

<b>Agenda Item</b>	A7
<b>Application Number</b>	22/01137/FUL
<b>Proposal</b>	Erection of a side extension and creation of an additional parking area to the rear
<b>Application site</b>	Lancaster Brewery Lancaster Leisure Park Wyresdale Road Lancaster
<b>Applicant</b>	Messrs Simpson and Jackson
<b>Agent</b>	Mr Anthony Gilmour
<b>Case Officer</b>	Mr Sam Robinson
<b>Departure</b>	No
<b>Summary of Recommendation</b>	Approval (Subject to satisfactory drainage details)

**(i) Procedural Matters**

This form of development would normally be dealt with under the Scheme of Delegation. However, as Lancaster City Council is a partial landowner, the application must be determined by the Planning Regulatory Committee.

**1.0 Application Site and Setting**

- 1.1 Lancaster Brewery is located within Lancaster Leisure Park on Wyresdale Road. The site is relatively well screened due to the band of mature trees that surround the site to the east, south and west. To the west of the site lies Burrow Beck. The current use of the building is thought to be a mixed use ranging from general industrial, storage and distribution and part drinking establishment.
- 1.2 The building sits to the south of a wider non allocated employment site which includes, but is not limited to, a factory outlet shop, antiques and farm shop whilst to the north west lies a housing a relatively new housing development.
- 1.3 The band of trees to the east and adjacent to the site are covered by a tree preservation order – 583(2016) this is also located within flood zone 2 and 3. The application site, however, lies outside these designations.

**2.0 Proposal**

- 2.1 This application seeks consent for the erection of a single storey side extension to the eastern elevation of the building and the creation of a parking area to the rear. The extension features an ‘L shaped’ footprint and measures approximately 21.65m in length and 13m in width at its longest and widest points with a maximum height of 6.3m. The extension is finished in sandstone and cladding to the walls under metal roofing sheets with solar panels. These will match the existing appearance

of the building. The building will provide additional storage for ingredients used in the brewing process and other elements associated with the business.

2.2 Access and transport to the site remains unchanged. The proposal does include the addition of 8 new car parking spaces for staff and a bike storage area to the southern corner of the site. There are no new landscaping elements to the scheme.

### 3.0 Site History

3.1 A number of relevant applications relating to this site have previously been received by the Local Planning Authority. These include:

Application Number	Proposal	Decision
22/00629/PLDC	Proposed lawful development certificate for the erection of a single storey side extension	Withdrawn
19/00804/FUL	Erection of a single storey extension to the front and side	Refused

### 4.0 Consultation Responses

4.1 The following responses have been received from statutory and internal consultees:

Consultee	Response
Arboricultural Officer	No objection
County Highways	No objection
Engineers	No response
Environmental Health	No response
Fire Safety Officer	No response
Property Services	Support

4.2 No responses have been received by members of the public

### 5.0 Analysis

5.1 The key considerations in the assessment of this application are:

- Principle of development
- Design
- Drainage
- Impacts upon residential amenity and trees
- Highways

5.2 **Principle of development** (NPPF Sections 2 and 6, policies SP1 of the Strategic Policies and Land Allocations DPD (SPLA DPD) and policies DM14 and DM15 of the Development Management DPD (DM DPD):

5.2.1 Policy DM14 states that '*proposals for employment generating uses (B1, B2, B8 and appropriate sui generis uses) that seek to utilise previously developed land or existing premises outside of allocated employment areas will be supported by the Council provided that the following criteria are addressed:*

- I. That there is sufficient access and capacity in the local highways network to accommodate the proposed use, including provision for cycling and walking;*
- II. That the proposal includes a robust sequential test which demonstrates that consideration has been given to alternative suitable sites within the district. The test should firstly focus on opportunities within allocated employment areas and secondly on existing non-allocated employment areas;*
- III. Proposals should be located in accessible places with good connections to public transport and provide sufficient car parking in accordance with Appendix E;*

- IV. *That there is no significant detrimental impact on local residential amenity or the natural environment; and*
- V. *The proposal is in accordance with the design guidance set out in Policy DM29 of this document and any other relevant accompanying design guidance.'*

Policy DM15 expands on this stating the Council will support proposals that involve the creation or sustainable expansion of small businesses within the district if location within a sustainable settlement. These two policies form whether the principle of the development can be supported.

5.2.2 While the site is not identified as an 'allocated employment site', the wider site provides additional employment through some of the uses discussed in the earlier paragraphs of this report. As such, it is considered to lie within an existing non-allocated employment area. Criteria II requires the applicant to demonstrate whether any other more alternative sites on 'allocated employment sites' can be explored as an alternative in the first instance.

5.2.3 The idea of alternative sites was verbally discussed with the agent, however as the business is already established, and has been since 2011, within a non-allocated employment, it has not been possible to find a suitable site of comparative size with appropriate silos will similar access and parking arrangements.

5.2.4 In addition, the site is located within an established non-allocated employment area within the regional centre of the district and as such, the sustainable expansion of an established business can be supported.

