

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LE	Date:	25.8.20	Manager:	Date:
Site Notice displayed	N	Photos uploaded	Y			

Application Ref: 3/2020/0499
Date Inspected: 28.7.2020
Officer: LE



**Ribble Valley
Borough Council**
www.ribbonvalley.gov.uk

DELEGATED ITEM FILE REPORT:

Decision APPROVE

Development Description: Change of use of café to brewery
Site Address/Location: Former "The Plate" Backridge Farm, Twitter Lane, Waddington

CONSULTATIONS: Parish/Town Council
Waddington -No comments

CONSULTATIONS: Highways/Water Authority/Other Bodies
LCC Highways: No objections.

CONSULTATIONS: Additional Representations.

Sabic Petrochemicals – advise that the site lies within the outer edge of the major accident pipeline.

RELEVANT POLICIES AND SITE PLANNING HISTORY:

Ribble Valley Core Strategy:

- Policy DS1: Development Strategy**
- Policy DS2: Sustainable Development**
- Policy EN3: Sustainable Development and Climate Change**
- Policy EC1: Business and Employment Development**
- Policy EC3: Visitor Economy**
- Policy DM12: Transport Considerations**
- Policy DMG1: General Considerations**
- Policy DMG2: Strategic Considerations**
- Policy DMG3: Transport and Mobility**
- Policy DMB1: Supporting Business Growth and The Local Economy**
- Policy DMB2: The Conversion of Barns and Other Rural Buildings for Employment Uses**

Relevant Planning History:
There is no history of any planning applications on this building.

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The premises are a former restaurant located within Backridge Farm business park off Twitter Lane. The building is a stone built barn with a pitched corrugated roof.

Proposed Development for which consent is sought:

The application seeks consent for a change of use of a former restaurant and shop to a distillery and shop. The ground floor of the premises will consist of distillery, fermentation area and store with approx. 25% of the floor area given over to a shop. There is a mezzanine above which is proposed to be used for a tasting and bottling area.

Principle of Development:

The site is located within a business park where there is a variety of small businesses operating including some retail. There is no planning history on this building so it is unclear when the change of use to a restaurant occurred.

The proposed use of the premises will bring as vacant property back into use and make a small contribution to rural employment and tourist attractions in the borough. It is not in conflict within any development plan policies and is considered acceptable in principle.

Residential Amenity:

There are no dwellings in the vicinity that will be affected by the proposal. As the premises appears to have been operating as a restaurant for some time without the benefit of planning permission there are no restrictions on the hours of operation. The application form states day time working hours only but there are no properties in the vicinity that would be adversely affected by later working hours and so it is not proposed to restrict them.

Visual Amenity:

The proposal does not involve any physical alterations to the building and as such there will be no impact on the visual qualities of the area.

Highways:

The use is not likely to generate any more traffic than a restaurant would and the site as a whole has adequate access and parking

Observations/Consideration of Matters Raised/Conclusion:

The proposal is considered to be an appropriate use of the premises in terms of the relevant development plan policies and therefore it is recommended accordingly.

RECOMMENDATION: That planning consent be granted.