

Application No: 09/1069M
Location: CHELFORD FARM SUPPLIES, KNUTSFORD ROAD, CHELFORD, MACCLESFIELD, CHESHIRE, SK11 9AS
Proposal: REPLACEMENT SALES/STORAGE BUILDING
For CHELFORD FARM SUPPLIES LTD
Registered 19-May-2009
Policy Item Yes
Grid Reference 381150 374929

Date Report Prepared: 30 July 2009

SUMMARY RECOMMENDATION

- Approve subject to conditions

MAIN ISSUES

- Scale and design of the building
- Impact on the street scene
- Access, layout of the car park and deliveries
- Residential amenity

DESCRIPTION OF SITE AND CONTEXT

The application site is Chelford Farm Supplies. Established in 1975 the business supplies farming, equestrian, shooting and machinery goods.

The application site is situated on Knutsford Road and comprises two main buildings, a garage/machinery showroom, sales and bulk storage building to the east of the site, and the equestrian building to the west of the site. There is a car park to the north of the site, and an external storage area to the south of the site.

The site is situated within a Predominantly Residential Area as defined by the Local Plan.

DETAILS OF PROPOSAL

Planning permission is sought to replace the existing sales/storage building (which ranges from single storey to two and a half storey in height) with a new purpose built sales and storage building, comprising a machinery showroom, workshop and toilets at ground floor level, farm sales and storage at first floor level and general storage area at second floor level.

The existing bulk storage area is to be retained and extended into the existing sales area at ground floor level.

The proposals also include the rationalisation of the car park to provide a dedicated delivery and unloading area and separate parking area to reduce vehicle conflicts. A one-way system through the car park is also proposed.

The existing equestrian building is to remain unchanged.

RELEVANT HISTORY

48278P Proposed pedestrian and vehicular link between existing premises and new premises
Approved 12/03/87

POLICIES

Regional Spatial Strategy

DP1 Spatial Principles
DP2 Promote Sustainable Communities
DP4 Make the Best Use of Existing Resources and Infrastructure
DP5 Manage Travel Demand; Reduce the Need to Travel, and Increase Accessibility

Local Plan Policy

BE1 Design
DC1 New Build (Design)
DC3 Amenity
DC6 Circulation and access

Other Material Considerations

PPS7 – Sustainable development in rural areas

CONSULTATIONS

Environmental Health (Contaminated Land):

No objection, subject to a condition requiring a contaminated land report.

Environmental Health (Noise and Amenity)

No objection, subject to conditions in respect of hours of work during demolition / construction and dust control measures.

Highways:

No objection to the revised plans, subject to conditions.

Landscape Officer:

No objection, subject to a condition in respect of landscaping/boundary treatment.

Manchester Airport Aerodrome Safeguarding:

No objection.

Nature Conservation Officer:

No objection.

VIEWS OF THE PARISH / TOWN COUNCIL

The views of Chelford Parish Council are awaited.

OTHER REPRESENTATIONS

Two letters of objection have been received to date. The key concerns raised are in respect of the following:

- Height of the proposed building being 3 storey
- Design of the building – having the appearance of a Lancashire Mill
- Overlooking from 7 windows at 1st and 2nd floor level
- No loading/unloading bays being provided
- Proposed goods entrance is impractical

Revised plans have been submitted during the life of this application to overcome concerns raised by Officers in respect of the scale and design of the building and the car park layout. Neighbours have been re-notified and the following response has been received to date:

- Parking should be prohibited on the south side of the A575 in Chelford between the frontage of Chelford Farm Supplies and beyond the junction with Oak Road to include the frontage of Roadside House, Oakleigh, and Oakdene during the working day, six days a week.

APPLICANT'S SUPPORTING INFORMATION

- Design and Access Statement
- Revised Supporting Statement, including justification for additional floorspace

Both documents are available to view on the planning file and online.