### 5.3 **Design** (NPPF Section 12 and policies DM29 and DM30 of the DM DPD):

5.3.1 In terms of design, the extension matches the form and materiality of the main building and while commanding a relatively large footprint, appears proportionate to both the host building and the wider site. The matching materials are considered acceptable, and the form and appearance of the extension will ensure that the proposal blends into the existing building. In addition, the extension features a significant set back from the front elevation which will ensure it does not appear obtrusive within this setting.

5.3.2 The extension is well contained within the site and surrounded by mature trees which considerably reduces the visual impact of the development. In any case, any views of the extension from public areas will be distant and it will also be viewed in the context of the surrounding site. As such, the proposal will not result in any adverse impacts on the visual amenity of the wider area.

5.3.3 The extension also includes solar panels to the roof in order to improve the sustainability credentials of the scheme. These appear proportionate to the roof slope and will not appear obtrusive in the setting of this employment site.

### 5.4 **Drainage** (NPPF Section 12 and policy DM34 of the DM DPD):

5.4.1 Policy DM34 requires surface water to be managed sustainably within new development. The Council will advocate the use of the surface water drainage hierarchy for new development in line with best practice.

5.4.2 The proposed building is located on existing hardstanding so is unlikely to have significant impacts on the surface water run-off rates. The application has not provided any details over figures relating to surface water but has simply stated that all surface water run-off from the extension will be directed into the existing site drainage system. The application form indicates that this is via the main sewer.

5.4.3 The site is located adjacent to the Burrow Beck watercourse, and this should be the favoured option in terms of the drainage hierarchy. However, historically there have been flooding issues downstream so any discharge into the beck would need to be limited and reduced to an acceptable rate. As there are potentially two viable options, either the adjacent watercourse and public sewer, it is considered that the site can be adequately drained and as such, the details can be conditioned to be provided prior to works commencing on site.

5.4.4 The Council's Engineers department have been consulted on the application and whilst they have not provided comment at this current moment, this will be provided by way of an update prior to the Planning Regulatory Committee.

5.5 **Impacts upon residential amenity and trees** (NPPF Section 12 and 15, policy SP8 of the SPLA DPD and policy DM45 of the DM DPD)

5.5.1 The building is located c.140m away from the houses to the north east and c.110m away from the houses to the south east. Such are the distances involved, the building will not appear overbearing, nor will it have any impacts on light levels.

5.5.2 The building will increase the internal storage capacity for the business which is considered not to result in any significant changes to existing noise levels. The business/storage use of the site has already been established and the proposed extension is considered not to result in any significant changes to how the business operates. In addition, the proposal is sufficiently separated from neighbouring houses by distance and trees which will further limit any noise impacts of the development.

5.5.3 The proposed extension is approximately 8m away from the nearest tree but is well outside the root protection areas of both the younger and mature trees. The provision of tree protection barriers will ensure that the development does not have an adverse impact on the off-site protected trees. The car parking area is close to the boundary trees, but the area is already comprised of hardstanding. If any of this requires replacing, a cellular confinement system should be used in order to limit the impact on any root system.

5.6 **Highways** (NPPF Section 12 and policies DM61 and DM62 of the DM DPD):

5.6.1 Access to the site will remain unchanged with deliveries passing by the north west elevation of the building which leads to the rear of the site. The proposed staff car parking spaces will also be accessed through this point. The bike storage is also located adjacent to the car parking spaces.

5.6.2 The additional car parking spaces will ensure the proposal meets the additional floor space requirements detailed in Appendix E of the DM DPD. County Highways also raised no objection to the scheme citing that the proposal would have a negligible impact on highway safety and highway capacity within the immediate vicinity of the site.

**6.0 Conclusion and Planning Balance**

6.1 In conclusion, the principle of a sustainable expansion of an existing business in this location can be supported. By reason of the sympathetic design, the extension will not have an adverse impact on the visual amenity of the building or wider area and subject to the inclusion of a suitable drainage scheme, will not increase flood risk elsewhere. Finally, given the location of the building, it will not have any undue impacts on neighbouring residential amenity or protected trees.

**Recommendation**

That Planning Permission BE GRANTED subject to the following conditions:

Condition no.	Description	Type
1	Timescales	Control
2	Development to accord with plans	Control
3	Surface water drainage scheme – Details required	Pre-commencement
4	Implementation of AIA	Control

**Article 35, Town and Country Planning (Development Management Procedure) (England) Order 2015**

Lancaster City Council has made the recommendation in a positive and proactive way to foster the delivery of sustainable development, working proactively with the applicant to secure development that improves the economic, social and environmental conditions of the area. The recommendation has been taken having had regard to the impact of development, and in particular to the relevant policies contained in the Development Plan, as presented in full in the officer report, and to all relevant material planning considerations, including the National Planning Policy Framework, National Planning Practice Guidance and relevant Supplementary Planning Documents/ Guidance.

**Background Papers**

None