

Application No: 13/4442C

Location: SAXON CROSS MOTEL, HOLMES CHAPEL ROAD, SANDBACH, CW11 1SE

Proposal: Variation of condition 5 on approval 11/2018C - Demolition of Existing Hotel on the Site. Change of Use from a Category C1 Development to a Mixed Use of Category B1 and B8. Construction of a Single-Storey Office Building and Warehouse Building. New Hard Landscaping Associated with the Proposed Development, Including Relocation of Vehicular Access

Applicant: Jonathan Bolshaw, Bolshaw Industrial Powders

Expiry Date: 20-Jan-2014

SUMMARY RECOMMENDATION

Approve with conditions

MAIN ISSUES

- The impact upon the character and appearance of the site and the wider Open Countryside
- The impact upon neighbouring amenity
- The impact upon highway safety
- Parking provision
- The impact upon protected species

1. REASON FOR REFERRAL

This application has been referred to the Southern Planning Committee as it involves the variation of a planning condition attached to a major application which was originally determined by the Southern Planning Committee.

2. DESCRIPTION OF SITE AND CONTEXT

The application site is located on the western side of Holmes Chapel Road within the Open Countryside. The site is currently occupied by the former Saxons Cross Motel which now stands derelict. The Saxons Cross Motel is a mainly single storey flat roofed building with a small two storey section to the front of the site. The site is surrounded by open fields with the M6 to the rear. The site includes a number of trees of varying quality most of which are located towards the sites boundaries.

3. DETAILS OF PROPOSAL

Planning application 11/2018C granted approval for the following:

- The erection of a single storey office building to the front of the site that would have a length of 35 metres, a width of 12 metres, an eaves height of 3.4 metres and a ridge height of 6.1 metres,
- A warehouse which would have a length of 48 metres, a width of 21 metres, an eaves height of 6.2 metres and a ridge height of 9 metres,
- The relocation of the access to the south of the site and an area of car parking to the north-east corner of the site.

This application seeks consent for the variation of the approved plans condition to allow the construction of a small security office/sub-station building to the south of the site. The building would have a length of 6.2 metres, a width of 3.5 metres, an eaves height of 2.4 metres and a ridge height of 3.5 metres.

4. RELEVANT HISTORY

11/2018C – Demolition of existing hotel on the site and change of use from category C1 to a mixed use of category B1 and B8. Construction of a single storey office building and warehouse building. New hard landscaping associated with the proposed development, including the relocation of the vehicular access – Approved 5th August 2011

11/0551C - Demolition of existing hotel on the site, change of use from a category C1 development to a mixed use of category B1 and B8. Construction of a single storey office building a small security building and warehouse building, new hard landscaping associated with the proposed development including relocation of vehicular access – Withdrawn

5. POLICIES

Development Plan policies

Local Plan policy

PS8 – Open Countryside

GR1 – Design

GR2 – Design

GR4 – Landscaping

GR6 – Amenity and Health

GR7 – Amenity and Health

GR9 – Accessibility, Servicing and Parking Provision

E5 – Employment Development in the Open Countryside

NR1 - Trees and Woodlands

NR2 – Statutory Sites

NR3 - Habitats

National policy

National Planning Policy Framework

Other Material Planning Considerations

Planning for Growth

6. CONSULTATIONS (External to Planning)

Environmental Health: No objection.

Jodrell Bank: Incorporation of electromagnetic screening measures.

Strategic Highways Manager: No comments received.

7. OTHER REPRESENTATIONS

No representations received.

8. PARISH/TOWN COUNCIL

Sandbach Council: No objection.

Brereton Parish Council: No comment.

9. APPLICANT'S SUPPORTING INFORMATION

No supporting information

10. OFFICER APPRAISAL

Principle of Development

The application site stands on the western side of Holmes Chapel Road, in close proximity to Junction 17 of the M6. The application site is located within the open countryside. Policy E5 allows for the redevelopment of an existing employment site where the proposal is for a business enterprise appropriate to the rural area.

The principle of development has already been accepted following the approval of application 11/2018C. This development relates to a small security office/sub-station associated with the wider development of the site. The principle of this small scale development is considered to be acceptable.