In summary, the supporting statement advises:

- Since the acquisition of the horse shop in 1991 there has been no additional building work on site to increase storage capacity
- The revenue of the business has doubled since 1991
- The site currently has inadequate and insufficient space to display and store products
- Chelford Farm Supplies has a symbiotic relationship with Chelford Market, they rely on each other for business
- The business provides advice and support to the local farming community
- The business employs 29 people, but expansion would allow for an increase in staff numbers
- The proposal would allow for the provision of a staffroom and toilet facilities
- The existing building is aged and need of repair – financially it would be preferable to replace the building
- Should planning permission be declined, the business would have no alternative but to relocate out of the Village
- Alternative delivery arrangements will be made to minimise disruption to customers
- An unloading bay will be provided at the lower warehouse for articulated trucks which will only be available for use between 7.00-8.00am
- An alternative storage premises has been acquired elsewhere which accommodates bulk storage
- The revised proposals are only marginally higher than the existing building, and will be more aesthetically pleasing
- The revised plans propose a total increase in floorspace of 586 m2

OFFICER APPRAISAL

Principle of Development

No objection is raised to the principle of a replacement sales and storage building, subject to the scale and design of the building having an acceptable impact on the streetscene.

The application site is situated within the heart of the Village, with other retail premises close by, however, there are a number of residential properties within the vicinity of the site, and therefore consideration must be given to residential amenity.

Key considerations are the access, parking and delivery arrangements to the site.

Policy

Policies BE1 and DC1 of the Local Plan provide advice in respect of the scale and design of new buildings.

Policies DC3 and DC38 provides advice in respect of residential amenity.

Policy DC6 provides advice in respect of circulation and access.

Consideration of the proposals

As indicated in the applicant's supporting statement, the business has grown significantly since 1991. Gross turnover has increased from 1.8 million to 5.1 million in 2008 with no net increase in floorspace.

The business appears to be overtrading from the current premises. The machinery showroom, sales and display areas are cramped and filled to capacity and there is very little storage space on site. This prevents the business expanding.

The replacement building proposed would provide additional floorspace for both sales and storage, and would also provide essential staff facilities such as toilets and staff room.

The business is considered to be of significant importance to the local economy. The business attracts customers from a wide area, which brings additional passing trade to other businesses in the Village. The business currently employs 29 people and if the proposals were to be approved it would generate additional jobs.

During the life of the application Officers raised concerns in respect of the scale and design of the proposed building, as it had the appearance of a bulky warehouse, which was not considered to be in keeping with the streetscene.

Revised plans have been submitted which are considered to address this issue. Rather than the whole building being three storey, the front part of the building facing Knutsford Road has been reduced to two -storey, and this part of the building has been turned by 90 degrees. This has the effect of reducing the bulk and mass of this part of the building, and allows for a continual roofline with the bulk storage area.

Concerns were also raised in respect of the access, car park layout and deliveries. Revised plans have also been submitted to address this issue.

Highways

The Highway Engineer has advised that he is satisfied with the revised parking layout, which will provide 28 spaces. A separate area is now dedicated for small van deliveries. The car park area is currently served by three access points. The central access point will only be open until 08.15 am to facilitate access by HGV articulated delivery vehicles. After this time it will be closed and the applicant will be coordinating his deliveries with suppliers **so that no articulated vehicles will be permitted to enter the site to undertake deliveries during the course of the working day.** It is crucial that the applicant undertakes this action to prevent articulated vehicles parking on the highway to load and unload. The applicant has agreed to a condition to that effect to ensure the Local Authority have a control mechanism.

After 08.15 only two access points to the car park area will remain open and they will operate on a one way system basis which is to be reinforced by signage and road markings within the site. The only deliveries permitted into the car park area during the course of the working day will be small vans, up to 7.5 tonnes. There is an area dedicated on the revised plan B adjacent to the new building area for this purpose.

During the course of the working day any rigid vehicles in excess of 7.5 tonnes will only be able undertake deliveries into the area that is currently used for storage. This area is to be cleared and maintained for that purpose. Access to this location will be undertaken from an existing access point to the site which has not been used for some time. Due to the constraints of the site internally and the fact that visibility from this access point is sub standard this access point which is located at the most westerly point of the site will operate on a one way system. The egress point will then be via exit point from the car park. There is an area indicated on the revised drawing B that will be maintained for servicing purposes.

