for the understanding and enjoyment of the special qualities of National Parks by the public. When they carry out these purposes they also have the duty to; seek to foster the economic and social well-being of local communities in National Parks.
23. The NPPF is a material consideration and carries particular weight where a development plan is absent, silent or relevant policies are out of date. Paragraph 189 states that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, which have the highest status of protection in relation to these issues.
24. In the National Park, the development plan comprises the Authority's Core Strategy (2011) and the Development Management Policies (DMP) (2019). The development plan provides a clear starting point consistent with the National Park's statutory purposes for the determination of this application. In this case, it is considered there are no significant conflicts between prevailing policies in the development plan and the NPPF.

Assessment

Principle of Development

25. Policy E1.D states that the Authority will safeguard existing business buildings, particularly those of high quality and in a suitable location. Policy DME3 states that Whitecross Industrial Estate is safeguarded for Class B1, B2 or B8 industrial and employment uses unless the development plan and evidence of strategic need justifies mixed use development, in which case the predominant use(s) should remain as B1, B2 and B8.
26. Whilst DME3 refers to Class B1, which has been absorbed by Class E(g), the Authority are able to continue to apply DME3 as it was written and intended.
27. The proposed use is described as a brewery tap room with shop, which would be operated by Eyam Brewery. The unit would not be used for the brewing of beer itself, as this is undertaken on a different premises at the Cartledge House Business Centre in Great Hucklow. The proposed use is therefore a mixture of a drinking establishment (*sui generis*) with some sales and food provision which are understood to be ancillary.
28. The application states that Unit 7A, which forms part of the safeguarded Whitecross Industrial Estate, was last used as a printing workshop, but has been vacant for 18 months. Officers have queried if the unit has been marketed for business uses following vacancy and advised that policy requires there to be evidence of strategic need for mixed use. For the reasons outlined below, Officers consider there continues to be a business need to retain the unit for employment uses.
29. In terms of whether there is a need for retention of the existing use or if there is evidence of strategic need to justify a mix of uses on the industrial estate (required by DME3), through the introduction of a drinking establishment, the Policy Officer has been consulted on the application and has raised an objection.
30. Their response references the Authority's recent Employment Development Needs Assessment (Iceni, October 2025) which reviewed all of the Authority's safeguarded employment sites and recommended that they be retained as safeguarded sites to secure the provision of industrial employment space in a protected landscape for current and future needs. The report identifies a need of over 5ha of industrial employment space. The loss of existing safeguarded industrial employment land to non E(g), B2 or B8 uses would reduce existing supply and create potential future pressure to release greenfield sites for employment uses, although the Iceni report indicates a low prospect of this due to viability issues, which is identified as a further need for retention.
31. The Authority's latest evidence on strategic employment needs therefore indicates there is a continued need to safeguard the site for E(g), B2 and B8 uses and there is a business need to retain the unit for employment uses.
32. In response, the applicant has outlined as part of their case that the unit has been vacant for over 2 years (although reference is also made to 18 month vacancy so the total time is not clear) and accounts for a small percentage of the overall industrial site, and would therefore not undermine the overall site and current uses with plenty of other units retained in Class B uses. They also outline that the proposal is appropriate and compatible to the site, as whilst not falling within the safeguarded uses, it represents an employment proposal from a local business and an increase in employment opportunities compared with the previous use of the unit (which they state employed one person), with the new use employing 5 full time and 3 part time staff, including 4-5 people local to Tideswell, as there have already been discussions to fill the roles.
33. In addition, the applicant states the tap room is an opportunity to support other local drink and food suppliers, and that the tap room will safeguard employment roles at Eyam

Brewery as the tap room is critical to the continued operation of the brewery, who have had difficulties finding a tap room location due to availability and cost associated particularly with existing closed pubs, and with there being no space at their existing site.

34. The Parish Council and District Council Economic Development officer have also raised support for the application, in particular due to supporting the growth of a local business, the local economy, introduction of a new asset to Tideswell and potential for increased visitors and footfall in Tideswell with associated spin off benefits to the Parish. Reference is also made to other successful brewery and tap room models on other business parks.
35. The proposed job creation and benefits to the local economy are positive and the NPPF paragraph 85 affords significant weight towards supporting economic growth. These benefits weigh moderately in favour of the proposed development.
36. Notwithstanding this and the points raised by the applicant and comments in support, the tap room proposed would be around 3.5km from the brewery itself. The new tap room would be its own separate unit and would not be ancillary to the brewery.
37. Whilst it is appreciated the proposal would generate a number of jobs, the proposed use is not an 'employment' use for the purposes of DME3 and safeguarding. The Authority's Policy Officer has confirmed part of the purpose of safeguarding sites is to ensure there is supply available to meet E(g), B2 and B8 needs, which are generally not appropriate in as wide a variety of locations compared with other uses. Drinking establishments are generally located within town and village centres within the National Park. They outline the approach is intended to support thriving and sustainable communities by supporting the economic function of the safeguarded site. Whilst the unit is relatively small in scale, there is no evidence to suggest there is not a demand for smaller units locally and they raise concern over introduction of a night-time economy within an industrial estate.
38. The applicant refers to other mixed uses in the National Park on employment sites including gyms, shops and an apart-hotel at Riverside Business Park. Specific details of the gym and shop have not been provided and it is difficult therefore to comment further. The apart-hotel likely refers to the Deepdale Business Park approval. That decision was reached at Appeal (ref 3354072) where the Inspector took into account evidence that had been provided regarding marketing of the unit and vacancy. It is important to note that comparable information has not been provided in this case.
39. Notwithstanding the benefits which the applicant has highlighted and the support received in respect of the application, there is no evidence available to demonstrate that there is a strategic requirement for mixed uses on the site. The Authority's recent evidence indicates a need to continue to safeguard the site for E(g), B2 and B8 uses. The loss of the employment use is therefore contrary to Policies E1 and DME3 and that conflict is not considered to be outweighed by the benefits presented by the applicant.

