

NOTES FOR TECH		
APPLICATION PROPOSAL		Ref No 17/502611/FULL
Proposed new processing hall, including visitor tasting room and administration offices. Extension to existing barn for the storage of bottles.		
ADDRESS Hush Heath Winery Five Oak Lane Staplehurst TN12 0HT		
RECOMMENDATION - Application Permitted		
WARD Staplehurst	PARISH/TOWN COUNCIL Staplehurst	APPLICANT Hush Heath Winery AGENT Design Quarter UK Ltd
DECISION DUE DATE 05/09/17	PUBLICITY EXPIRY DATE 30/06/17	

Officer Site Visit

RELEVANT PLANNING HISTORY (including relevant history on adjoining site)

09/0127 Erection of Winery and associated works
09/2169 Variation of conditions attached to 09/0127
13/0265 Use of Tasting room for general sale of wine and cider produced on the holding

DESCRIPTION OF SITE

The site is a winery known as Hush Heath which currently consists of a number of buildings including a store and processing area, a shop and tasting area and other ancillary buildings such as storage of produce and machinery/equipment which supports 50 acres of vineyards and 10 acres of apples which are harvested to provide wines and ciders to the market including several major supermarket chain and other notable clients. The site lies in the open countryside off Five Oak Lane to the south west of Staplehurst. The site lies within the Low Weald Character Area as defined in the local plan 2000 but this designation is not carried forward in the emerging plan.

PROPOSAL

The application relates to the extension of the existing winery building to provide for additional processing and storage floorspace as well as increased space for tasting and retail areas and other ancillary facilities such as staff and preparation area and meeting rooms. The application can be seen both as an extension and reconfiguration of existing floorspace as at present storage is being undertaken in less than ideal locations and it is clear further floorspace is required to support the business. The plans seek to allow the efficient processing of the produce from the fields to the bottle and will provide the requisite storage and other facilities which are required in respect of the growth of the business.

The application also includes the extension of the car park to 60 spaces and an extension to the existing storage building to the front of the site to create additional bottle storage. The wider site will be subject to landscaping includes a meadow area adjacent to the car park and new planting will take place along with ecological enhancements.

POLICY AND OTHER CONSIDERATIONS

The National Planning Policy Framework (NPPF): Section 1, 3, 4, 7, 11
National Planning Practice Guidance (NPPG):

Development Plan: ENV28,
 Emerging Maidstone Local Plan; SP17, DM1, DM2, DM3, DM, DM20 (SP21), DM34 (DM30),
 DM40 (DM36) , DM41 (DM37) *Modified policy numbers in brackets.
 Supplementary Planning Documents:

LOCAL REPRESENTATIONS

	COMMENTS RECEIVED	OFFICER RESPONSE
Parish/Town Council	<u>Staplehurst Parish Council</u> Supports application subject to KCC recommendation of recording vehicles <u>Marden Parish Council</u> Neither supported or objecting to the application	Covered in report
Residential Objections Number received:2	No concerns over plans themselves but raised issues over marquee, highway improvements and drainage	Not strictly objections but Covered in report
Residential Support Number received:0	None	n/a

CONSULTATION RESPONSES

KCC Highways ; No objections and advise recording of vehicle numbers would be useful

Southern Water No objections

MBC Environmental Health No objections and recommend a condition regarding plant and noise mitigation and EV Charging points within car park

APPRAISAL

EIA Screening

EIA Development	No
Comments	Site is schedule 2 by reason of its size over 0.5ha but it is considered the development would not be EIA development due to the scale and its relationship to the existing buildings.

Principle

The site is an established winery which has built up a reputation for producing quality English wines, ciders and other produce and currently has contracts with major corporate clients including major supermarkets. The applicant explains that with this growth and growing client base, there is a need for additional storage and processing floor space along with a need to update its visitor facilities to reflect its growing reputation. The winery processes produce which is derived from the wider estate and therefore the processing and storage of the grapes and apples to create food and drink is akin to an agricultural process albeit with additional facilities relating to visitors and ancillary office facilities which are solely dependent on this primary use.

Thus, whilst the development does not neatly fall within a use class, it can be considered to represent the expansion of an existing business within the wider countryside and one which is closely related to agriculture and countryside diversification. Policy DM37 of the emerging plan (as modified, previously DM41) states permission would be granted for the sustainable growth of businesses and that development will be permitted subject to landscape and highway considerations and only if development has a significant impact on the environment should the business be encouraged to relocate to an Economic Development Area. Policy DM40 (DM36 as modified) encourages agricultural development within the countryside subject to a criteria regarding need and impact on amenity and that new buildings are located adjacent to the existing buildings. As set out above, the vast majority of the proposed floorspace includes processing and storage directly assessed with the wine making, a use which could be considered an agricultural use and therefore it is also reasonable to assess the proposal under the policy. The scheme will follow this approach as the extensions will be located within the existing area of built form and there will be limited landscape or amenity impacts as set out below.

