

Southern Planning Committee

Agenda

Date:	Wednesday, 31st March, 2010
Time:	2.00 pm
Venue:	Council Chamber, Municipal Buildings, Earle Street, Crewe CW1 2BJ

The agenda is divided into 2 parts. Part 1 is taken in the presence of the public and press. Part 2 items will be considered in the absence of the public and press for the reasons indicated on the agenda and at the foot of each report.

PART 1 – MATTERS TO BE CONSIDERED WITH THE PUBLIC AND PRESS PRESENT

1. **Apologies for Absence**

To receive apologies for absence.

2. **Code of Conduct - Declarations of Interest/Pre-Determination**

To provide an opportunity for Members and Officers to declare any personal and/or prejudicial interests and for Members to declare if they have pre-determined any item on the agenda.

3. **Minutes** (Pages 1 - 6)

To approve the minutes of the meeting held on 10 March 2010.

4. **Public Speaking**

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

A total period of 5 minutes is allocated for each of the planning applications for Ward Councillors who are not Members of the Planning Committee.

A period of 3 minutes is allocated for each of the planning applications for the following individuals/groups:

- Members who are not Members of the Planning Committee and are not the Ward Member
- The Relevant Town/Parish Council
- Local Representative Groups/Civic Society
- Objectors
- Supporters
- Applicants

5. **10/0196N Construction of Old Persons Residential Care Home Comprising 46 Single Bedrooms and 20 Independency Units, of 2 Storeys plus Attic Dormers, land adjoining the Bridge Inn, Broad Street, Crewe for Two Dales Ltd**
(Pages 7 - 14)

To consider the above planning application.

6. **10/0010C Construction of New Foodstore with Associated Servicing Facilities and Alterations to Existing Car Park, Land at West Heath Shopping Centre, Sandbach Road, Congleton for Hollins Murray Group Ltd & Aldi Stores Ltd.**
(Pages 15 - 28)

To consider the above planning application.

7. **10/0100N Extension to Time Limit on Application Number P06/1282 (Crewe and Nantwich) for Erection of 7 Two Storey Terraced Properties and the Conversion of Barn to Three Residential Properties, Land at Rear of the Earle of Crewe (PH) Nantwich Road, Crewe for Jacsac Properties Ltd.** (Pages 29 - 34)

To consider the above planning application.

8. **10/0279N Demolition of a Single Storey Teaching/Amenity Block and Erection of a New Two Storey Food Centre of Excellence for Business and Research Areas, Reaseheath College, Main Road, Worleston, Nantwich for Reaseheath College**
(Pages 35 - 44)

To consider the above planning application.

9. **10/0392C Erection of Steel Fence Approximately 2.5 Metres High Above Existing Brick Boundary Wall, Sandbach Car and Commercial Dismantlers, Moston Road, Sandbach, CW11 3HL for Mr A Boote, Sandbach Car and Commercial Dismantlers Ltd.** (Pages 45 - 48)

To consider the above planning application.

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Southern Planning Committee**
held on Wednesday, 10th March, 2010 at Council Chamber, Municipal
Buildings, Earle Street, Crewe CW1 2BJ

PRESENT

Councillor B Dykes (Chairman)
Councillor G Merry (Vice-Chairman)

Councillors T Beard, M Davies, S Davies, S Furlong, L Gilbert, B Howell,
J Jones, S Jones and R Walker

NON-COMMITTEE MEMBERS IN ATTENDANCE

Councillor J Hammond

OFFICERS PRESENT

Rachel Goddard (Senior Lawyer), David Malcolm (Southern Area Manager -
Development Management) and Rosamund Ellison (Principal Planning
Officer)

Apologies

Councillors D Bebbington, A Kolker and J Weatherill

**142 CODE OF CONDUCT - DECLARATIONS OF INTEREST/PRE-
DETERMINATION**

Councillor J Hammond, who was in attendance at the meeting, declared a personal interest in respect of application number 10/0021C on the grounds that he knew the landowner, who was a fellow member of Haslington Parish Council. In accordance with the code of conduct, he remained in the meeting during consideration of this item.

