



Southern Planning Committee

Updates

Date: Wednesday, 6th April, 2011
Time: 2.00 pm
Venue: Council Chamber, Municipal Buildings, Earle Street, Crewe
CW1 2BJ

The information on the following pages was received following publication of the committee agenda.

Updates (Pages 1 - 4)

Please contact Julie Zientek on 01270 686466
E-Mail: julie.zientek@cheshireeast.gov.uk with any apologies, requests for further information or to arrange to speak at the meeting

This page is intentionally left blank

APPLICATION NO: 11/0474C

PROPOSAL: Conversion of barn to 2 new dwellings

ADDRESS: Barnshaw Bank Farm, Mill Lane, Goostrey

Consultation Responses

29.03.2011 - The Strategic Highways Manager notes that the change of use would cease the existing agricultural contract business and replace the existing traffic generation with a much lower frequency of domestic traffic. Such would result in benefits to the highway network. The Strategic Highways Manager has no objection to this proposal for development.

Additional responses

12 letters of support have been received since report preparation.

Additional information:

Additional information was received after report preparation on 29.03.2011. The information consisted of:

- A summary of the additional information
- A marketing support statement
- Copies of advertisements

The submitted information identifies that the barns have been marketed from 10th March 2010. Apart from the format, the main difference between the information already submitted and the additional information now confirms the following:

- The application was marketed on a bi-monthly basis in the press and on the agents website and RightMove.co.uk.
- It was not considered necessary to contact the councils economic regeneration unit as other planning consents have been granted in 2011, this year, without doing so. However local businesses were informed, for example Preema Food.
- Copies of adverts have been enclosed and full details have been on the agents website and Rightmove.co.uk for over 12 months.
- Gascoigne Halman initially instructed to commence marketing of the premises upon receipt of signed terms of engagement on the 12th January 2010.
- Premise advertised based on a rent of £15.00 per sq ft with an asking price stating 'offers invited'.
- Further marketing of the property through advertising within the Knutsford Guardian from 10th March 2010. Then further advertised in following months: April, June, August , November, December.

- The internet viewing history of the property is as follows (number of times viewed) :
September 2010 – 5, October 2010 – 26, November 2010 – 30, December 2010 – 10,
January 2011 - 32, February 2011 – 20, March 2011 – 6

- 16 initial enquiries from a number of named individuals:
2010 - ongoing
3rd Oct 2010
21st Feb 2010
3rd Oct 2010
6th Feb 2011
19th Nov 2010
21st Jan 2011
26th Nov 2010
26th Nov 2010
21st Nov 2010
17th April 2010
26th April 2010
6th July 2010
14th September 2010
17th January 2010
21st February 2011

OFFICER COMMENT

Marketing

The information submitted demonstrates that the property has not been continuously marketed. Advertising in local press has not been carried out on a bi-monthly basis continuously to date.

The Council's Economic Regeneration Unit and South East Cheshire Enterprise Ltd have not been notified of the availability of the site. Whilst other consents may have been granted without such exercise taking place, this alone is not a reason not to undertake this requirement.

The information in relation to internet viewing and enquiries ultimately demonstrates that there is in fact interest in the site for either commercial or live/work use. Whilst no dedicated interested parties have yet to come forward, without full marketing, it cannot be presumed that this will not be the case.

In addition, the submitted information states that there is a lack of interest in the site however, this conflicts with the fact that there have been numerous enquiries into the site – some of which have been relatively serious.

Due to such reasons, it is not satisfied that genuine attempts have been made firstly to market the property actively and secondly to market it for business or commercial uses – and therefore satisfy the requirements advised within the policy.

Letters of support

Letters of support are noted however, simply because the existing agricultural contracting business may have become too large for the premise and now causes

disruption to amenity, this is not a reason to discount other less intrusive commercial uses at the site.

Other commercial uses have the potential to be less intrusive and it is not considered that residential is the only appropriate use for the site.

RECOMMENDATION

The recommendation of **refusal**, on balance, therefore still stands.

APPLICATION NO: 11/0475C

PROPOSAL: Change of use of one part of the existing ground floor unit from retail (Use Class A1) to a mixed-use coffee shop (A1/A3).

ADDRESS: 11 Hightown, Sandbach, Cheshire, CW11 1AD

Additional Representation

Letter received from 3A Hill Street, Elworth, Sandbach who object to the proposal on the following grounds;

- Impact upon surrounding businesses
- Sandbach requires other business other than coffee shops

This consultee also advised that there was a Facebook Page that has been created objecting to the proposal.

OFFICER COMMENTS

The first point raised has been covered within the submitted committee report.

The second point raised is not a material consideration. The council cannot control which businesses choose to lease or purchase a commercial unit and consequently which businesses submit a planning application for a change of use if required. When a business is required to apply for a change of use, the subsequent planning application is determined using local, regional and national planning policies. This application was determined to be acceptable when making the relevant assessment against these policies.

With regards to the Facebook page that has been created, this cannot be considered in the determination of this application as any comments or opinions made cannot be verified.

RECOMMENDATION

No change to recommendation.