

Agenda Item:	5.1
Site:	The National Brewery Centre, Horninglow Street, Burton Upon Trent, Staffordshire, DE14 1NG
Proposal:	Conversion of museum and archive facility to form new Office Head Quarters, including external works, partial demolition, internal reordering and a two storey extension with double height atrium on the north east elevation

Report of Head of Service (Section 151 Officer)

This report has been checked on behalf of Legal Services by Sherrie Grant

[Hyperlink to Application Details](#)

Application Number:	P/2022/01334	
Planning Officer:	Barbara Toy	
Type of Application:	Detailed Planning Application	
Applicant:	Molson Coors	
Ward:	Burton & Eton Ward	
Ward Member (s):	Councillor T Hadley	
	Councillor M Holton	
	Councillor L Walker	
Date Registered:	08/12/2022	
Date Expires:	07/03/2023 Time extension agreed until 30/06/2023 to resolve outstanding issues and allow time to be reported to Planning Committee	
Reason for being on Agenda	East Staffordshire Borough Council involved in the purchase of the applicants existing premises	

1. Executive Summary

- 1.1 The site forms part of the wider Molson Coors (formerly Bass) Holding within Burton town centre and forms part of the north eastern element of the brewery complex, situated on the corner of Guild Street and Horninglow Street.
- 1.2 The site sits within the Horninglow Street conservation area and has a grade II listed building set to the rear within the brewery site and opposite the site on Horninglow Street.
- 1.3 Until recently the site was used as the Brewery Tap (bar and restaurant), National Brewery Centre (museum and archive facility), and function space.
- 1.4 This is a full application for the change of use of the building for the conversion of the National Brewery Museum and archive facility, Brewers Tap and function room to form

the new Head Office Quarters for the applicant (Molson Coors) including partial demolition, a two storey extension with double height atrium to the north east (Horninglow Street) elevation, new windows to the existing building, use of the existing vehicle access points and parking areas, new landscaping and internal reordering of the existing buildings.

- 1.5 The site sits in a highly sustainable location within Burton town centre where the use as offices is supported by local plan policies.
- 1.6 Whilst the proposals result in the loss of the National Brewery and Archive Centre, all archives and artefacts are retained in storage by the applicant. A temporary archive centre for public use will be operational within the town centre by the end of the summer whilst a permanent new home for both the artefacts and archives is sought.
- 1.7 The design and layout of the proposals, including the demolition of the existing poor extension to the frontage and the replacement with a contemporary glazed link and extension are considered appropriate and a positive enhancement of the building over the current situation in terms of the building itself, the character and appearance of the conservation area and the setting of the nearby listed buildings in compliance with Policies SP1, SP24, SP35 and DP5 of the Local Plan.
- 1.8 It is considered that the proposals would have no adverse impact on the amenities of surrounding residential occupiers.
- 1.9 The proposals would utilise the existing well established vehicle access points off Horninglow Street and Guild Street and would enhance pedestrian access from Horninglow Street to the building and through the rear car parking area. Despite the level of staff employed, it is recognised that hybrid working models and flexible working hours are used, so not all staff would be on site at any one time, so the level of car parking is considered appropriate for this highly sustainable location. The Highway Authority have raised no objections.
- 1.10 In terms of Flood Risk the Environment Agency have raised no objections subject to the proposals being implemented in accordance with the Flood Risk Assessment in compliance with Policy SP27 of the Local Plan.
- 1.11 The proposals would result in the loss of 3 trees on the site, with new trees and new landscaping provided, including within the rear car parking area, which currently has no landscaping. The proposals would therefore increase the green nature of the site.
- 1.12 Woodland planting is not practical on the site so in order to comply with Policy SP26 of the Local Plan a financial payment of £8,500 will be paid towards off site National Forest planting.
- 1.13 The proposals are unlikely to have any adverse impact on protected species or biodiversity and the proposed new landscaping areas and enhanced planting to existing landscaped areas would improve the existing natural environment of the site in compliance with policy SP29 of the Local Plan.
- 1.14 Statutory consultees have raised no objections to the proposals. Five individual objections have been received as well as an objection from former Councillor H Hall, which are detailed and address in the main report.

In light of the above conclusions on the planning merits of the case, the application is recommended for approval subject to conditions and the securing of a National Forest Sum of £8,500 via a direct payment of the monies to the Council on or before a Planning Permission is issued or through a legal agreement

Members are advised that the above is a brief summary of the proposals and key issues contained in the main report below which provides full details of all consultation responses, planning policies and the Officer's assessment, and Members are advised that this summary should be read in conjunction with the detailed report.

Map of site



2. The Site and Surroundings

- 2.1 The site forms part of the wider Molson Coors (formerly Bass) Holding within Burton town centre and forms part of the north eastern element of the brewery complex, situated on the corner of Guild Street and Horninglow Street, a busy traffic light controlled junction. The site has an area of 1.15 hectares.
- 2.2 Until recently the site was not occupied by Molson Coors but tenanted and used as the Brewery Tap (bar and restaurant), National Brewery Centre (museum and archive facility), and function space. The tenancy has now ceased, the former use ceased and Molson Coors have reclaimed the property for their own use. The building is currently unused and secured awaiting the outcome of this planning application.
- 2.3 The buildings originally formed the engineering workshops of the Bass Brewery. The main buildings sit east/west across the northern element of the site, set back from, but fronting onto Horninglow Street, with a vehicle access off Horninglow Street and an additional access to the rear car parking/yard area off Guild Street in the south eastern corner of the site. The frontage of the site (either side of the vehicle access) comprises low metal railings, a grassed verge/bank and a number of mature trees that partially screen the building from full views from Horninglow Street, with hardstanding (former visitor parking) between the landscaping and the frontage of the building. The Union

System display and copper vessel is situated along the eastern elevation of the yard/car park area along the Guild Street frontage. The rear car parking/yard area has no existing landscaping features.