143 MINUTES

RESOLVED – That the minutes of the meeting held on 17 February 2010 be approved as a correct record and signed by the Chairman.

**144 09/3724N OUTLINE APPLICATION FOR NEW AGRICULTURAL
MACHINERY SHED, NEW SLURRY HOLDING TANK, NEW ORGANIC
CALF REARING SHED, NEW MILKING PARLOUR, AND STANDING
STOCK SHED, NEW GRAIN TOWERS AND GRAIN DRYER, HIGH ASH
FARM, CAPPERS LANE, BRINDLEY, NANTWICH, CHESHIRE, CW5
8HX FOR HIGH ASH FARM LIMITED**

Note: Councillor M Davies was not present during consideration of this application.

The Committee considered a report regarding the above planning application.

RESOLVED – That the application be APPROVED subject to the following conditions:

- 1-3 Standard Outline
- 4 Removal of buildings identified on plan
- 5 Landscaping scheme to be submitted
- 6 Landscaping scheme to be implemented
- 7 Materials and finish to be submitted
- 8 Details of grading of Buildings into bank
- 9 Bat roosting measures to be incorporated into buildings and/or landscaping
- 10 Amended Plan

145 **09/4076N 11 HOUSES WITH PARKING, A NEW RESIDENTIAL OPEN SPACE, FORMATION OF NEW VEHICULAR AND PEDESTRIAN ACCESS ONTO ABBEY PARK WAY, LAND WEST OF 1 ABBEY PARK WAY, WESTON, CREWE FOR MISS J CLARK, COUNTRYSIDE PROPERTIES, COUNTRYSIDE HOUSE, THE DRIVE, BRENTWOOD, ESSEX**

Note: Councillor J Cornell (on behalf of Weston & Basford Parish Council) and Councillor J Hammond (the Ward Councillor) attended the meeting and addressed the Committee on this matter. Miss J Clark, Countryside Properties, (the applicant) had registered her intention to address the Committee on this matter but did not speak.

Note: The Chairman had agreed to a request to vary the order of speaking, to enable the Ward Councillor to speak after the representative of Weston & Basford Parish Council.

Note: Having arrived at the meeting after consideration of this application had begun, Councillor M Davies did not take part in the debate or vote, in accordance with paragraph 13.5 of the Planning Protocol of Conduct in Relation to the Determination of Planning Matters.

The Committee considered a report regarding the above planning application and an oral update by the Principal Planning Officer.

RESOLVED – That the application be APPROVED subject to the prior completion and signing of a variation to the Section 106 agreement to:

- (1) allow the country park and community hall to be managed and owned separately,
- (2) the development of the mixed use site for housing,

- (3) the payment of a commuted sum of £25,000 towards the initial set up and running costs of the community hall provided that there is transfer of the hall within 12 months of the date of the agreement

and the following conditions:

1. Amended plans
2. Details/ samples of materials to be submitted approved and implemented.
3. Details / samples of surface materials to be submitted approved and implemented.
4. Details of boundary treatment, including the use of Cheshire Railings to the open space and housing frontage to be submitted approved and implemented
5. Notwithstanding the submitted landscaping scheme no planting other than trees and grass shall be provided in the forward visibility splay. The forward visibility splay shall be provided before the residential development is first occupied and thereafter retained.
6. Implementation of landscaping scheme submitted modified in accordance with condition 5. Maintenance of plot planting.
7. Submission of management and maintenance scheme for the open space planting.
8. Access to garage court to be formed in accordance with submitted plans and CEC specification before dwellings 1-6 and 9-11 are first occupied.
9. Access to plots 7 & 8 to be formed in accordance with submitted plans and CEC specification before dwellings are first occupied.
10. Garages only to be used for parking of cars and no other use which would preclude car parking.
11. Parking to be provided for each dwelling before it is first occupied.
12. Submission of details of appearance of canopies to dwellings and implementation in accordance with details.
13. Provision of rear access between dwellings/gardens and garages to enable removal of waste / recycling bins.
14. Withdraw permitted development rights for alterations, extensions and outbuildings.
15. Provision of services in the hard surfaced area of the access to the garage court to ensure that planting is provided at each side of this access.
16. 3 year time limit.