Having regard to the hybrid character of the application, whereby the majority of the floorspace is directly related to the agricultural use of the wider site and the element relating to retail and wine tasting (uses that could be considered to be ancillary to the primary use in any case) is small in scale in comparison, it is considered the scheme could be considered to meet the policies in question.

Design and Layout

The proposals seek to construct an extension to the existing winery building which is former agricultural building which is currently a pitched roof structure on a north-south axis and contains the processing/storage and a small retail/tasting area to the SW corner. Outside the building are outside tasting and drinking areas to the south of the building.

The proposals seek to replicate the form of the existing building albeit with a higher ridge height which will follow the existing pitch of the building. The extension will be clad in timber and larchboard timber with a corrugated roof profile to match the existing building. A single storey modern element will wrap around the SW corner and south of of the building which will have a terrace element above which will provide views over open countryside. The building will have limited fenestration with the exception of the south elevation which will include picture glazing panels and doors and windows full height panels at ground floor. New doors will located to the east elevation to provide access for vehicles to the operational parts of the new building. Internally the building will provide increased floorspace for processing and storage with an increased bottling hall and production hall, an administration area, with the south western part of the ground floor set aside to a tasting room with a mezzanine floor above providing space for meeting rooms, functions, storage as well as access to the tasting terrace

The extension to the existing storage building to the front of the site to create a new bottle store which will be designed in a similar style to the existing building and will be clad in matching materials and have a shallow pitched roof. The extension will be set down from the highest point of the existing building and will be considered acceptable in principle.

In terms of the site layout, the consolidation of the existing winery and production area within the extended building and the extension to the existing building on the frontage for a new bottle store will limit the spread of development and consolidate development amongst the existing built form. This will accord with the approach of Policy DM36 as modified. This will retain the openness of the site and limit the impact of these building. A new parking area will extend the existing parking area to the west although this will remain enclosed by existing grassland and planting which will be secured by planning condition. Therefore it is considered the scheme will accord with policy DM1 of the emerging plan.

Visual Impact

The site lies on the wider winery estate and whilst there are no public footpaths on or near the site, the site is located between Five Oak Lane to the north and Snoad Lane to the east. As one turns into Five Oak Lane from Wilden Park Lane to the west, the frontage of the site is relatively open and the storage building subject of the extension is visible from although due to the intervening buildings, views of the existing winery extension is more limited. However, whilst the extension will extend the length of the store building, it is considered this would be read in the context of the existing built form and is a typical agricultural building seen within rural areas. Furthermore, it is proposed to require new hedgerow planting along Five Oak Lane and tree planting which will soften its impact. In terms of the winery extension, it will not be visible from Snoad Lane and the intervening area of built form means views of the winery extension will be limited. It is also proposed to extend the car park area to the west of the existing winery building and to the south west of the bottling building. Whilst this extends the extent of hard surfacing on the site to create 60 parking bays and will more than double the existing car parking, the visual impact of the parking area can be mitigated through this new hedge and tree planting to this front boundary. The use of suitable surfacing materials will ensure the more informal appearance which is more suitable to the rural context. On this basis, the impacts on the landscape are considered to be limited and thus the development would be considered to accord with policy SP17 of the emerging plan and ENV28.

Ecology and Trees

The MBC Landscape department have reviewed the application and has no objections to the application. However, they note the incursion of the extension upon a recently planted landscape bed and advise that there should be sufficient new landscaping to mitigate its loss and native hedgerow planting adjacent to Five Oak Lane which should be secured long term management. The applicant has there would a comprehensive landscaping plan prepared for the site which would compliment existing planting on site.

The site is proposed on an area of existing hardstanding and a mown grassed area and therefore offers little potential for protected species. The applicant is seeking to include biodiversity enhancements within the building and wider site which will include swift boxes within the eaves and bat boxes within adjacent trees which will compliant the good work already carried out on the wider site in terms of wildlife enhancements.

It is noted there is an area of Ancient Woodland to the north and south east of the site although these areas are some distance from the beyond Five Oak Lane and Snoad Lane.

