

PLANNING APPLICATIONS COMMITTEE

11th December 2014

Item No:

UPRN	APPLICATION NO.	DATE VALID
	14/P2832	29/08/2014
Address/Site:	Unit 8, College Fields Business Centre, Prince Georges Road, Colliers Wood, SW19 2PX	
(Ward)	Colliers Wood	
Proposal	Change of use to a micro-brewery (B2) with ancillary brewery shop and tap room/bar.	
Drawing No's	Site location plan and drawings 'Ground floor and Parking plan', 'Front elevation', 'SK05 Proposed ground floor layout' and 'SK06 Proposed first floor layout'	
Contact Officer	Leigh Harrington (020 8545 3836)	

RECOMMENDATION

GRANT PLANNING PERMISSION subject to planning conditions.

CHECKLIST INFORMATION

- Head of agreement: No
- Is a screening opinion required: No
- Is an Environmental Statement required: No
- Has an Environmental Impact Assessment been submitted: No
- Design Review Panel consulted - No
- Number of neighbours consulted - 46
- Press notice - No
- Site notice - Yes
- External consultations: Nil
- Density - N/A
- Number of jobs created 4 Full time, 1 part time

1. INTRODUCTION

- 1.1 This application is brought before the Planning Applications Committee due to the level of public interest in the proposal.

2 SITE AND SURROUNDINGS

- 2.1 The application site is a terraced purpose built business unit located on the south side of the College Fields Business Centre on Prince Georges Road in Colliers Wood. The unit is currently vacant with the previous use have been offices and storage for an automotive spares company. The front of the unit faces into the business centre with its own dedicated parking area to the front. The rear of this part of the business centre backs onto residential properties in Cameron Square with Appleton Square slightly to the east of the rear of the site.
- 2.2 The application site is in a designated Industrial Area and an Archaeological Priority Zone but is not within a conservation area.

3. CURRENT PROPOSAL

- 3.1 The proposal involves the change of use of the existing vacant unit (375 sq.m) to create a microbrewery with an ancillary brewery shop (32 sq.m) and tap room (60 sq.m) (Use within Class B2 – General industrial purposes).
- 3.2 The microbrewery will be in the form of a 30 barrel brew house situated in the rear of the unit producing a core range of cask and keg beers for pubs within the Wimbledon and South West London Area. Beer will also be produced for bottling off site with the ultimate intention of selling the product internationally. The ground floor will also provide a staff room and office.
- 3.3 A central area will be removed from the existing first floor to allow for higher internal space for the new barrels with a new metal walkway between them, part of the retained first floor area will form a new mezzanine floor that will accommodate an ancillary brewery shop selling the bottled beers and brewery related merchandise. A tap room will also be located on this level along with a classroom and reception area which will allow for brewery tours and educational visits. There will be no external alterations and no external vents.

4. PLANNING HISTORY

- 4.1 No recent planning history.

5. CONSULTATION

- 5.1 The application was advertised by means of neighbour notification letter and a site notice.

- 5.2 There were 7 objections from local residents raising concerns relating to:

- Toxic and odorous fumes;
- Noise from machinery working around the clock;
- Shop and bar attracting undesirable clients;
- Health issue of waste from the brewing process

- 5.3 There was one letter of support was received from the Campaign for Real Ale (CAMRA) which noted that the applicant has a most experienced and respected brewer in view and that in their opinion the objections were unfounded based on experience from other new breweries that have opened recently.

- 5.4 Environmental Health officers have been consulted on the application and were initially concerned at the potential for odours to reach neighbouring residential occupiers. Consequently the applicant has proposed a Steam Pipe Condenser system that filters out fumes from the production process and this has satisfied officers that this mechanism will eliminate odours and therefore have no objections to the proposals. A condition requiring that odours are not discernable on the boundary with residential properties is recommended to ensure continued use of the steam pipe condenser.

- 5.5 Future Merton officers have raised no objection to the proposals subject to a condition restricting the size of the retail element of the proposal.

- 5.6 Transport planning officers have been consulted and raised no objection to the scheme given the adequate provision of on-site parking. A condition requiring two Sheffield cycle stores to be provided prior to occupation was recommended.