The one way system will be reinforced by road markings and signage. This access route has deteriorated and will need to be resurfaced one to facilitate the road markings but also to prevent further deterioration whereby material would be deposited onto the highway.

It is understood that the main reason for the increase in floor area is to accommodate an additional storage area within a different part of the site to facilitate the new loading and unloading area. The storage area will be relocated to a more manageable area of the site to improve efficiency. The only other significant change will be to his sales area to provide an up to date customer service area.

The existing parking provision is substandard. The increase in numbers of spaces to 28 will be an improvement.

Design

The existing sales/storage building has the appearance of a former agricultural building, which has been altered / extended over the years to meet the needs of the business. It is a brick structure (painted cream) with corrugated sheet roofing, with plastic rooflights. The building is in need of significant maintenance/repair to meet current standards; however, the applicant has advised that upgrading the existing building would not meet his current needs, due to the requirement for additional storage floorspace, and the need for a lift to access the goods from different floors.

It is considered that the revised plans are of a more acceptable design. The two-storey element of the building at the front of the site will be fabricated in a Cheshire Brick with a Welsh Slate roof, and will have a similar appearance to the equestrian building to the west of the site. This is considered to be in keeping with the streetscene and the character of the area.

The three-storey element to the rear of the site will be fabricated in Cheshire brick at ground floor level and "Kingspan" cladding at first and second floor levels. The roof will also be clad, and will include 10% rooflights in a grey colour.

The three-storey element is set directly behind the two-storey element of the building, and will not be particularly visible from Knutsford Road, however, the side elevation of the building will be visible from Dixon Court.

It is considered that the materials proposed are appropriate to the use of the building, however, should Members have concerns in respect of the proposed materials, a condition could be attached specifying the materials to be used.

Amenity

Concerns have been raised in respect of the windows on the front elevation of the proposed building. These windows are to the first floor sales area.

There is a distance of 33.5 metres between the first floor windows in the proposed building, and the residential properties opposite. Policy DC38 of the Local Plan recommends that a distance of 25 metres (front to front) be maintained to prevent any overlooking or loss of privacy. The proposal exceeds the minimum requirement by 8.5 metres, and therefore it is not considered to raise any significant amenity issues.

Ecology

The Nature Conservation Officer advises that the proposal does not raise any ecological issues.