- 2.4 The main buildings are relatively modest in height (around 5m to the eaves) and are predominantly facing brickwork with only small windows and a number of facades having blank elevations. A conservatory style addition sits to the western side of the frontage, part of the former Brewery Tap building with a landscaped and seating area to its frontage and a further brickwork extension to the frontage, formerly used as a function room.
 Building A at the eastern end of the frontage (one and half storey) was formerly used as a brewery shop
 Building B (two storey and existing entrance porch) was the reception and museum shop area
 Building C (full height exposed beams area) was used as part of the museum
 Building D an extension to the frontage that was used as a function room (known as the M & B Suite)
 Building E was the Brewery Tap pub and restaurant
 There is an existing single width barrier vehicle access situated at the eastern end of the building, providing an access from the front visitor parking area to the rear main parking area.
- 2.5 Additional buildings to the south of the main building sit outside of the application site, include brewery store and production, brewery tower, brewery yard, Robey display shed, stables and to the west the three storey Grade II listed (since 1979) former joinery workshop building, previously used as the main area of the museum and archives and still holds these items in storage. This application relates solely to the main buildings to the frontage of the site and the yard/parking area to the rear of the main buildings. To the rear (south), of the site are large operational brewery buildings.
- 2.6 The site sits in the south western corner of the Horninglow Street and Guild Street Conservation Area.
- 2.7 The former Law Courts building (Grade II Listed) sits to the north east of the site on the opposite side of Horninglow Street, currently vacant, with a mix of residential and commercial uses along Horninglow Street and a mix of modern and traditional more historic buildings. Charrington House, a modern 3 storey building, sits on the opposite corner of Guild Street and comprises residential flats.
- 2.8 The site sits within Flood Zone 3 of the River Trent.
- 3. Relevant Planning History**
- 3.1 **PA/00294/150** – extension and refurbishment of existing museum restaurant and bar and extension to boundary fence GSC 16-11-1992
- 3.2 **LB 00294/151** - Extension and refurbishment of existing museum restaurant and bar and extension to boundary fence GSC 16-11-1992
- 3.3 **PA/00294/214** – erection of marquee for public and private functions – GSC 06-07-2001
- 3.4 **PC/00294/227** - Application under section 73 of the Town and Country Planning Act 1990 for the erection of a marquee for public and private functions whilst varying

condition 1 of planning permission PA/00294/214 to allow the marquee to be sited for six months and one week during 2003 GSC 22-10-2003

3.5 Various minor applications at the site and advertisement applications for signage

3.6 Associated application

P/2023/00303 – 206 – 207 Station St Burton

Change of use from Class A1 Retail to temporary premises for the National Brewery Archive Centre (Use Class F.1) and installation of air conditioning units, a three year consent granted 23-05-2023.

4. The Proposal

- 4.1 This is a full planning application for the conversion of the National Brewery Museum and archive facility, Brewers Tap and function room to form the new Head Office Quarters for the applicant (Molson Coors) including partial demolition, a two storey extension with double height atrium to the north east (Horninglow Street) elevation, external works and internal reordering of the existing buildings.
- 4.2 The existing function room (Building D) set on the frontage (222sqm) would be demolished to allow for the construction of two new buildings (F and G). Building F a two storey rectangular building to provide additional offices and building G, a double height angled glazed atrium to fit between the existing museum building (C) and the new office building (F) to create a circulation space between the various parts of the building and to provide natural light to the interior of the existing building. Building F would have a footprint of 382sqm, eaves height of 7.2m and maximum ridge height of 11m.
- 4.3 The new building F will have large full height arched windows to the front elevation and large expanse of glazing to either side of the building. It would be constructed from brickwork to match the existing buildings and a large tiled gable roof with PV panels to the southern roof slope, not visible from the public realm. Whilst the gable roof would sit above the height of Building C it would be a similar height to Building B. The glass atrium would infill between the new extension and the existing building and would extend to the east beyond the side of Building F to provide a new glazed frontage and new main entrance to the building. The glazed flat roof of the atrium would sit at approximately the eaves level of the new Building F. PV panels would be added to the southern roof slope of building F.
- 4.4 Minor changes to the plans have been made during the course of the application on the advice from the conservation officer, to amend windows, door openings, removal of roof lights etc. New paving would be provided between the new Building F and the existing Building E together with new planting. The frontage landscaping and trees would be retained and supplemented with new planting.
- 4.5 The existing vehicle access points on Horninglow Street and Guild Street would be utilised with new security gates to each entrance, to remain open during operational hours. A new dedicated pedestrian access would be provided from Horninglow Street to the new main entrance, to the west of the Horninglow Street access. A total of 15 visitor parking spaces would be provided on the frontage, including 3 disabled spaces and 4 electric vehicle charging spaces and a drop off area in front of the new main building entrance. A total of 117 staff parking spaces would be provided to the rear of the building utilising the existing access off Guild Street, this includes 3 electric vehicle charging bays and 4 disabled spaces, 4 motorcycle spaces and secure cycle storage. Landscaping would be provided throughout the car park and a dedicated

pedestrian route through the car park. A total of 132 parking spaces would be provided within the site.

- 4.6 The accommodation would include 7 large open plan office spaces, meeting rooms, break out areas, staff facilities, large meeting space, training facilities, multiuse space, kitchen and servery as well as a social kitchen. Whilst approx. 500 staff would be employed, they would be working flexibly within a hybrid working model, so not all staff are required to be accommodated within the offices at one time.

List of supporting documentation

4.7 The following documents have been provided as part of the application:

- All drawings and documentation associated with planning file
- Planning Statement
- Planning, Design, Heritage and Access Statement
- Heritage Impact Assessment
- Transport Statement and additional trip statistics
- Flood Risk Assessment
- Bat Surveys
- Preliminary Ecological Appraisal
- Arboricultural Impact Assessment and Appendices
- Drainage Strategy

4.8 The relevant findings are dealt with in section 8 onwards below.

5. Consultation Responses and Representations

5.1 A summary of the consultation responses is set out below:

Statutory and non Statutory consultee		Response
5.2	SCC Highways	No objections subject to a condition to ensure that the car parking arrangements must be available for use at all times for the occupiers of the development.
5.3	SCC Flood Risk Team	No objections following the receipt of additional information subject to a condition to ensure that the scheme is implemented in accordance with the submitted documents
5.4	Environment Agency	No objections subject to a condition to ensure that the development is implemented in accordance with the submitted Flood Risk Assessment
5.5	Severn Trent Water	No comments
5.6	The National Forest	It is evident that in line with Policy SP26 20% National Forest Planting (0.23ha) cannot be accommodated on the site therefore a financial contribution of £8,500 towards off-site planting is requested. In terms of reflecting the Forest character in the design, it is recognised that this may be difficult on this site given the original character of the buildings. It is noted and encouraged that the existing trees to the road frontage are to be retained.
5.7	Architectural Liaison Officer	No objections, design and security advice provided and recommendation that CCTV and a monitored alarm system is provided – comments sent to the agent for the application
5.8	Historic England	Historic England have taken account of all representations made and completed an assessment of the building and have decided not to add the Former Bass Brewery Engineering Workshops to

		the List of Buildings of Special Architectural or Historic Interest.
5.9	Cadent Gas	No objections, however the site is in close proximity to medium and low pressure assets, so an informative to the developer is recommended