6. POLICY CONTEXT

- 6.1 London Plan (2011)

The relevant policies in the London Plan (2011) are:

4.4 (Managing industrial Land and premises)

7.14 (Improving air quality)

7.15 (Reducing noise)

6.2 Merton LDF Core Planning Strategy (2011)

The relevant policies in the Merton LDF Core Strategy (2011) are:

CS 7 Centres

CS 14 (Design).

CS 12 (Economic development)

CS 18 (Active Transport)

CS 20 (Parking and servicing)

6.3 Merton Sites and Policies Plan (2014)

The relevant policies in the Merton Sites and Policies Plan (2014) are:

DM D3 Alterations and extensions to existing buildings

DM EP 2 Reducing and mitigating noise

DM EP 4 Pollutants

DM E1 Employment areas in Merton

DM R2: Development of town centre type uses outside town centres

7.0 PLANNING CONSIDERATIONS

- 7.1 The key issues arising from the application are the impacts of the change of use on the local area and the impact on neighbour amenity, appearance and any impact on the Archaeological Priority Zone.

Change of use.

- 7.2 London Plan policy 4.4, SPP policy DM E1 and Core Strategy policy CS 12 all seek to promote employment opportunities both locally and within London, and B2 industrial uses, such as this proposal are recognized as appropriate within designated industrial areas.
- 7.3 This proposal will create 4 full time jobs and 1 part time job and bring back a vacant industrial unit into effective use. The Micro brewing industry is a rapidly expanding market and the proposal seeks to reinstate brewing locally.
- 7.4 In relation to the provision of an ancillary brewery shop Policy CS.7: Centres of Merton's adopted Core Planning Strategy (2011) and DM R2: Development of town centre type uses outside town centres of Merton's Sites and Policies Plan (2014) seek to protect the vitality and viability of Merton's town centres and therefore a condition limiting the maximum floorspace for retail sales from the site is recommended.
- Parking and servicing
- 7.5 SPP Policy DM E1 and Core Strategy policy CS 20 stipulate that new uses should have parking and access appropriate to the site and its surroundings and not unacceptably affect the operation of neighbouring businesses, traffic movement and road safety. The site provides 12 spaces for staff and visitors whilst still allowing direct access to the servicing shutters and the council's transport officer considers that this is sufficient for the proposed uses. Core Strategy policy CS 18 promotes active transport methods through the provision of cycle

storage and a condition requiring the provision of two Sheffield storage racks for bicycles is recommended.

Neighbour amenity

- 7.6 SPP Policy DM E1 also stipulates that new uses should not unacceptably affect local amenity. Objections have related largely to concerns about fumes and odours from production, noise from production and the potential disturbance from the brewery shop and tap room elements.

Odour and health issues.

- 7.7 SPP Policy DM EP4 seeks to minimize pollutants and to reduce concentrations to levels that have a minimal adverse effect on people and the local area. The use of a steam pipe condenser system is considered to effectively filter out and reduce fumes and odours from the production system. This system is directly linked onto the brewing copper which eliminates the need for any vent stack to the outside of the premises. The vapours from the copper are condensed within the column by spraying a fine mist of cold water into the column and the vapours that cause the odour are then carried away in the cold water. The solid waste materials, (used hops and barley) from the production process will be used to provide animal feed stuffs as is common with other breweries. The brewery will produce 'Real ale' utilising natural products to create the beers with the only chemicals being standard cleaning products to clean the vats at the end of each brewing process. It is considered that the use would not give rise to odour or health issues.

Noise.

- 7.8 SPP Policy DM EP 2 requires that noise generating developments should be appropriately located so as to minimise impacts on noise sensitive land uses. The unit however forms part of a designated industrial estate where noise generating uses might reasonably be expected to locate. Notwithstanding this, the brewing process is generally very quiet as much of the equipment is used for storage of the various stages of production with some pumping between tanks and some agitation during brewing. The production operations will be confined to daytime hours and the bottling of beers, which can generate noise, will take place off site. These factors combined with no openings of the unit towards residential occupiers and the fact that the existing walls will be insulated and covered with a new internal covering would limit the noise generated by the use from having a potential to harm neighbor amenity.

