

Project Number: 3537

Project: Retrospective Consent to extend the existing Micro-brewery using converted shipping containers to provide an ancillary retail and sampling facility.

Introduction

This Design and Access Document relates to Don Valley Micro Brewery at the Old Airfield, Belton Road, Sandtoft DN8 5SX as illustrated on plan drawing 3537-01.

A Planning application was withdrawn in October last year following an application to extend the Micro-Brewery using converted shipping containers. The application reference was PA/2020/598.

Although the previous application was initially supported by the Case Officer it would appear following consultation with the Local Authority 'sign off' Officer the application would have to be recommended for refusal as it would fail policy test RD2. The application was subsequently withdrawn in October 2020.

The existing Micro-Brewery is located within a building which was previously used as offices related to steel fabrication in the area. The current use class is B2 which allows for industrial processes of a micro-brewery.

This application seeks the respective consent to extend the existing Micro-Brewery using converted shipping containers for the purposes of providing an ancillary retail and sampling facility related to the Micro-Brewery business.

This ancillary facility will enhance the buying experience of the customer and allow the business to encourage interest in their product. The facility will allow customers to sample brews prior to purchasing, enhancing the buying experience and supplementing tours of the brewery by invited members of the public by appointment only.

The shipping containers are 7.3 x 7.6m (55.48) Sq.m footprint and stands 2.9m high above ground level. The existing Micro-Brewery has a floor area footprint of 212 Sq.m with a site area of 0.13 Ha. The shipping containers are 3.9% of the site in terms of being of a scale and character that can be considered ancillary. The shipping containers are also of a scale and character that is subservient and secondary to the main Micro-Brewery building and other Industrial buildings nearby.

The Applicant understands the shipping containers would create an ancillary provision to support the main B2 use that currently exists and cannot exist in their own right as an independent use.

The applicant does not seek a standalone use class for the converted shipping containers as Sui Generis (drinking establishment) as previously applied for as this would conflict with Planning policy RD2 and RD3

Site Allocation

The site is located within Countryside Policy as defined by the North Lincolnshire Local plan dated 2003.

RD2 - Development in the Open Countryside

Development in the open countryside will be strictly controlled. Planning permission will only be granted for development which is:

i) essential to the efficient operation of agriculture or forestry;

- ii) employment related development appropriate to the open countryside;*
- iii) affordable housing to meet a proven local need;*
- iv) essential for the provision of outdoor sport, countryside recreation, or local community facilities;*
- v) for the re-use and adaptation of existing rural buildings;*
- vi) for diversification of an established agricultural business;*
- vii) for the replacement, alteration or extension of an existing dwelling;*
- viii) essential for the provision of an appropriate level of roadside services or the provision of utility services.*

Provided that:

- a) the open countryside is the only appropriate location and development cannot reasonably be accommodated within defined development boundaries;*
- b) the proposed development accords with the specific requirements set out in the relevant policies of this chapter and elsewhere in this Local Plan;*
- c) the development would not be detrimental to the character or appearance of the open countryside or a nearby settlement in terms of siting, scale, massing, design and use of materials; and*
- d) the development would not be detrimental to residential amenity or highway safety; and*
- e) account is taken of whether the site is capable of being served by public transport; and*
- f) the development is sited to make the best use of existing and new landscaping.*

Policy RD2 sets out the Council's overall development control policy for development within the open countryside. It aims to balance the needs and benefits of economic activity with maintaining and/or enhancing the quality of the countryside. It promotes the positive benefits of rural diversification by ensuring that the long-term social and economic vitality of rural areas, and an efficient and flexible agriculture industry is maintained.

PPG7 states "Development should help promote healthy rural communities where people both live and work. The main focus of new development should be on existing towns and villages (including networks of small villages) ...where employment, housing (including affordable housing) and other services can be provided close together". The Local Plan strategy has taken account of this advice by directing the majority of rural development proposals to the medium and minimum growth settlements. This is where the majority of services within rural areas are located and where development can be best sustained and benefit the rural community. However, there are circumstances when development outside the defined settlements may be appropriate.