Internal Consultees		Response
5.10	Environmental Health	No objections subject to a precautionary condition should any unexpected contamination be found during construction.
5.11	Conservation Officer	Following confirmation that the buildings were not to be listed. No objections, following the receipt of amended plans which made minor changes to the fenestration, windows doorways and removed a number of roof lights, it is considered that the proposed new windows would have less than substantial harm (low) to the character and appearance of the building, the conservation area or the nearby listed buildings. The proposed contemporary extension would be an improvement over the existing poor extension on the frontage, and would have a positive impact on the building, the character and appearance of the conservation area and the setting of the listed buildings opposite the site. As the proposals are to the frontage of the building they would have little impact on the setting of the Grade II listed joinery workshop set to the rear of the site. Conditions regarding materials and details of windows and doors recommended.

6. Neighbour Responses

- 6.1 5 letters of objection have been received (including from the Campaign to Protect Real Ale (CAMRA) together with an objection from former Councillor Helen Hall.

Neighbour responses	
Principle	<ul style="list-style-type: none"> The abrupt closure and consequent redundancies at the National Brewery Centre (NBC) leaves a 'nasty taste in the mouth' Loss of acclaimed Heritage brewery and the Brewery Tap (featured in CAMRA's good beer guide several years) Loss of museum of brewing and archive storage facility Appreciate that there are plans to recreate the museum elsewhere but there is likely to be a lengthy hiatus Loss of local event venue Poor justification for the proposals within the submission Loss of NBC adverse impact on local businesses
Impacts on Heritage Assets	<ul style="list-style-type: none"> The proposed extensions will change the appearance of the conservation area Adverse impact on the character and appearance of listed buildings of great historical interest and which attract visitors to Burton, of national and even international importance. Although the initial application to have the building listed was unsuccessful a review is in progress with the Department for Culture, Media and Sport. If there is a positive outcome and the building is listed this will have an impact on the intended work and alterations to the building.

Highways Impacts	<ul style="list-style-type: none"> • Road safety issues through increased traffic • 500 staff a huge burden on traffic, already chaotic at rush hour and more apartments being built opposite • Already a traffic bottleneck with traffic queueing back along Guild Street past Union • Whilst 500 staff may not always be on site, it is still a large office facility with an increase in staff entering and exiting onto a busy stretch of road
Other Matters	<ul style="list-style-type: none"> • Increased air pollution from more vehicles
Former Ward Member	Councillor Helen Hall Siting of a large employee car park at this location will add congestion to an already-busy junction.

7. Policy Framework

National Policy

National Planning Policy Framework

National Planning Policy Guidance

Local Plan

Principle 1: Presumption in Favour of Sustainable Development

SP1: East Staffordshire Approach to Sustainable Development

SP2 Settlement Hierarchy

NP1: Role of Neighbourhood Plans

SP11 Bargates/Molson Coors Strategic Allocation

SP13 Burton and Uttoxeter Existing Employment Land

SP20 Town and Local Centres Hierarchy

SP21 Managing Town and Local Centres

SP22 Supporting Communities Locally

SP24 High Quality Design

SP25 Historic Environment

SP26 National Forest

SP27 Climate Change, Water Body Management and Flooding

SP29 Biodiversity and Geodiversity

SP35 Accessibility and Sustainable Transport

DP1 Design of New Development

DP5 Protecting the Historic Environment: All Heritage Assets, Listed Buildings, Conservation Areas and archaeology

DP7 Pollution and Contamination

DP8 Tree Protection

Supplementary Planning Documents

East Staffordshire Design Guide

Parking Standards

Assessment

It is considered that the key issues relevant to the determination of this application are as follows:-

- Principle of the Development
- Design and Impact on the Character and Appearance of the Existing Building and the Conservation Area
- Residential Amenity
- Access and Highway Matters
- Flood Risk and Drainage
- Landscaping and National Forest

- Biodiversity

8. Principle of Development

- 8.1 The application site is situated within a sustainable location within Burton Upon Trent Town Centre. The site has good public transport links and is in walking distance to the main shopping and servicing area of the town centre. The site sits within the north eastern corner of the long established main brewery site operated by the applicant. The proposals would bring the main brewery production and offices onto the same site, which is considered appropriate and will help to maintain the brewing heritage of the town. Policy SP21 of the Local Plan identifies offices as a suitable use within the town centre. The proposed use of the site for office accommodation in association with the remainder of the brewery site is therefore considered as sustainable development supported by Policies SP1 and SP21 of the Local Plan.
- 8.2 The proposals will support the ongoing operations and growth of the company in Burton upon Trent. Molson Coors currently operate from Carling House at 137 High Street in Burton, which is the Western Europe Head Office for the company. Their current offices/site forms part of the Councils regeneration plans for the High Street area and following their decision to relocate to the application site the Council have purchased the existing office site and will be bringing forward plans for redevelopment of the site for a variety of uses.
- 8.3 The proposals do however result in the loss of the National Brewery and Archive Centre. It should be noted however that all the artefacts and archives have been retained within the three storey listed former joiner workshop building set outside of the application site. The applicants are committed to working with local stake holders in Burton including ESBC and the National Brewery Heritage Trust to protect the valuable artefacts and archives until a new permanent home for the collection is established. A recent planning application (detailed above) for 206-207 Station Street in Burton town centre has granted the change of use from Class A1 retail use to Class F.1 use so the vacant shop premises can be used for a temporary 3 year period as the National Brewery Archive Centre. The centre would be open to the public six days a week with one full time archivist and several part time volunteers to ensure continued access and use of the archives, whilst a permanent home is sourced and developed. Work is now underway to convert the building for the new archive use and it is hoped that this facility will be available to the public by late summer.