146 **10/0021C APPLICATION FOR OUTLINE PLANNING PERMISSION FOR THE ERECTION OF 41 DWELLINGS, CREWE ROAD, SANDBACH FOR HOLLINS STRATEGIC LAND**

Note: Councillor G Merry declared a personal interest in respect of this application on the grounds that she was a member of Sandbach Town Council, which had been consulted on the proposed development. In accordance with the code of conduct, she remained in the meeting during consideration of this item.

Note: Ms D Badger and Mrs S Guildford (objectors) and Mr M Symons, Sedgwick Associates, (on behalf of the applicant) attended the meeting and addressed the Committee on this matter.

The Committee considered a report regarding the above planning application.

RESOLVED

(a) That the application be APPROVED subject to:

The prior completion and signing of a Section 106 agreement in respect of the following Heads of Terms:

1. Contribution of £12,000 towards traffic measures along Crewe Road, Sandbach
2. Delivery of 4 No. 2 bed apartments for social rent and 8 No. 2 bed houses at a 30% discount towards affordable housing
3. Scheme to restrict use of Zan Drive parking spaces.

and

The following conditions:

1. 3 year time limit
2. Development in accordance with submitted plans
3. Submission of material samples
4. Hours restriction - construction.
5. Hours restriction - piling activity.
6. Contaminated land remediation
7. Submission of noise survey
8. The developer will submit a suite of plans showing detailed design and construction specification for the proposed junction with Crewe Road to the satisfaction of the LPA.
9. Drainage - surface water and sewerage to include SUDS.
10. Design of flood storage and mitigation.
11. Detailed junction design to be submitted and agreed.
12. Parking area to be completed and marked out prior to first occupation
13. Lighting scheme to be submitted
14. Bat and Bird Boxes
15. Protection of breeding birds
16. Pond design to be agreed with LPA
17. Follow up badger survey
18. Management plan for onsite landscaping and adjacent wildlife corridor
19. Further details of the design the Transitional Ecological Area to be submitted to the LPA and such proposals to be implemented as part of the development.
20. Landscaping in accordance with submitted details

21. Landscaping to be maintained for 5 years
22. Details of boundary treatments to be submitted
23. Submission of landscape management plan to include details of planting, habitat creation , maintenance and boundary treatments
24. Waste management plan required.
25. Submission of site management plan to include details on deliveries, staff parking, wheel washing
26. Scheme for surface water run off
27. Scheme required for control of overland flows

(b) That the Southern Area Manager - Development Management be granted delegated authority to agree with the applicant either a Section 106 agreement or a condition by which the long-term maintenance of the public open space could be secured.

The meeting commenced at 2.00 pm and concluded at 3.10 pm

Councillor B Dykes (Chairman)

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Planning Reference No:	10/0196N
Application Address:	Land adjoining the Bridge Inn, Broad Street, Crewe
Proposal:	Construction of Old Persons Residential Care Home comprising 46 Single Bedrooms and 20 Independency Units, of 2 Storeys plus Attic Dormers.
Applicant:	Two Dales Ltd
Application Type:	Full Planning
Grid Reference:	370437 356955
Ward:	Crewe East
Earliest Determination Date:	24 th February 2010
Expiry Dated:	21 st April 2010
Date of Officer's Site Visit:	2 nd February 2010
Date Report Prepared:	15 th March 2010
Constraints:	Residential area, Crewe Settlement Boundary

SUMMARY RECOMMENDATION

Impact of the development on:-

- The impact upon the character and appearance of the area
- The design of the proposal
- The impact upon residential amenity
- Highways implications/parking

SUMMARY RECOMMENDATION:

Approve with conditions

1. REASON FOR REFERRAL

This application is referred to the Southern Area Planning Committee as it involves development that exceeds 1000sq.m.

