

Application Number 07/2021/00627/FUL

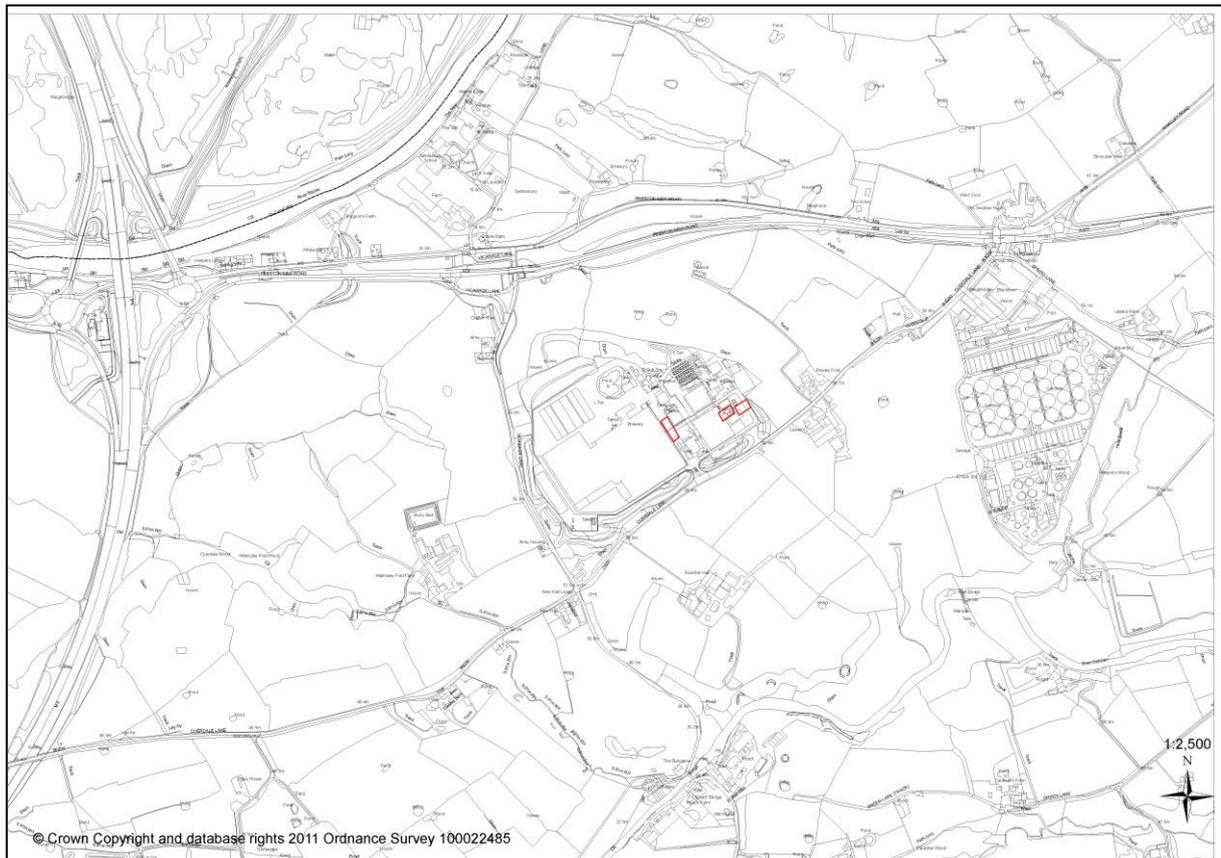
Applicant Address Budweiser Brewing Company Ltd
Ab Inbev UK Ltd
Cuerdale Lane
Samlesbury
Preston
Lancashire
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Development Erection of four new tanks with supporting steel frame; erection of two new silos with supporting steel frame (partially cladded); and steel framed extension to MCV building (incorporating removal of existing wort vessel and building), to support existing brewery operations (Use Class B2 and Use Class B8).