9. Design and Impact on the Character and Appearance of the Existing Building and the Conservation Area

- 9.1 The site is situated within the Horninglow Street and Guild Street Conservation Area and there are a number of listed buildings within the vicinity including the former joinery workshop (Grade II listed since 1979) set to the south west of the site and the former law courts set to the north east of the site on the opposite side of Horninglow Street.
- 9.2 Following the submission of this planning application in December 2022 an independent application was made to Historic England for the buildings the subject of this application to be considered for statutory listing.
- 9.3 On 3rd March 2023 Historic England advised of their decision not to add the Former Bass Brewery Engineering Workshops to the List of Buildings of Special Architectural or Historic Interest, as the workshop buildings have been substantially altered during the conversion to a museum in the 1990's, with the plan form significantly altered and original fittings removed. The decision goes on to say that whilst the building shares some design features with the listed joinery workshop they are of a reduced scale and

have been the subject of alteration. Whilst the buildings form part of the Bass Middle Brewery and as a group have a strong local interest for their link to the town's brewery heritage, this does not outweigh the significant level of alteration which has made the original functions difficult to discern. Despite a comment made by an objector, no confirmation about any review of the listing decision has been received by ESBC from the Department for Culture, Media and Sport.

- 9.4 Building D to be demolished is an extension added a number of years ago to provide a function facility, that adds nothing to the frontage of the existing building, providing a blank elevation to the street, it is of a poor design that fails to relate to the street scene or the existing building, its removal is therefore considered to have a positive impact on the existing building, the character and appearance of the conservation area and the setting of the statutory listed buildings opposite the site, there are therefore no objections to its loss.
- 9.5 The demolition of building D would allow for the new two storey front extension (Building F) and the glazed atrium that would sit between the existing building and the new extension. The atrium would sit at a lower level than the extension and extend to the eastern side of the new extension to allow for a new formal entrance to the building, improving the legibility of the building within the street scene. The glazed infill would allow natural light into the existing building, provide an open circulation space and a modern link between the existing building and the new extension. The new Building F would have appropriate proportions and scale to sit comfortably on the frontage of the site, built in matching materials with a front to back gable roof, appropriate for the site. The large arched windows and glazing panels to either end of the building would complement the existing building and provide good levels of natural light to the accommodation within, whilst providing a good strong elevation to Horninglow Street. The proposed PV panels to the western roof slope would not be readily visible from the public realm.
- 9.6 Whilst the new extensions would sit further forward in the site than the existing Building D by approx. 10m the new Building F would still sit approx. 8m back from the front boundary of the site. The landscaping and majority of the mature trees on the Horninglow Street frontage of the site would be retained, which provide partial screening of the building from Horninglow Street.
- 9.7 The contemporary glazed additions are considered to be of high quality, of a sympathetic design and detailing which would preserve the legibility of the existing building and architectural character and have a positive impact on the character and appearance of the conservation area and the setting of the nearby listed buildings over that of the existing extension to be removed.
- 9.8 The insertion of 9 new windows to the front elevation of Building B and 2 windows to the front of building C would involve some loss of historic fabric and an alteration to the historic and architectural character of the building, causing less than substantial harm to this non-designated historic asset. It is considered however that the harm identified would be offset by the improved visual aesthetic for this portion of the conservation area as well as improvements to the setting of the listed buildings opposite. The alterations are to the front of the building and would have little impact, if any on the Grade II listed joinery workshop set to the rear (west) of the building as it would not be seen in the same context as the proposed extensions. Whilst there is a further listed building on the opposite side of Horninglow Street (former Law Courts), it is considered that the separation distance and screening by the existing mature trees on the frontage would prevent any adverse impact on the listed building. It is therefore considered that the proposals would have no adverse impact on Heritage Assets in compliance with Policies SP1, SP25 and DP5 of the Local Plan.

- 9.8 The proposals would utilise the existing vehicle access points off Horninglow Street and Guild Street and enhance pedestrian access to the new main front entrance by the provision of a new dedicated pedestrian link to the street, improving pedestrian access and legibility of the main entrance to the building.
- 9.9 Whilst some visitor parking would be retained within the existing hardstanding to the frontage of the building the main staff car park would be to the rear of the building accessed off Guild Street, as existing. The parking area to the rear would be reconfigured to provide landscaping (none currently) and a pedestrian route through the car park to the new staff entrance on the rear elevation.
- 9.10 A series of new and replacement windows (ground and some first floor) would be provided to the front elevation of the building, together with a number of replacement roof lights. The size, design and alignment of the windows and roof lights have been amended during the course of the application in line with recommendations from the conservation officer and better reflect the proportions and positioning of original openings.
- 9.11 The existing building will undergo a series of repairs and refurbishment including insulating the exterior walls and roof to increase the thermal efficiency of this old building. Secondary glazing will be introduced to the existing single glazed windows to reduce heat loss. This together with the PV panels to the southern roof slope of building F will reduce the energy consumption required. The large windows to building F and the glazed atrium between the extension and the existing building will provide significant natural light to reduce the reliance on electric lighting. The existing mechanical and electrical fittings and equipment within the building will be upgraded to modern efficient fitting to increase the buildings sustainability without any impact on the visual appearance of the building and its setting in the conservation area. Electric vehicle charging points will also be provided within the visitor and staff car parking areas together with secure cycle storage facilities to promote a greener commute. The scheme has been designed with sustainability at the forefront. The PV panels will generate 13,700kwh/annum of renewable electricity (equivalent to a 3,300 kg/c02 reduction in carbon emissions per annum). Whilst the project has no specific BREEAM or similar target. The scheme targets specific energy reduction methods to reduce the energy consumption of the building to make it more efficient for the client to operate – such as natural ventilation where possible.