Access & Car Parking

40. The application states parking will be available to serve the tap room in the car park north east of the unit, which is used by another business, Carbolite. It refers to an informal agreement of use of the car park with Carbolite, who the applicant states do not use all of the parking spaces.
41. The car park has 20 spaces, although the precise use of that car park and therefore likely availability for the development is unclear. There are two further spaces to the front of the Unit 7A.
42. The Authority's parking standards indicate, based on floor space, that the tap room will have a minimum parking requirement of 29 spaces. The Highways Authority have requested details of trip generation associated with the proposed use and the applicant

has advised that during temporary events in the unit where the unit was at maximum occupancy (80 people) there were around 15 vehicles parked at the premises.

43. The applicant has also outlined that Carbolite who use the adjacent car park operates Monday through to Friday lunchtime, whereas they expect the majority of custom at the tap room to be in the evening hours or at the weekend. They have referred to the availability of 25 other car parking on the business estate and unrestricted car parking on Whitecross Road. Nevertheless, the application forms state the opening hours of the tap room would be 10am – 10pm daily and it remains unclear if other parking spaces on the estate are would be available.
44. There would be a highways concern should there be a need for 29 car parking spaces and limited or no spaces available on the site, due to the significant number of vehicles that would park elsewhere such as on Whitecross Road. A response has been received from a neighbouring business regarding the ability to maintain access to their unit at all times, and parking issues have the potential to disrupt access, although some of this may occur off the public highway.
45. Whilst it is appreciated the majority of tap room custom is likely to be outside of typical working hours, and that if the Carbolite car park is available plus room to the front of the unit, there would be a smaller number of vehicles needing to park on the highway likely to an acceptable level. However, it remains unclear if there is sufficient capacity within the Carbolite car park for both the tap room and Carbolite, and whether other spaces on the estate are also permanently available for use by the tap room.
46. In light of the above, there is insufficient information available to demonstrate there is sufficient off street car parking available for the proposed use, contrary to Policy DMT6. On street parking that could be generated as a result would be likely to harm highway safety.
47. In addition to the above, the car park is not within the application site boundary. It is therefore not clear how parking within the Carbolite car park could be secured for the lifetime of the development. Carbolite may change their operations requiring additional parking or that premises may be taken on by a different occupier with higher parking requirements. If the parking on site were considered to be sufficient its availability for the proposed development would need to be secured through a Section 106 Agreement so that it could be enforceable.

Residential Amenity

48. The site is in close proximity to 13a Whitecross Avenue, the garden boundary of which is 7m from the site and the dwelling itself around 24m. The new tap room has the potential to impact on neighbouring amenity, although Environmental Health have confirmed no objection subject to conditions to control activity for the external rear area of the unit, which is in any case occupied by a substation which may limit its potential for use. Environmental Health's recommended conditions include restrictions on external music or noise related activities and incorporation of a two door exit.
49. Due to the close relationship however between the garden of 13a and rear area, Officers consider it appropriate to restrict use of this area for external food and drink as part of any planning permission, to protect neighbouring amenity due to the potential for noise and impact on privacy on the enjoyment of the rear garden of 13a. It is also necessary to restrict extraction systems on the rear elevation, as whilst food appears to be an ancillary element of the proposal, extraction on that elevation may cause odour impact.
50. Subject to the conditions proposed, the development is concluded to be acceptable with regard to residential amenity and Policies GSP3, DMC3 and DMC14.

Other Matters

51. The proposed conversion is within the existing shell and does not raise concerns in respect of ecology or trees. Although the site is within the catchment area in the National Park which requires regard to nutrient neutrality, the proposal is not expected to generate additional overnight stays in the area and is therefore not considered to raise concerns over impact on designated sites. The proposal complies with L2, DMC11 and DMC12.

Conclusion

52. The change of use of the unit to a tap room would result in the loss of a safeguarded use under Policies E1 and DME3. Whilst the applicant has referred to benefits associated with the proposed use and job creation, information has not been provided to demonstrate that the unit is not suitable for its safeguarded use and the Authority's recent evidence confirms there is a need for the continued safeguarding of the site. Consequently, the proposal is contrary to policy and unacceptable in principle.
53. Insufficient information is provided to demonstrate there is sufficient off street car parking available for the proposed use, contrary to Policy DMT6.
54. The application is recommended for refusal.

Human Rights

Any human rights issues have been considered and addressed in the preparation of this report.

List of Background Papers (not previously published)

Nil