Officer Recommendation **Approval with Conditions**

Date application valid 21.07.2021
Target Determination Date 24.09.2021
Extension of Time None



1. Report Summary

1.1. AB Inbev ('the brewery') is an established commercial facility (2.25ha) located and accessed from the northern side of Cuedale Lane, Samlesbury. The proposal would be located in two areas to the centre of the operational area and towards the eastern side. Existing buildings and brewery infrastructure surround the proposal site which is not visible from outside, and is also screened along the eastern frontage and east side by mature trees. Construction is currently underway on the western frontage/side.

1.2. The application seeks permission for erection of four new tanks with supporting steel frame; erection of two new silos with supporting steel frame (partially cladded); and steel framed extension to MCV building (incorporating removal of existing wort vessel and building), to support existing brewery operations (Use Class B2 and Use Class B8). These are described in full at Para 4 below. The site is designated in the current Local Plan by Green Belt (Policy G1) but having regard to the following commentary is considered to be policy compliant.

1.3. The proposed development is not considered to have an undue impact on the amenity of neighbouring properties, the character and appearance of the area, nature conservation or highways safety, and is therefore also compliant with Local Plan Policy G17 (Design for New Development).

1.4. Following full consultation neighbour representation has been made by one resident. Statutory consultee comments have been addressed either by amendments to the proposal, or by condition.

1.5. On balance, the application is considered compliant with the Central Lancashire Core Strategy, South Ribble Local Plan (policies as identified below) and the National Planning Policy Framework and is therefore recommended for approval subject to imposition of conditions.

2. Application Site and Surrounding Area

2.1. AB Inbev ('the brewery') is an established commercial facility (2.25ha) located and accessed from the northern side of Cuedale Lane, Samlesbury. The proposal site sits to the centre of the operational area on the eastern side. Existing buildings and brewery infrastructure surround the proposal site which is not visible from outside, and is also screened along the eastern frontage and east side by mature trees. Construction is currently underway on the western frontage/side.

2.2. Sporadically placed residential and commercial properties inhabit Vicarage Lane which spans the site in the west. Preston New Road (dual carriageway) lies beyond farm land 230m north of the facility, and Rowley Fold and Cowells Farms are approximately 150m east of the proposal site but screened by woodland and high earth bunds.

2.3. The site is designated as Green Belt by Local Plan Policy G1.

3. Site Context / Planning History

3.1. There are around 90 planning applications on the history of this site; none of which are relevant to this proposal.

4. Proposal

4.1. The application seeks permission for erection of four new tanks with supporting steel frame; erection of two new silos with supporting steel frame (partially cladded); and steel framed extension to MCV building (incorporating removal of existing wort vessel and building) to support existing brewery operations (Use Class B2 and Use Class B8). All parts of the proposal are within the operational area on existing hardstanding.

4.2. *New tanks* – 4 no: new tanks are proposed to the east of the existing production building at the centre of the site. A tanker loading bay and internal roadway lie to the east; the roadway and adjoining walkway extend to the main egress but are not curtailed by the tanks which would be 26m high (including steel supports) x 5m deep, with a combined length of 21m. A lighting column would be relocated but would remain within the sites confines, and an ARMCO (crash) barrier retained. Tanks would be located 3.5m above ground to allow vehicles to pass beneath.

4.3. *New silos* – 2 no: new spent grain silos would be located to the rear of the brewhouse (extension of which is proposed by 07/2021/00626/FUL), and adjacent the proposed MVC extension (below) on the eastern side of the site. Silos would in combination be 12.1m wide x 6.1m deep, with a maximum height of 21.7m high. The holding structure would be constructed in brown metal cladding to match existing buildings.

4.4. *Steel framed, MCV extension* – This would be located behind the brewhouse (extension of which is proposed by 07/2021/00626/FUL) on the eastern side of the site. The extension would be 5m wide x 6.5m deep x 12.5m high (11.5m with 1m roof guard rails) and finished in brown metal cladding. A personnel door would be located on the southern side. An existing wort vessel would be removed. The extension would contain a single conditioning vessel.