10. Residential Amenity

- 10.1 The closest residential properties to the site are located on the opposite side of Horninglow Street and on the corner of Guild Street. The site sits on a busy road within a mixed use area within the Town Centre where it is recognised that both day time and night time activity is prevalent. The application site was previously used as a Museum, archive storage, a shop, café, pub and restaurant and a function room, so noise and activity was a regular occurrence at the property both day and night. The proposed use is likely to create daytime activity as opposed to late night activity and noise, which is likely to be of benefit to the surrounding residential occupiers. It is considered that despite the increase in staffing levels and consequent comings and goings to the site (predominantly to the rear car parking area further away from the residential properties) the proposed use would have no additional adverse impact in the amenities of the surrounding residential occupiers over the previous use of the premises in compliance with Policy SP1 of the Local Plan.

11. Access & Highway Matters

- 11.1 The proposals would utilise the existing vehicle access points off Horninglow Street and Guild Street, providing new security gates that would remain open during normal working hours. The access off Guild Street is already utilised for the former parking area for the previous uses at the site as well as other areas of the larger brewery site. The size of the parking area would not change from the existing, so there is no additional/changed use of this access. The proposals do however include a new dedicated pedestrian access from Horninglow Street to the new building entrance, a facility that is not currently available, so improving pedestrian safety.
- 11.2 The application is accompanied by a Transport Statement which together with additional information regarding trips have been assessed by the Highway Authority. The location of the access in Guild Street in relation to the traffic light controlled junction with Horninglow Street is recognised but the Highway Authority have concluded that the level of development would not be sufficient to have a severe impact on the capacity of the local highway network or that the increased traffic using the site access would result in an acceptable decrease in highway safety.
- 11.3 The proposals look to provide a total of 132 parking spaces, 15 for visitors on the frontage and 117 for staff to the rear accessed off Guild Street for a total of 3300sqm of floorspace. The proposals include disabled parking, electric vehicle charging spaces, motorcycle parking and secure cycle storage facilities. Despite the level of staff employed, it is recognised that hybrid working models and flexible working hours are used, as with the majority of employers now, so not all staff would be on site at any one time. The site is situated in a highly sustainable location, within walking distance of residential properties, buses and trains, shops and services, so the level of parking proposed is considered satisfactory. The company's existing offices at Carling House and associated buildings has a total floorspace of 11,000 sqm and 447 parking spaces, the proposals would provide a significantly smaller floorspace of 3,300sqm and 132 parking spaces, providing a very similar level of parking ratio to floorspace.

12. Flood Risk and Drainage

- 12.1 The site is located within Flood Zone 3 of the River Trent. However the site is protected from flooding up to the 200 year standard by the Burton on Trent Flood Defences. There is a residual risk of flooding to the site which may result from a breach or overtopping of the flood defences. The submitted Flood Risk Assessment (FRA) considers the residual risk to the site and indicates that ground levels in proximity to the development are at 45.2m AOD. The 1 in 100 year plus 20% climate change peak river level of 45.37m AOD has been used to assess a breach scenario, indicating a flood depth of 170mm may be experienced. In the case of overtopping, the 1 in 1000 year plus 20% climate change level has been determined as 45.75mAOD indicating a flood depth of 550mm may be experienced in proximity to the development.
- 12.2 It is normal practice to set the finish floor level 300mm above the 100 year plus 20% for climate change breach flood level (45.37 mAOD) or above the 1000 year overtopping level (45.75 mAOD) whichever is the higher. However, the developer advises that this is not practicable. On this occasion, the Environment Agency have agreed a finished floor level of 45.06 mAOD which is below the breach and overtopping flood level, as the development is Less Vulnerable and the occupants of the building will have access to upper floors, which will be a safe refuge in the event that flooding occurs. The FRA includes a Flood Risk Action Plan to manage flood risk to the occupants of the building.
- 12.3 The Environment Agency have therefore raised no objections subject to a condition to ensure that the proposals are implemented in accordance with the Flood Risk

Assessment and the proposals are considered to be in accordance with Policy SP27 of the Local Plan.

13. Landscaping and National Forest

- 13.1 The proposals look to retain all but three of the existing trees on the Horninglow Street frontage and supplement the existing landscaping with new planting. The Arboricultural Impact Assessment identifies a total of 44 trees on site, 2 category A, 23 category B, 18 category C and 1 unclassified. The three trees to be lost comprise 2 Manna Ash trees that are required to be removed to allow for the development and an American Ash tree that is required to be removed for arboricultural reasons (category U). The Assessment identifies that 2 trees could be planted on the frontage to mitigate the loss of the three trees. All three trees currently sit to the west of the vehicle access off Horninglow Street and are required to be removed to allow for the proposed dedicated pedestrian link from the street to the new building entrance,
- 13.2 The existing trees and landscaping to the rear of the building will also be retained and supplemented with new planting and a new landscaped area introduced to the east of the existing area between the building and the edge of the car park, which could include supplemental tree planting. In addition, new landscaping will be provided within the rear car park area, which will break up the existing large expanse of hardstanding. The level of landscaping proposed would improve the 'green' appearance of the site over the existing situation.
- 13.2 A condition is recommended to ensure that full landscaping plans are submitted for approval and implemented prior to the first occupation of the building for the use hereby approved. A further condition is recommended to ensure that the existing trees to be retained are protected in accordance with the details provided in the Arboricultural Impact Assessment and Appendices submitted to protect the trees during the construction of the extensions. It is recognised that the site sits within the National Forest where policy SP26 is applicable, which requires enhancement of built development through related landscaping. In this case the extent of additional landscaping over the existing situation is considered to enhance the site.
- 13.3 It is however recognised that the site is situated within Burton town centre where the creation of woodland planting and natural habitats would not be possible or necessarily appropriate. In exceptional circumstances Policy SP26 does allow for any shortfall in National Forest planting to be addressed by way of a commuted sum. In this case the National Forest Company have advised that a commuted sum payment would be the best course of action and have advised of a payment of £8,500 towards appropriate off site planting. Rather than securing this through a Section 106 Agreement the applicant has agreed to make the payment upfront following the consideration of this report by the Planning Committee. This would avoid legal costs and any delays to the issue of the planning decision should members agree with the officer recommendation to approve the proposals.