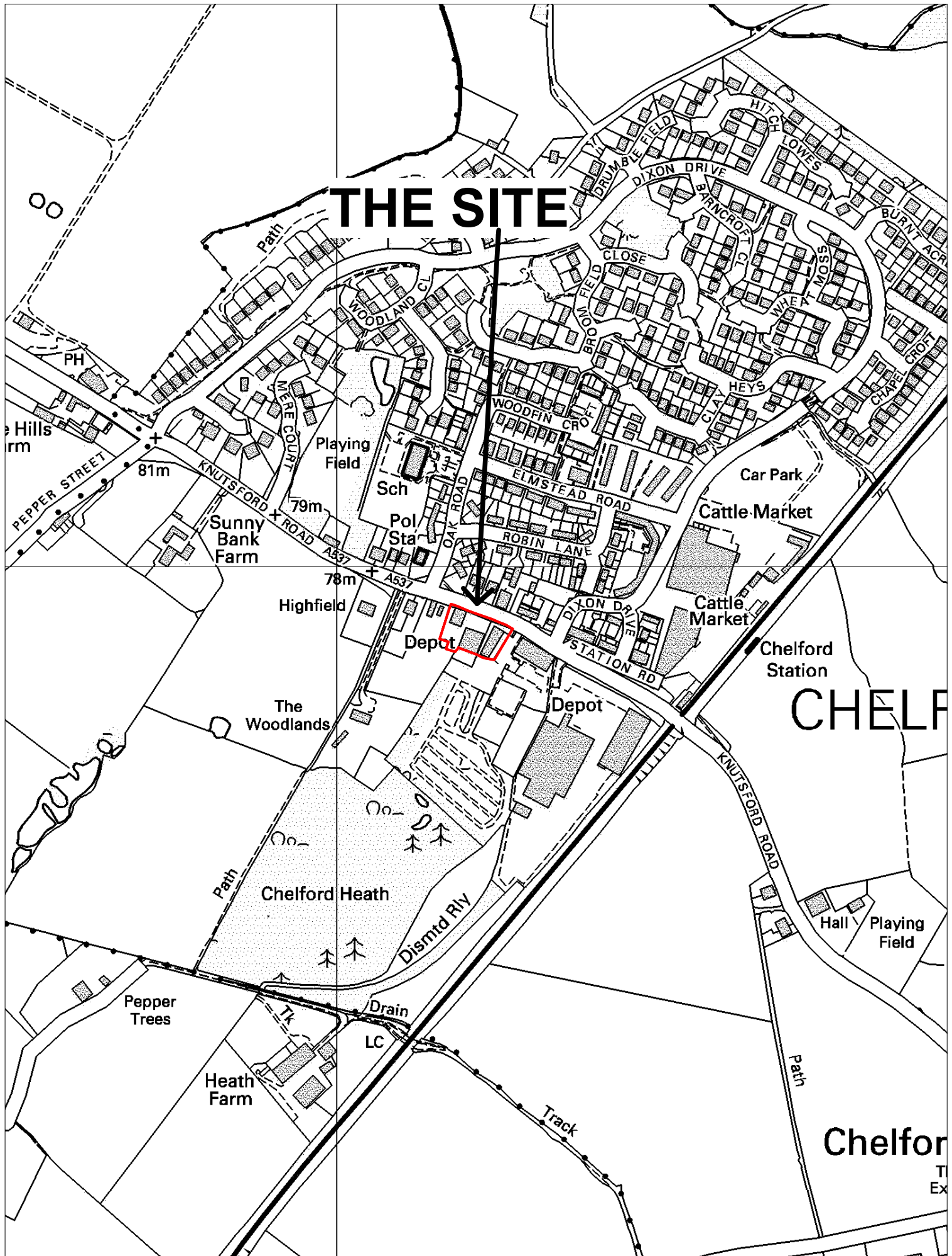
CONCLUSIONS AND REASON(S) FOR THE DECISION

The proposed development is considered to be acceptable. It is considered that there is a genuine business case for a replacement building to meet the current needs of the business, particularly to provide additional storage floorspace.

Revised plans have been submitted which overcome concerns initially raised in respect of the scale and design of the building. Similarly, revised site layout plans have been submitted which overcome concerns raised by the Highways engineer in respect of access, parking and deliveries.

The proposal is not considered to raise any significant amenity issues.

On the basis of the above information, a recommendation of approval is made, subject to conditions.



09/1069M CHELFORD FARM SUPPLIES, KNUTSFORD ROAD, CHELFORD, MACCLESFIELD, CHESHIRE, SK11 9AS
 NGR: 381,150m - 374,930m

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Application for **Full Planning**

RECOMMENDATION : Approve subject to following conditions

1. A03FP - Commencement of development (3 years)
2. A04AP - Development in accord with revised plans (numbered)
3. A06EX - Materials as application
4. A17MC - Decontamination of land
5. A22GR - Protection from noise during construction (hours of construction)
6. A12LS - Landscaping to include details of boundary treatment
7. A06LP - Limitation on use - non food retail only
8. Submission of appropriate dust control measures during demolition and construction
9. No pile driving permitted
10. Implementation of one way system
11. One way system in car park to be operational prior to first use of the new sales building
12. Submission of revised plans indicating the one-way system
13. Security gates at access point 3 shall remain open when Chelford Farm Supplies is open for business
14. Barriers at access points 1 & 2 shall remain open when Chelford Farm Supplies is open for business
15. Provision and retention of service facilities
16. Provision of 28 parking spaces
17. Provision/ Retention of turning facility.
18. Provision/ Retention of turning facility.
19. Provision / retention of turning facility
20. Access point 4 to be closed from 08.15am daily to prevent deliveries from articulated vehicles
21. No storage of goods within the parking / turning / servicing areas at any time