Disturbance.

- 7.8 SPP Policies DM EP 2 and DM D3 require that proposals do not generate noise and disturbance that will impact the amenity of neighbouring occupiers. Concerns were raised by some neighbours that the brewery shop and tap room would cause disturbance and attract undesirable customers.

The site is located on an industrial estate and its positioning is such that there is effectively no 'passing' trade. The shop use is anticipated to attract small numbers of customers who attend specifically to buy the bottled beers and brewery merchandise. Many breweries offer this facility to cater for customer demand and to generate income and the shops are open during office hours and are attended to by office staff as and when customers attend. Given the design of the estate and orientation of the units away from neighbouring residential property it is considered that neighbouring residents are unlikely to be aware of or be harmed by the comings and goings associated with customers.

7.9 Concerns were also raised by residents regarding potential impact from the tap room. The tap room is designed to be used at the end of any brewery tours that take place and for promotional purposes. The only alcohol available will be the real ale produced on site and the purpose of the tap room is to allow the sampling of the products rather than to offer a drinking establishment. Tap rooms are a common feature of many small breweries and are frequented by those interested in the quality of the product and as such are not considered to be a likely source of noise and disturbance that will impact neighbour amenity. As noted above, the entrance faces the industrial estate and does not pass the neighbouring properties to the rear of the site thereby restricting opportunities for disturbance to neighbours.

7.10 There are no extensions proposed and other than new signage on the front of the premises there will be little discernable change to the existing appearance of the site and although the site is located within an APZ there are no extension works or works to the foundations that would have the potential to impact on the APZ.

8. SUSTAINABILITY AND ENVIRONMENTAL IMPACT ASSESSMENT REQUIREMENTS

8.1 The proposal does not constitute Schedule 1 or Schedule 2 development. Accordingly, there are no requirements in terms of an Environmental Impact Assessment (EIA).

9. CONCLUSION

9.1 It is considered that the proposal accords with relevant planning policy and will return a disused industrial unit to active and productive use within one of London's growth industries. Through the imposition of suitable conditions relating to the hours of operation odour control it is considered that the proposed brewery use can operate without harming the amenity of neighbouring residents or having a negative impact on neighbour businesses. It is also considered that subject to conditions both the ancillary brewery shop and the tap room can operate to

increase revenue and viability of the new brewery as well as provide additional interest from brewery tours without having any impact on the amenity of neighbours or neighbouring businesses.

RECOMMENDATION Grant planning permission subject to conditions.

Conditions

- 1) A1 Commencement of works
- 2) A7 Built according to plans; Site location plan and drawings 'Ground floor and Parking plan', 'Front elevation', 'SK05 Proposed ground floor layout' and 'SK06 Proposed first floor layout'
- 3) Non standard condition; Cycle Parking
Prior to occupation two Sheffield type cycle stands should be installed to accommodate cycle parking . These facilities shall be retained for the occupants of and visitors to the development at all times.
Reason: To ensure satisfactory facilities for cycle parking are provided and to comply with Merton LDF policy CS18
- 4) Non standard condition
The brewery retail floorspace and tap room shall be restricted to those areas identified on the approved plans unless otherwise approved in writing by the Local Planning Authority and any retail sales shall be strictly ancillary to the principal use of the premises as a brewery.
Reason: In order to protect the vitality and viability of Merton's town centres and to accord with Policy CS.7: Centres of Merton's adopted Core Planning Strategy (2011) and DM R2: Development of town centre type uses outside town centres of Merton's Sites and Policies Plan (2014).
- 5) Non standard condition
No odours from the use hereby approved shall be discernable on the boundary with the nearest residential properties.
Reason To safeguard the amenities of the area and the occupiers of neighbouring properties and to ensure compliance with the following Development Plan policies for Merton: policies 7.14 and 7.15 of the London Plan 2011, policy CS7 of Merton's Core Planning Strategy 2011 and policies DM EP2 and DM EP4 of Merton's Sites and Polices Plan 2014.
- 6) NPPF informative.

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