14. Biodiversity

- 14.1 The submission includes a Preliminary Ecological Appraisal and Bat Survey.
- 14.2 The Preliminary Ecological Appraisal identifies that the site is dominated by buildings and existing hardstanding with only small areas of landscaping, cut lawn and shrubs and some trees, as such the site is of no particular ecological importance. There is an unlikely occurrence of badgers, great crested newts, hedgehogs or reptiles at the site due to the nature of the hardstanding/buildings on the site. It identifies that a separate bat survey should be carried out and that the likely impact on nesting birds is low as the majority of the existing trees would be retained. Cotoneaster (invasive plant

species) was identified on site and the recommendations are that this should be removed. The report recommends both bat and bird boxes be incorporated into the development. A condition is recommended to ensure that the recommendations of the appraisal are implemented.

- 14.3 The submitted Bat Survey confirms that no bat activity was observed associated with the building, although some foraging bats were observed on the site. The findings suggest the likely absence of roosting bats within the building and no significant commuting or foraging routes were observed therefore no impacts on bats are anticipated from the proposed works.
- 14.4 It is therefore concluded that the proposals are unlikely to have any adverse impact on protected species or biodiversity and the proposed new landscaping areas and enhanced planting to existing landscaped areas would improve the existing natural environment of the site in compliance with policy SP29 of the Local Plan.

15. Conclusions

- 15.1 The site is situated within Burton Town centre in a highly sustainable location. The proposed use of the building as office accommodation in association with the remainder of the brewery site is therefore considered appropriate, and sustainable development supported by Policies SP1 and SP21 of the Local Plan.
- 15.2 Whilst the proposals result in the loss of the National Brewery and Archive Centre, all archives and artefacts are retained in storage by the applicant. A temporary archive centre for public use will be operational within the town centre by the end of the summer whilst a permanent new home for both the artefacts and archives is sought.
- 15.3 The design and layout of the proposals, including the demolition of the existing poor extension to the frontage and the replacement with a contemporary glazed link and extension are considered appropriate and a positive enhancement of the building over the current situation in terms of the building itself, the character and appearance of the conservation area and the setting of the nearby listed buildings in compliance with Policies SP1, SP24, SP35 and DP5 of the Local Plan.
- 15.4 It is considered that the proposals would have no adverse impact on the amenities of surrounding residential occupiers.
- 15.5 The proposals would utilise the existing well established vehicle access points off Horninglow Street and Guild Street and would enhance pedestrian access from Horninglow Street to the building and through the rear car parking area. Despite the level of staff employed, it is recognised that hybrid working models and flexible working hours are used, so not all staff would be on site at any one time, so the level of car parking is considered appropriate for this highly sustainable location. The Highway Authority have raised no objections.
- 15.6 In terms of Flood Risk the Environment Agency have raised no objections subject to the proposals being implemented in accordance with the Flood Risk Assessment in compliance with Policy SP27 of the Local Plan.
- 15.7 The proposals would result in the loss of 3 trees on the site, with new trees and new landscaping provided, including within the rear car parking area, which currently has no landscaping. The proposals would therefore increase the green nature of the site.
- 15.8 Woodland planting is not practical on the site so in order to comply with Policy SP26 of the Local Plan a financial payment of £8,500 will be paid towards off site National Forest planting.

15.9 The proposals are unlikely to have any adverse impact on protected species or biodiversity and the proposed new landscaping areas and enhanced planting to existing landscaped areas would improve the existing natural environment of the site in compliance with policy SP29 of the Local Plan.

Recommendation: - Grant Permission Subject to Conditions and the securing of a National Forest Sum of £8,500 via a direct payment of the monies to the Council on or before a Planning Permission is issued or through a legal agreement

Recommended Conditions:

1. Time Limit - 3Yr Standard

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To conform with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Approved Plans

The development hereby permitted shall be carried out in accordance with the following approved plans and documents subject to compliance with other conditions of this permission:

Drawing number '3744 - 45 - Location and Block Plans' – dated as received on 06/12/2022;

Drawing number '3744 - 46 - Existing Site Plan' – dated as received on 06/12/2022;

Drawing number '3744 - 50 - Existing Ground Floor - 1 of 2' – dated as received on 06/12/2022;

Drawing number '3744 - 51 - Existing Ground Floor - 2 of 2' – dated as received on 06/12/2022;

Drawing number '3744 - 52 - Existing First Floor - 1 of 2' – dated as received on 06/12/2022;

Drawing number '3744 - 53 - Existing First Floor - 2 of 2' – dated as received on 06/12/2022;

Drawing number '3744 - 57 - Existing Toilet Block Works' – dated as received on 06/12/2022;

Drawing number '3744 - 60 - Proposed Ground Floor - 1 of 2' – dated as received on 06/12/2022;

Drawing number '3744 - 62 - Proposed First Floor - 1 of 2' – dated as received on 06/12/2022;

Drawing number '3744 - 70D - Landscaping Plan' – dated as received on 06/12/2022;

Drawing number '3744 - 75 - Gross Internal Area Plans' – dated as received on 06/12/2022;

Drawing number 'AEL-18571-A-TCP-Tree Constraints Plan' – dated as received on 06/12/2022;

Drawing number 'AEL-18571-A-TIP-Tree Impact Plan' – dated as received on 06/12/2022;

Drawing number 'AEL-18571-A-TPP-Tree Protection Plan' – dated as received on 06/12/2022;

Drawing number 'AEL-18571-A-TSP-Tree Shadow Plan' – dated as received on 06/12/2022;

Drawing number 'AEL-18571-A-TWP-Tree Work Plan' – dated as received on 06/12/2022;

Report 'AEL-18571-A-AIA-Arbicultural Impact Assessment' – dated as received on 06/12/2022;

Drawing number 'AEL-18571-A-TCNLP-Tree Constraints New Layout Plan' – dated as received on 06/12/2022;

Report '3744 - Design and Access Statement - 2 of 3' – dated as received on 06/12/2022;

Report '3744 - Design and Access Statement - 3 of 3' – dated as received on 06/12/2022;

Report '3744 - Design and Access Statement - 1 of 3' – dated as received on 06/12/2022;

Drawing number '8101-210-P1_Building Private Drainage Strategy' – dated as received on 06/12/2022;

Drawing number '8101-211-P0_Car Park Private Drainage Strategy' – dated as received on 06/12/2022;

Report 'Preliminary Ecological Appraisal - National Brewery Museum' – dated as received on 06/12/2022;

Report 'Bat Presence Absence - National Brewery Museum' – dated as received on 06/12/2022;

Report 'RAB3000_National_Brewery_Museum_Burton 2 of 2' (Flood Risk Assessment) – dated as received on 06/12/2022;