Since the determination of the original application the NPPF has been published. It is considered that the proposed development is consistent with the NPPF which amongst other things states that the planning should proactively drive and support sustainable economic development to deliver the business and industrial units that thriving local places and the country needs.

Amenity

The nearest residential property would be a property known as Nutwood which is located to the south of the site. Given that there would be a distance of approximately 80 metres from the nearest point of Nutwood to the application site and due to the fact that the property is

within close proximity to the M6 it is considered that the proposed small addition of a security office/sub-station is acceptable in this case.

Design

The proposed substation/security office would be a simple rectangular building with a pitched roof. To the front gable elevation would be a largely glazed elevation which would wrap around to the side elevations. The design would respect the design of the approved office building and is considered to be acceptable.

Highways

It is not considered that this minor addition would raise any highways implications over and above the approved scheme.

Ecology

Barn Owls were found to be roosting in the derelict buildings on this site. A scheme of mitigation was secured as part of the conditions on the approved scheme. As a result the impact upon protected species is considered to be acceptable.

Trees

There would be no additional impact upon the trees/hedgerows on this site and the impact is considered to be acceptable.

10. CONCLUSIONS

The proposed development is a minor addition to the approved scheme. The proposal is considered to be of an acceptable design and would have minimal impact upon residential amenity, highway safety, protected species or the trees surrounding the site. The proposed development complies with the NPPF and is therefore recommended for approval.

11. RECOMMENDATIONS

Approve subject to the following conditions

- 1. Standard time limit 3 years from 5th August 2011**
- 2. Materials to be submitted to the LPA and approved in writing**
- 3. Surfacing materials in accordance with plan reference AD1991.12**
- 4. Development in accordance with the Contaminated Land Assessment. Details of clean cover to be provided.**
- 5. Condition to specify the approved plans**
- 6. The car/HGV parking shown on the approved plans to be provided before the unit hereby approved is first occupied**
- 7. Cycle parking facilities in accordance with plan reference AD1991.10**
- 8. Shower facilities to be in accordance with plan reference AD1991.14**
- 9. Drainage details to be in accordance with plan reference AD1991.13A**
- 10. Details of oil interceptors to be submitted to the LPA and approved in writing**

11. External lighting to be in accordance with plan reference AD1991.15A
12. No external storage
13. Bin Storage details to be in accordance with plan reference AD1991.11
14. Landscaping to be in accordance with plan reference AD1991.09A
15. Landscaping to be completed
16. The hours of construction (and associated deliveries to the site) of the development shall be restricted to 08:00 to 18:00 hours on Mondays to Fridays, 08:00 to 13:00 hours on Saturdays, with no work at any other time including Sundays and Public Holidays.
17. Details of any pile driving to be submitted to the LPA and approved in writing
18. Prior to the development coming into use, the applicant shall submit to the local planning authority a travel plan demonstrating how they will ensure that vehicle movements associated with the development (staff cars, deliveries and HGV movements) from the site will be managed to ensure that traffic congestion within the air quality management area will not be adversely affected.
19. Prior to first occupation the new access and visibility splays will be constructed to completion in accordance with approved plans
20. Prior to first occupation the existing access will be permanently closed and the highway kerb line reinstated at the edge of carriageway in accordance with plan reference AD1991.16A
21. Prior to any commencement of works between 1st March and 31st August in any year, a detailed survey is required to check for nesting birds. Where nests are found in any building, hedgerow, tree or scrub to be removed (or converted or demolished in the case of buildings), a 4m exclusion zone to be left around the nest until breeding is complete. Completion of nesting should be confirmed by a suitably qualified person and a report submitted to the Council.
22. Breeding Bird Measures in accordance with the plan titles 'Breeding Bird Ecological Enhancements Figure 1'
23. The proposed development to proceed in accordance with the recommendation made in the submitted Updated Ecological Appraisal dated May 2011 and the submitted letter from fpcr dated 27th June 2011.

In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Planning and Place Shaping Manager has delegated authority to do so in consultation with the Chairman of the Southern Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

Should this application be the subject of an appeal, authority be delegated to the Planning and Place Shaping Manager has delegated authority to do so in consultation with the Chairman of the Southern Planning Committee to enter into a planning agreement in accordance with the S106 Town and Country Planning Act to secure the Heads of Terms for a S106 Agreement.