4.5. Although all of the above are tall structures, none would exceed the height of the existing brewery buildings. Loss of visual amenity as a result of excessive height is not therefore considered likely.

4.6. There would be no disturbance to, or loss of trees or natural habitats, and drainage would connect to existing systems.

5. Summary of Supporting Documents

5.1. The application is accompanied by a suite of documents noted in proposed condition 2 (below)

6. Representations

6.1. Summary of Publicity

6.1.1. A site notice has been posted, and eleven neighbouring properties consulted. Ward Councillors Yates and Mullineaux have also been notified. Representation has been made by one resident whose comments are:

- High levels of noise from existing facility
- Excessive traffic – would the proposal mean more?
- Impact on Green Belt as business grows

6.1.2. **Samlesbury and Cuerdale Parish Council** have not commented

7. Summary of Responses

7.1. **South Ribble Environmental Health** has no objection subject to standard construction management conditions

8. Material Considerations

8.1. Site Allocation Policy

8.1.1. The site is designated under Policy G1 (Green Belt) of the South Ribble Local Plan 2012-2026

8.1.2. Both the National Planning Policy Framework 2021 (NPPF) and Local Plan Policy G1 (Green Belt) state a need for strict development control and a general presumption against inappropriate development in green belt areas unless there are very special circumstances. There are exceptions to this however, one of which is *'limited infilling or partial or complete redevelopment of previously developed sites (brownfield land) whether redundant or in continuing use which would not have a greater impact on the openness of the green belt'* (Local Plan G1: F / NPPF: Para 149).

8.1.3. In addition, both documents note that *'certain other forms of development are also not inappropriate where they preserve green belt openness including ...engineering operations and local transport infrastructure which demonstrates a need for a green belt location'* (G1:10.29/NPPF Para 150).

8.1.4. Policy G1 also includes a caveat which states that *'there are a number of major developed employment sites within the green belt. These sites can be developed within their curtilage and... should continue to secure jobs and prosperity'*. All development proposed remains within the existing curtilage.

8.1.5. It is considered that in terms of Green Belt development, the proposed development benefits from exemption by virtue of its status as previously developed land, and that proposed development which would infill, and be contained within the operational area and not visible from outside of the site would not impact on Green belt openness more than the current situation. As the proposal benefits from a justified exemption, the applicant does not need to demonstrate that there are very special circumstances which outweigh Green Belt harm, and the proposal is therefore policy compliant in Green Belt terms.

8.2. Additional Policy Background

Additional policy of marked relevance to this proposal is as follows:

8.2.1. Economic Policy

8.2.1.1. The NPPF at Para 11: provides a presumption in favour of sustainable economic growth and development. Chapter 6 of the same document commits to securing growth, job creation and prosperity in order to meet the challenge of global competition whilst Para 82 aims to ensure that the planning system does everything it can to support sustainable economic growth.

8.2.1.2. Central Lancashire Policy 10 (Employment premises and sites) and Local Plan E2 (Employment Areas and Sites) offer similar protection to employment sites, promoting development to ensure their retention, with Policy E2:8.24 stating that *'industrial and business premises within the borough are essential to its prosperity, and the ability for existing firms to expand is seen as a main component of job retention and creation'*

8.2.2. Design Policy

8.2.2.1. Core Strategy Chapter 17 (Requiring Good Design) and Local Plan Policy G17 (Design of New Buildings) both attach great importance to the design of the built environment, requiring proposals to take account of the character, appearance and amenity of the local area, and to highways and pedestrian safety.

8.3. Other Material Considerations

8.3.1. Area Character, Economic Protection and Impact Upon Neighbouring Properties

8.3.1.1. This development proposal relates well to neighbouring buildings in so much as that its neighbours are brewery structures. Each part of the scheme has been designed in modern materials which respect but would be almost invisible from outside of the site, and although parts are very tall, none are taller than existing brewery infrastructure. In that context impact on the skyline would be similar to the current situation. Proposed changes would not be excessive in the context of this large industrial site, but increased brewery operations would be supported without the need for offsite facilities.