Report 'RAB3000_National_Brewery_Museum_Burton 1 of 2' (Flood Risk Assessment) – dated as received on 06/12/2022;

Report '3744 - 20220922 - Heritage Impact Assessment-R' – dated as received on 06/12/2022;

Report '1730 - Planning Statement Final' – dated as received on 06/12/2022;

Report 'T22560 TS' (Transport Statement) – dated as received on 06/12/2022;

Drawing number '3744 - 56B - Existing Elevations' – dated as received on 23/02/2022;

Drawing number '3744 - 61A - Proposed Ground Floor - 2 of 2' – dated as received on 23/02/2023;

Drawing number '3744 - 63A - Proposed First Floor - 2 of 2' – dated as received on 23/02/2023;

Drawing number '3744 - 66B - Proposed Elevations' – dated as received on 23/02/2023;

Reason: For the avoidance of doubt to ensure the development will not adversely affect the appearance of the locality, the amenities of neighbouring properties, or the safe and efficient use of the adjoining highway(s) in accordance with East Staffordshire Local Plan Policies SP1, SP2, SP11, SP13, SP20, SP21, SP22, SP24, SP25, SP26, SP27, SP29, SP35, DP1, DP5, DP7 and DP8, the East Staffordshire Design Guide, the Parking Standards SPD, and the National Planning Policy Framework.

3. Details of Materials

No development shall take place above damp proof course level until samples and details of all materials to be used externally ensuring the product name and manufacturer is provided (including details of coursing of brickwork and roof tiles) have been submitted to and approved in writing by the Local Planning Authority and the development shall only be carried out in accordance with the approved details.

Reason: To safeguard the character and appearance of the building(s) and its surroundings in accordance with East Staffordshire Local Plan Policies SP24, SP25 and DP5, the East Staffordshire Design Guide and the National Planning Policy Framework.

4. Conservation

Before the windows, doors and rooflights hereby approved are installed, details of their material, design, specification, method of opening, method of fixing and finish, in the form of drawings and sections of no less than 1:20 scale, shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed window and door details. Trickle vents shall not be inserted into the windows/doors.

Reason: To safeguard the character and appearance of the building and the conservation area in accordance with East Staffordshire Local Plan Policy SP24, the National Planning Policy Framework and the East Staffordshire Design Guide.

5. Conservation

Any new materials required for the purposes of repairs shall match as closely as possible the size, colour, form and texture of the existing. Where second-hand or salvaged bricks are to be used, these are to be entirely cleaned of paint, soot and any other coatings before reuse.

Reason: To safeguard the character and appearance of the conservation area in accordance with East Staffordshire Local Plan Policies SP24, SP25 and DP5 and the National Planning Policy Framework and the East Staffordshire Design Guide.

6. Conservation

Before the rainwater goods hereby granted consent are installed, samples or detailed specifications of all rainwater goods (including the method of fixing) shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed rainwater goods details.

Reason: To safeguard the character and appearance of the conservation area in accordance with East Staffordshire Local Plan Policies SP24, SP25 and DP5 and the National Planning Policy Framework and the East Staffordshire Design Guide.

7. Conservation

The raking out of loose mortar for the purpose of re-pointing shall be carried out by tools held in the hand and not by power-driven tools.

Reason: To safeguard the character and appearance of the building and the conservation area in accordance with East Staffordshire Local Plan Policies SP24, SP25 and DP5 and the National Planning Policy Framework, and the East Staffordshire Design Guide.

8. Conservation

Before they are installed, full details of the siting, appearance and materials to be used in the construction of all extractor vents, heater flues, meter boxes, airbricks, soil and vent pipes, rainwater goods or any other external accretion shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed details.

Reason: To safeguard the character and appearance of the building and the conservation area in accordance with East Staffordshire Local Plan Policies SP24, SP25 and DP5 and the National Planning Policy Framework and the East Staffordshire Design Guide.

9. Conservation

No development shall commence above damp proof course level until the position, type and method of installation of all new and relocated external services and related fixtures (for the avoidance of doubt this includes communications and information technology servicing), shall be specified and agreed in writing with the Local Planning Authority wherever these installations are to be visible, or where ducts or other methods of concealment are proposed. The works shall be implemented only in accordance with such approval.

Reason: To safeguard the character and appearance of the building and the conservation area in accordance with East Staffordshire Local Plan Policies SP24, SP25 and DP5 and the National Planning Policy Framework and the East Staffordshire Design Guide.

10. Conservation

Before the commencement of building fabric demolition works, details shall be submitted and approved with the Local Planning Authority showing the areas of masonry to be demolished and setting out the method of ensuring the safety and stability of the building fabric identified to be retained throughout the phases of demolition and reconstruction. Such details to include structural engineering drawings and/or a method statement. The work shall be carried out fully in accordance with the method statement approved.

Reason: To safeguard the character and appearance of the building and the conservation area in accordance with East Staffordshire Local Plan Policies SP24, SP25 and DP5 and the National Planning Policy Framework and the East Staffordshire Design Guide.

11. Details of landscaping

Prior to the first occupation of the building for the use hereby approved a scheme of landscaping, including planting and paving and new trees shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that a landscaping scheme to enhance the development is provided in accordance with East Staffordshire Local Plan Policy SP24, the East Staffordshire Design Guide and the National Planning Policy Framework.

12. Implementation of Landscaping

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure that an approved landscaping scheme is implemented in a speedy and diligent way and that initial plant losses are overcome in the interests of the visual amenities of the locality and in accordance with East Staffordshire Local Plan Policy SP24, the East Staffordshire Design Guide and the National Planning Policy Framework.

13. Protection of Trees During Development

All existing trees and hedges shown as being retained on the plans hereby approved shall be protected in accordance with the Tree Protection details identified in the Arboricultural Impact Assessment approved under Condition 2. Such fencing shall be erected before development commences and shall be retained at all times whilst construction work is taking place.

Reason: To ensure that adequate measures are taken to preserve trees and hedges and their root systems whilst construction work is progressing on site in accordance with East Staffordshire Local Plan Policy DP8 and the National Planning Policy Framework.

