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DESIGN AND ACCESS AND
SUPPORTING STATEMENT
FOR THE PROPOSED CHANGE OF USE
AT FORMERLY THE PLATE
BACKRIDGE FARM
TWITTER LANE
WADDINGTON

FOR THE PENDLE WITCH MOONSHINE COMPANY

REF:- 112

Date:- 21st June 2020

SITE DESCRIPTION

The application relates to a stone-built barn in the Backridge Farm retail/ business complex. The building was previously used as a tearoom, display and trade counter, this permission was granted in 2007 under application 3/2007/0436. The building was used as a café/ restaurant and for the display and sale of goods. The building has been vacant since 2014 when The Plate closed.

The Backridge Farm complex is home to a variety of businesses, which fall into a variety of use classes including retail, general business use and storage.

THE PROPOSAL

It is proposed to change the use of the existing café and shop into a distillery and shop. The main area will be used for distilling and bottling, with a tasting area on the existing first floor mezzanine. Two of the side rooms will be used as a spirit store and for housing the fermenting and mash tanks. There will be an area which will be used as shop for sale of the spirits produced onsite, please see proposed plan.

The proposals do not involve any alterations to the building externally.

AMOUNT, LAYOUT AND SCALE

As it is not proposed to carry out any external alterations to the building, the design, amount, scale and materials are all as existing. The client has been looking for a building to begin distilling for some time, the size of the existing building and current layout lends itself to the proposed use. The big open spaces are ideal for storing the various stills and tanks required, and there is sufficient space to house a tasting area and shop on the same premises. The premises will need fitting out internally for the proposed use.

USE

As mentioned above it is proposed the building will house a distillery, tasting area and shop for sale of the spirits produced onsite. The Pendle Witch Moonshine Company's main production spirit will be whisky. However, whisky doesn't mature until it is 3 years and a day old, so in the meantime to provide an income the company is going to produce and sell moonshine, brandy and gin in small batches for retail.

The company have been working on designing a unique distilling process that they hope to set up at Backridge Farm. The company are hoping to grow some of their own crops in the future such as apples and cherries to use in the distilling process.

ACCESS

The access to the site, building and car parking arrangements remain as existing. The traffic generated by the distillery, shop area and tasting room will be significantly less than the traffic generated for the current café/ shop usage. This is because most of the floor area will be taken up by the distilling process so visitor numbers will be more limited than with the current use.

APPEARANCE AND LANDSCAPING

The proposals do not involve any external alterations so the appearance of the building and any landscaping will remain as existing.

CONCLUSION

The proposed distillery, shop and tasting area will bring back into use a business premises that has been vacant for 6 years, generating employment for 5 members of staff. The proposed use will generate less traffic than the existing use and is in-keeping with the uses of the surrounding buildings at Backridge Farm. The appearance of the building will remain unaltered. All these factors suggest that the proposed change of use will be acceptable in this location, and the introduction of a new business venture at Backridge Farm will hopefully contribute to economic growth within the borough.