The development will have no impact on the integrity of these areas due to the separation distances from the proposed development site,

It is considered subject to the imposition of the appropriate conditions, the development will accord with policy DM1 and DM3 of the Maidstone Local Plan

Highways

Whilst the application could be seen in part as a consolidation and reorganisation of existing uses and additional ancillary facilities such as storage, it is logical to consider that the scheme will through the provision of enhanced visitor facilities and processing space that there will be an increase in vehicle numbers to the site. The applicant has forecast new staff to increase by around 5 staff and an additional HGV movement per week although it is acknowledged by the applicant that visitor movements may increase as a result of the development. This potential increase has been reviewed by KCC Highways and they have no objections to the scheme having regard to the quality of the approach roads and the likely increase in traffic. It is also notable that the level of HGV Traffic is not expected to increase significantly. KCC Highways submitted that they do request that the applicant maintain a register of visitor numbers for information and it is recommended this is encapsulated in a travel plan which can monitor visitor numbers and encourage sustainable travel where possible. A further highway condition is recommended regarding construction traffic and management.

Other matters

Due to the increase in floorspace, the development would be considered major development and the development should integrate SUDS within the scheme in order to accord with national policy. The applicant has submitted a drainage strategy which utilises the use of SUDS through the scheme and there is a sufficient certainty this can be secured in the final scheme. The site also lies within Flood Zone 1 and therefore is at a low risk of flooding. Thus the development will accord with the NPPF by locating development in areas at lowest risk of flooding and SUDS can be secured to restrict run off rates to the necessary run-off rates.

The site is considered to have sufficient separation distances from adjacent properties and having regard to the existing use, it is not considered the additional development would cause harm to the amenity of neighbouring properties. Due to the potential for new plant, notwithstanding the aforementioned separation distance, a condition has been placed in order to ensure no noise effects are caused to neighbouring properties.

Conclusion

The proposed extension to the existing winery and storage buildings are considered to be well designed additions to the site which will support the growth of this important local business. Its association with agriculture which is undertaken on the wider site and its acceptable impacts on landscape and rural character means in this instance the scheme can be supported in principle in relation to the relevant policies. The matters of design, landscape impact, ecology and highways are acceptable or can be made acceptable through the use of appropriate planning conditions. The development can therefore be considered to accord with the relevant policies and those of the NPPF and thus it is recommended planning permission is granted accordingly.

RECOMMENDATION – Application Permitted subject to the following conditions/reasons:

(1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission;

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

(2) The development hereby approved shall not commence above slab level until a landscape scheme designed in accordance with the principles of the Council's landscape character guidance has been submitted to and approved in writing by the local planning authority. The scheme shall show all existing trees, hedges and blocks of landscaping on, and immediately adjacent to, the site and indicate whether they are to be retained or removed, provide details of on site proposed planting to mitigate any loss of amenity and biodiversity value and include a planting Spec, a programme of implementation and a 10 year management plan. The landscape scheme shall specifically address the need to provide a hedgerow and tree planting to the northern boundary adjacent to Five Oak Lane and to replace the existing landscaping to the south of the existing winery building. Following the approval of the details, the approved landscaping scheme shall then be implemented in the first planting season following occupation of the building and retained thereafter in accordance with the details and approved management plan

Reason: In the interests of landscape, visual impact and amenity of the area and to ensure a satisfactory appearance to the development

(3) The materials to be used in the development hereby approved shall be as indicated on the approved plans HH/P/07A and HH/P/09A unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the development

(4) The development hereby approved shall not commence above slab level until, written details and samples of the materials to be used in the construction of the car park hereby permitted have been submitted to and approved in writing by the local planning authority and the development shall be constructed using the approved materials;

Reason: To ensure a satisfactory appearance to the development and the setting of the listed building is maintained.

(5) Prior to the occupation of the building, the swift boxes shall be installed within the building as shown on the plan HH/P/07A and shall be retained thereafter.

Reason: In the interests of biodiversity.

(6) The development hereby approved shall not commence until a method statement for the construction of the development hereby approved has been submitted to, and approved in writing by, the Local Planning Authority. The demolition and construction works shall be carried out in accordance with the approved method statement. Details submitted in respect of the method statement, incorporated on a plan, shall provide for wheel-cleaning facilities during the demolition, excavation, site preparation and construction stages of the development. The method statement shall also include details of the means of recycling

materials, the provision of parking facilities for contractors during all stages of the development (excavation, site preparation and construction) and the provision of a means of storage and/or delivery for all plant, site huts, site facilities and materials.

Reason: To ensure the construction of development does not result in highway safety.