8.3.1.2. Adopted national and local planning policy aims to preserve where practicable existing employment sites, as long as development proposals accord to other planning policy such as that afforded to Green Belt protection. It is considered that as the industrial facility is well established, provides significant employment and helps to support the local economy, proposed changes which benefit the business's long-term future should be offered considerable weight in the planning balance.

8.3.1.3. The closest residential properties are some distance from the proposal site, and benefit from appropriate tree screening. When taking into account the sites existing use, and the relatively minor size of the proposal which extends an existing brewhouse it is unlikely that these neighbours will be negatively affected.

9. Conclusion

9.1. AB Inbev ('the brewery') is an established, but well screened commercial facility within a semi-rural open area with only sporadically placed neighbours of adequate spatial separation. Although the facility is designated under Local Plan Policy G1 as Green Belt, it has enjoyed for many years allocation as an employment site, and the proposal has been confirmed as policy compliant in Green Belt terms.

9.2. Proposed development would not have an undue impact on the amenity of neighbouring properties, the character and appearance or nature conservation of the area, or highways safety. It has also been fully assessed by the Councils statutory consultees as acceptable subject to conditions.

9.3. On balance, and taking into account the above discussion, it is considered that this application is considered compliant with the Central Lancashire Core Strategy, South Ribble Local Plan (policies as identified below) and the National Planning Policy Framework and is therefore recommended for **approval subject to imposition of conditions**.

RECOMMENDATION:

Approval with Conditions.

RECOMMENDED CONDITIONS:

1. The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this permission.
REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following approved plans and suite of documents:
 - o Proposed/existing elevational drawing Y20084-10-902/P2 & 4-902/P1(Patrick Parsons)
 - o Proposed/existing plan Y20084-10-901/P2, 4-901/P2 & 5-901/P1 (Patrick Parsons)
 - o Location plan Y20084-8-950/P1 (Patrick Parsons)
 - o Proposed bunded yard slab detail Y20084-10-010/T1 & 011/T1 Patrick Parsons
 - o Drainage proposals Y20084-5-200/P1 (Patrick Parsons)
 - o Phase 1 site ground appraisal Y20084-10 (Patrick Parsons)
 - o Phase 1 site appraisal Y20084-5 (Patrick Parsons)
 - o Supporting statement DPA/LEA/U0014518
 REASON: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with Policy 17 of the Central Lancashire Core Strategy and Local Plan 2012-2026 Policy G17

3. For the full period of construction / site clearance facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary to prevent mud, stones and debris being carried onto the highway. Provision to sweep the surrounding highway network by mechanical means will be available and the roads adjacent to the site shall be mechanically swept as required during the full construction period.
Reason: To prevent stones, mud and debris being carried onto the public highway to the detriment of road safety.

4. During the site preparation and construction of the development no machinery, plant or powered tools shall be operated and no deliveries of construction materials or removal of construction waste shall take place outside the hours of 08:00 to 18:00 Monday to Friday 09:00 - 13:00 on Saturdays. No construction, deliveries associated with the development or waste removal shall take place at any time on Sundays or nationally recognised Bank Holidays.
REASON: To safeguard the amenities of neighbouring properties in accordance with Policy 17 of the Central Lancashire Core Strategy and the NPPF.

RELEVANT POLICY

NPPF National Planning Policy Framework

Central Lancashire Core Strategy

- 3 Travel
- 10 Employment Premises and Sites
- 17 Design of New Buildings
- 22 Biodiversity and Geodiversity
- 29 Water Management

South Ribble Local Plan

- G1 Green Belt
- G17 Design Criteria for New Development
- G16 Biodiversity and Nature Conservation

Note:

Other application Informative

1. Attention is drawn to the condition(s) attached to this planning permission. In order to discharge these conditions an Application for Approval of Details Reserved by Condition form must be submitted, together with details required by each condition imposed. The fee for such an application is £116. The forms can be found on South Ribble Borough Council's website www.southribble.gov.uk