14. Ecological Enhancement Measures

The ecological enhancement measures identified in the Preliminary Ecological Appraisal approved under Condition 2 shall be installed prior to the first occupation/use of any of part of the development and thereafter made available at all times for their designated purposes.

Reason: To safeguard protected species and their habitats in accordance with East Staffordshire Local Plan Policy SP29 and the National Planning Policy Framework.

15. Highways

The car parking areas identified on the plans approved under Condition 2 shall be made available for use at all times for the occupiers of the development and maintained as such thereafter.

Reason: As recommended by the Highway Authority to ensure adequate off-street parking exists to serve the development to avoid vehicles parking on the adjoining road and obstructing the free flow of movement of traffic in the interests of highway safety in accordance with East Staffordshire Local Plan Policy SP35.

16. Contaminated Land

In the event that contamination is found at any time when carrying out the approved development it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken by a competent person in accordance with 'Land Contamination Risk Assessment ('LCRM') which was published in 2020'. Where

remediation is necessary a remediation scheme must be prepared to bring the site to a condition suitable for the intended use by removing unacceptable risk to human health, buildings and other property and the natural and historic environment, which is subject to the approval in writing of the Local Planning Authority. The scheme must ensure that the site will not qualify as Contaminated Land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority prior to bringing the development into first use.

Reason: In order to safeguard human health and the water environment and identify potential contamination on-site and the potential for off-site migration in accordance with East Staffordshire Local Plan Policy DP7 and the National Planning Policy Framework.

17. Flood Authority

The development hereby permitted shall not be brought into use until the approved drainage scheme shown in the reports below have been implemented:

- National Brewery Museum Flood Risk Assessment (27/07/2022)
- Drawing No. 210 - Rev P1 – Building Private Drainage Strategy (dated 16/08/2022)
- Drawing No. 211 – Rev P0 – Car Park Private Drainage Strategy (dated 16/08/2022)
- Drawing No. 200 – Rev P0 – Building External Works Layout (dated 02/03/2023)

Thereafter, the drainage scheme shall be retained and maintained in accordance with the SUDS Management and Maintenance Plan contained within the Drainage Maintenance Management Plan prepared by Couch Consulting Engineers (Rev P01, 19/01/2023).

Reason: To reduce the risk of surface water flooding to the development and properties downstream for the lifetime of the development in accordance with East Staffordshire Local Plan Policies SP27 and DP7 and the National Planning Policy Framework.

18. Flood Authority

The developer must ensure that satisfactory arrangements for the control of surface water are in place as part of any temporary works associated with the permanent development, to ensure that flood risk is not increased prior to the completion of the approved drainage strategy.

Reason: To reduce the risk of surface water flooding to the development and surrounding properties during construction in accordance with East Staffordshire Local Plan Policies SP27 and DP7 and the National Planning Policy Framework.

19. Flood Risk - EA

The development shall be carried out in accordance with the submitted Flood Risk Assessment (ref RAB 3000FRD version 1.0 dated 27 July 2022 undertaken by RAB Consultants Limited) and the following mitigation measures it details: · Finished floor levels shall be set no lower than 45.06 metres above Ordnance Datum (AOD) · Flood resilience measures shall be incorporated into the design of the building as outlined in paragraph 4.1.3 of the Flood Risk Assessment. These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reasons: To reduce the risk of flooding to the proposed development and future occupants in accordance with East Staffordshire Local Plan Policies SP27 and DP7 and the National Planning Policy Framework.

Informatives

1. Details of Proposed Materials

The applicant is advised that in complying with Condition 3 above regarding the submission of samples and details of all external materials, ensuring the product name and manufacturer is provided and must be submitted in writing to the Local Planning Authority as part of the relevant Discharge of Condition application along with correspondence confirming that date on which samples will be made available on-site and where they will be located.

2. During Development Conditions

The condition(s) identified below require details to be approved during the development/works.

Condition No(s) 3, 4, 6, 8, 9, 10 and 11

This means that a development may not be lawful unless the particular requirements of these conditions have been met.

Confirmation of compliance with planning conditions requires a payment of a fee to the Local Planning Authority. The fee chargeable by the authority is £116 per request. The fee must be paid when the request is made. Any number of conditions can be included for each request.

Payment can be made by cheque or card only. Please telephone 01283 508606.

Although we will endeavour to discharge all conditions within 21 days of receipt of your written request, legislation allows the Local Planning Authority a period of 8 weeks, and therefore this timescale should be borne in mind when programming development.

3. Engagement

During the course of consideration of this proposal the Local Planning Authority has negotiated with the applicant to ensure the development complies with relevant development plan policies and material planning considerations including the National Planning Policy Framework. It is therefore considered that the Local Planning Authority has worked proactively with the applicant to secure a development that improves the economic, social and environmental conditions of the area in accordance with the requirements of paragraph 38 of the National Planning Policy Framework.

4. Ecological Responsibilities

The applicant(s) is/are advised that this permission does not absolve them from their responsibilities in relation to protected species. If evidence of bats is found during demolition all work should cease and the services of a licensed ecologist procured to ensure an offence is not committed.

5. Police Architectural Liaison Officer

The applicant(s) is/are advised to note and act upon as necessary the comments of the Police Architectural Liaison Officer. Where there is any conflict between these comments and the terms of the planning permission, the latter takes precedence.

6. Cadent Gas

Cadent have advised that there are gas pipelines and associated equipment within the vicinity of the application site. The applicants are advised to contact the plan protection team prior to any works commencing on site.

Email: plantprotection@cadentgas.com Tel: 0800 688588

16. Background papers

16.1 The following papers were used in the preparation of this report:

- Local and National Policies outlines in Section 7 above
- Papers on planning application P/2023/00303

17. Human Rights Act 1998

17.1 There may be implications under Article 8 and Article 1 of the First Protocol regarding the right of respect for a person's private and family life and home, and to the peaceful enjoyment of possessions. However, these potential issues are in this case amply covered by consideration of the environmental impact of the application under the policies of the development plan and other relevant policy guidance.

18. Crime and Disorder Implications

18.1 It is considered that the proposal does not raise any crime and disorder implications.

19. Equalities Act 2010

19.1 Due regard, where relevant, has been had to the East Staffordshire Borough Council's equality duty as contained within the Equalities Act 2010.

For further information contact: Barbara Toy
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