Where development is permitted it should be of the highest quality and make a positive contribution to the environment as well as the social and economic prospects of the area.

PPG7 states "New building in rural areas should... be of an appropriate design and scale for its location. Modern designs should have proper regard to the context for development in relation to both the immediate setting and the defining characteristics of the wider local area, including local or regional building traditions or materials". Industrial and Commercial Development in Rural Areas

Future industrial and commercial development in rural areas should be consistent with the overall plan strategy, which aims to guide development towards the large urban centres to minimise travel, while at the same time securing sustainable development in the rural settlements. **Development should be of a scale and character appropriate to each settlement** where a social or economic need is demonstrated. New building in rural areas should contribute to a sense of local identity and regional diversity and be of an appropriate design and scale for its location in order to achieve good quality development.

RD3 – Industrial and Commercial Development in Minimum and Medium Growth Settlements
Proposals for industrial and commercial development, including extensions to buildings, limited infilling between buildings, redevelopment of existing sites and conversion of rural buildings in minimum and medium growth settlements, will be permitted provided that:

- i) the proposal does not lead to an over intensification of an activity on the site to the detriment of residential amenity and highway safety; and*

ii) the proposal would not be detrimental to the character or appearance of the settlement or the open countryside in terms of siting, scale, massing, design and use of materials; and

iii) the site is within walking or cycling distance of the local workforce, or is capable of being served by public transport.

PPG7 states: "Many commercial and light manufacturing activities can be carried out in rural areas without causing unacceptable disturbance."

Policy RD3 takes account of this advice by promoting the growth of the rural economy subject to safeguarding the quality of the countryside. However, care needs to be taken to ensure that such developments do not create any adverse impacts on the surrounding area.

The alteration, minor extension and infilling of existing industrial and commercial sites in the countryside can assist the rural economy and enhance the rural environment. Through this policy the Council will seek to negotiate the removal of temporary, unsightly or poorly placed buildings, the enhancement of the landscape and rationalisation of car parking capacity.

In summary the proposal is development of a scale and character appropriate to the area and the proposal would not be detrimental to the character or appearance of the area or the open countryside in terms of siting, scale, massing, design and use of materials. We therefore conclude that we meet the criteria in policies RD2, RD3 and PPG7

The new building has been designed to incorporate large glazing areas to the front and side. It is fully insulated and heated via a gas boiler. Toilet provisions are already on site as part of the existing Micro-Brewery. There is ample space for parking up to 30 vehicles

Relevant Site History

PA/2020/598. Planning permission to extend micro brewery using a converted shipping container – Withdrawn 21 October 2020

Planning Assessment

Main Issues

The main issues are whether the development is appropriate in the Countryside, the impact of the development on the Countryside and highway matters, ecology, trees and residential amenity.

Countryside

The impact of the development on the openness of the Countryside will be limited given that the shipping containers are located discreetly against existing much larger Industrial looking buildings and the car parking provision will be catered for within what already exists on site. We therefore feel the proposal is appropriate development in the Countryside.

Highways

The proposal will not have a significant impact on the entrance and off-site infrastructure.

Sustainability

In terms of accessibility, the site is not the most sustainable. However, this is no different to the current situation in that staff and visitors to the business will need to use a vehicle.

Ecology

There are no ecology issues known to us at this time.

Trees and landscaping

There are no tree issues known to us at this time.

Residential Amenity

The proposal will not result in increased noise, traffic or disturbance to the nearest Residential settlements to the south of Belton Road.

Flood Risk Assessment

The site is situated within an area designated as flood zone 2. The site is currently an active industrial estate, no sleeping accommodation is included in this application, the floor level of the extension is the same as the existing building. The extension is formed of steel shipping containers as such is deemed as sufficiently resilient to the impact of flooding, the proposed use will not increase the risk of flooding to the immediate or the wider area.

Conclusion

As previously mentioned, the proposals detailed within this application seeks retrospective consent to extend the existing Micro-brewery using converted shipping containers to provide an ancillary retail and sampling facility. The shipping containers have been converted to blend in with the Micro-Brewery building and are of a smaller scale.