

DARLINGTON BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE

COMMITTEE DATE: 2nd November 2011

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APPLICATION REF. NO:	11/00477/CU
STATUTORY DECISION DATE:	29/09/11
WARD/PARISH:	Hurworth
LOCATION:	Tawny Owl Public House, Neasham Road, Hurworth Moor, Darlington
DESCRIPTION:	Change of Use of Play Barn to Micro Brewery and associated works.
APPLICANT:	The Micro Brewery

APPLICATION AND SITE DESCRIPTION

The Tawny Owl Public House is located in a fairly isolated rural position beyond the A66 on the side of Neasham Road. The site is spacious with a large car park to the rear and a number of outbuildings attached and close to the main building.

The application building is located to the rear of the Public House ; it is proposed to install the brewery and a small shop within the building and locate water tanks outside. The applicant describes the proposals as follows :

The project is to apply for planning permission to change of use of the former Play Barn to a Micro Brewery.

All services such as water gas electric surface water and sewage treatment are as existing.

The exterior appearance of the building will remain as built, however there will be alterations to a door in the west elevation and the inclusion of a fire/personnel door in the north elevation. An additional extraction flue will be fitted through the roof.

The equipment to be used to produce the ale will include 4 fermenting vessels, a mash turn, a kettle tank, a hot liquor tank and a cold liquor tank. The hot liquor and cold liquor tanks will be housed externally on the northern boundary elevation.

The brewery steam will be vented through the roof for approximately one and a half hours each brew day. The outlet vent will exit the roof on the side of the roof away from its only neighbour.

Given the small size of the brewery and the distance from its neighbours it is expected that any brewery smells will have dissipated long before reaching any neighbouring dwellings. Micro-breweries do not produce the intensity of smell that is associated with a traditional large brewery. Also, given the small volume the 'boiling' process is much shorter.

Access

The access to the micro brewery will be shared with the existing public house adjacent as it was when the building was used as a Play Barn. Deliveries to the premises by commercial vehicles will be fortnightly malt delivery, a monthly hop delivery and normal postal and parcel traffic generated by a small business.

Outgoing traffic will be a brewery van leaving in the morning and returning in the evening to make weekly deliveries.

Car parking for the 5 members of staff and visiting customers to the brewery shop will be within the already extensive car park associated with the Tawny Owl and the former Play Barn

PLANNING HISTORY

Relevant applications since the pub was created in the late 1980s include:

94/0647/MISC – Erection of childrens play area – approved 19/10/95

Numerous public house advertisements approved within the site.

PLANNING POLICY BACKGROUND

Darlington Core Strategy Policies :

CS9 – District and Local Centres, local shops and services.

CS6 – Vibrant Cultural and Tourism Offer.

RESULTS OF CONSULTATION AND PUBLICITY

A site notice was posted and local residents consulted.

Objections have been received from three members of the public in the form of a pro forma letters signed and addressed by the senders. Issues raised include :

- Noise and disturbance from delivery vehicles and production

- Foul smells from brewing process
- Increased traffic and road safety problems
- No bus route so visitors and employees will need to drive to the premises
- Trade effluent may cause disposal problems
- Industrial process in rural area not appropriate – should be in urban area.

Two letter of support have been received – one from the occupier of the public house – raising the following issues :

- Bring use to a redundant building
- Will encourage tourism
- Low key business will not affect neighbours
- Will help attract visitors to the pub which will increase its viability.

Environmental Health Officer – Has no objections in principle but requires a condition to be attached to any permission to ensure there is no nuisance caused to local residents from brewing odours.

Highways Engineer – No objection as the type of vehicles serving this proposal will not be a lot larger than currently visit the site (due to its small scale) and there is plenty of off road parking for employees etc.

Parish Council – No objections.

PLANNING ISSUES

The main planning issues associated with this proposal is the likely impact of the operation on the amenities of local residents and its impact on the locality in general.

Residential Amenity

The nearest neighbouring resident (apart from the pub landlord who supports the proposal) lies some 100 metres to the south east of the site.

It is considered that the scale of the proposed development is small and will not create the same intensity of odours as a traditional full size brewery, nor for as long a period, (see details above).In addition the nearest residential property is not in the direction of the prevailing wind.

Similarly the small scale will result in minimal traffic generation as described above; noise and disturbance from this source is therefore likely to be very limited – indeed there are regular goods vehicle deliveries to the pub of beer, food etc which have not given rise to complaints from local residents.

The Environmental Health Officer and Highways Engineer are happy with the proposed development as detailed above.

Impact on the locality –

As noted above the proposed brewery is very small in scale (“micro”) and as such will inevitably have a limited impact in terms of environmental effects from traffic, noise etc. It is not considered that the nature of the development is such as to warrant its location in an industrial estate type of area. What usually happens is that the micro brewery, if successful, outgrows its initial accommodation and progresses onto larger premises which are usually located within a building within an industrial environment. It is considered that the location of the proposed micro brewery in a small building adjacent a rural public house is entirely appropriate.

The business, if successful will employ five people, who it is accepted will probably need to drive to work as public transport is limited, however it is considered that a realistic view has to be taken and that the benefits of encouraging a new business and employer outweigh the perceived lack of sustainability of the means of access to the site for employees. It may be argued that a local brewery to Darlington will in fact reduce carbon emissions etc as beer deliveries to local public houses would not need to come from distant breweries located in say Cockermouth or Tadcaster.

Trade effluent will be treated via an existing arrangement with the Environment Agency in association with the adjacent public house.

SECTION 17 OF THE CRIME AND DISORDER ACT 1998

The contents of this report have been considered in the context of the requirements placed on the Council by Section 17 of the Crime and Disorder Act 1998, namely the duty on the Council to exercise its functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent crime and disorder in its area. It is not considered that the contents of this report have any such effect.

CONCLUSION

The scale of the proposed development is limited – a “micro brewery” – and as such its impact on local residents and the environment in general will be limited.

The proposal if successful will employ five people and will act as an adjunct to the adjacent pub – each will benefit from the existence of the other.

In tourism terms this development, if successful, will be likely to benefit Darlington which currently does not have a brewery within the Borough.

In view of the above therefore it is considered that the development will be acceptable in this location.

RECOMMENDATION

That Planning Permission be granted with the following conditions:

1. A3 – Time limit
2. B5 – Accordance with plans
3. D18 – Control of fumes

SUGGESTED SUMMARY OF REASONS FOR GRANTING PLANNING PERMISSION

The decision to grant planning permission has been taken having regard to the policies and guidance contained within policies CS6 and CS9 of the Borough of Darlington Local Development Core Strategy.