(7) The approved details of the parking/turning areas shall be completed before the commencement of the use of the land or buildings hereby permitted and shall thereafter be kept available for such use. No development, whether permitted by the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order, with or without modification) or not, shall be carried out on the areas indicated or in such a position as to preclude vehicular access to them;

Reason: Development without adequate parking/turning provision is likely to lead to parking inconvenient to other road users and in the interests of road safety.

(8) No development shall take place above slab level until details of cycling parking have been submitted and approved by the Local Planning Authority, The approved cycle parking shall be in place before the first use of the development and shall be retained permanently for use thereafter.

Reason;To promote sustainable modes of travel.

(9) The development hereby approved shall not commence above slab level until details for a scheme for the enhancement of biodiversity on the site shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall consist of the enhancement of biodiversity through integrated methods into the design and appearance of the extension and wider site. The development shall be implemented in accordance with the approved details and all features shall be maintained thereafter.

Reason: To protect and enhance the ecology and biodiversity on the site in the future.

(10) The development hereby approved shall not commence until a surface water drainage scheme for the site based on sustainable drainage principles. Where possible, and an assessment of the hydrological and hydro geological context of the development has been submitted to and approved by the local planning authority. The surface water drainage strategy should seek to implement a SUDS hierarchy that achieves to manage surface water on site in accordance with the details submitted by the Attridge Consulting Report April 2017. The submitted details shall incorporate inter-alia wildlife friendly drainage gullies and design feature. The development shall thereafter be carried out in accordance with the approved details.

Reason: To reduce the impact of flooding both to and from the proposed development and third parties and pursuant to the National Planning Policy Framework 2012.

(11) No part of the development shall be occupied until a Sustainable Travel Statement, providing measures and incentives to encourage trips by alternative means to the private car has been submitted to, and approved in writing by, the Local Planning Authority. The approved details shall be carried out in full;

Reason: In the interests of sustainable transport use.

(12) The development shall not commence above slab level until details of how decentralised and renewable or low-carbon sources of energy will be incorporated into the

development hereby approved to provide at least 10% of total annual energy requirements of the development, have been submitted to and approved in writing by the local planning authority. The approved details shall be installed prior to first occupation and maintained thereafter;

Reason: To ensure an energy efficient form of development. Details are required prior to commencements as these methods may impact or influence the overall appearance of development

(13) Prior to the first use of the premises, details of any plant (including ventilation, refrigeration and airconditioning) or ducting system to be used in pursuance of this permission shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained thereafter. The scheme shall ensure that the noise generated at the boundary of any noise sensitive property shall not exceed Noise Rating Curve NR35 (in areas of low background sound levels a target of NR30 shall be achieved) as defined by BS8233: 2014 Guidance on sound insulation and noise reduction for buildings and the Chartered Institute of Building Engineers (CIBSE) Environmental Design Guide 2006. The equipment shall be maintained in a condition so that it does not exceed NR35 as described above, whenever its operating. After installation of the approved plant, no new plant or ducting system shall be used without the prior written consent of the Local Planning Authority

Reason : To maintain the amenity of the locality and nearby properties

(14) The development hereby approved shall not be occupied until a minimum of two electric vehicle charging points have been installed within the site and these should be retained thereafter.

Reason: In the interests of reducing air quality impacts.

(15) The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan HH/P/01
Proposed Site Plan HH/P/10A
Proposed Winery Elevations HH/P/07A
Proposed Bottle Store Elevations and floorplans HH/P/09A
Proposed winery floorplans HH/P/06A
Proposed Mezzaine Floorplan HH/P/06A
Design and Access Statement
Drainage Strategy Attridge

Reason: To clarify which plans have been approved.

(16) The retail element approved by this application shall remain strictly ancillary to the primary of the use of the site as a Winery

Reason: To ensure an appropriate scale of retail use having regard to its countryside location

INFORMATIVES

(1) Construction

As the development involves demolition and / or construction, I would recommend that the

applicant is supplied with the Mid Kent Environmental Code of Development Practice. Broad compliance with this document is expected.

The Council's approach to this application

The Council's approach to this application:

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework (NPPF), the Council takes a positive and proactive approach to development proposals focused on solutions. We work with applicants/agents in a positive and proactive manner by:

Offering pre-application advice.

Where possible, suggesting solutions to secure a successful outcome.

As appropriate, updating applicants/agents of any issues that may arise in the processing of their application.

In this instance:

The applicant/agent was provided formal pre-application advice.

Case Officer Ashley Wynn

Case Officer Sign	Date
Ashley Wynn	31.08.2017