2. DESCRIPTION OF SITE AND CONTEXT

The application site is a vacant plot of land to the south of Broad Street and to the east of the Bridge Inn Public House. The area is mainly characterised by two storey dwellings with dwellings fronting Lime Street to the west (the West Coast Main Line lies beyond these properties) with terraced properties fronting Crossway located to the east of the application site. The majority of the site currently lies overgrown and un-used with a smaller section of the land to the north of the site being used as a beer garden for the Bridge Inn. To the north-west corner of the site a small car-park provides parking for the Bridge Inn

3. DETAILS OF PROPOSAL

The proposal is for the erection of a two and a half storey care home that would consist of 46 single bedrooms and 20 independency units. The proposed care home would be in the form of an H-shape and would have dormers to the front and side elevations. The site

would be accessed via a vehicular access to the north-east of the Bridge Inn; the proposed car park would include a parking provision of 15 spaces.

4. RELEVANT HISTORY

P07/0983 - Rearrangement of Existing Car Park and Erection of 14 Residential Dwellings
– Approved 12th October 2007

5. POLICIES

The relevant development plan policies are:

Regional Spatial Strategy

DP1 – Spatial Principles

DP2 – Promote Sustainable Communities

DP4 – Make the Best Use of Existing Resources and Infrastructure

EM18 – Decentralised Energy Supply

Local Plan Policy

BE.1 (Amenity)

BE.2 (Design Standards)

BE.3 (Access and Parking)

BE.4 (Drainage, Utilities and Resources)

BE.5 (Infrastructure)

Other Material Considerations

PPS 1 (Delivering Sustainable Development)

PPG24 (Planning and Noise)

Supplementary Planning Document on Development on Backland and Gardens

6. CONSULTATIONS (External to Planning)

Environmental Health: No objection; suggest conditions in relation to contaminated land, and noise mitigation

Strategic Highways Engineer: Originally sought clarification over the car parking spaces at the site but is now raising no objection.

United Utilities: No objection

7. OTHER REPRESENTATIONS:

One letter of objection received from the occupiers of 20 Lime Street raising the following points of objection;

- The southern elevation overlooks neighbouring gardens and would dominate the surrounding dwellings
- At 9.8 metres tall the proposal is far taller than the surrounding dwellings which are 7.3m
- Loss of privacy

One letter of concern received from the occupiers of 2 Lime Street raising the following points;

- Landscaping should be provided between the car park to the proposed care home and No 2 Lime street to act as a buffer against noise and pollution
- Loss of privacy to properties fronting Lime Street, all first floor windows facing Lime Street should be obscure glazed
- Tree missing on the existing site plan

8. APPLICANT'S SUPPORTING INFORMATION

Design and Access Statement produced by T.J Bentley-Jordan

- The surroundings are dominated by small residential dwellings all within defined curtilage's and with close access to green spaces in the vicinity
- The care home development will provide employment for local inhabitants in their own neighbourhood, while the exclusion of the public house from the development site will maintain its employment potential
- The quiet nature of the site and its surroundings indicate its suitability for development as a residential care home, being secluded from the main road, traffic noise and not adjacent to school/outdoor play or a concentration of retail outlets
- The proposed building would provide for general residential care, residential independency units for the more active occupants. While permitting special purpose zones will be provided for more intensive nursing care or a small dedicated dementia unit
- There will be 46 single bedroom units with 46 single bedrooms, each with en-suite toilet and shower facility and 20 of the larger independency units to be operated as a bed-sitting room with small integral kitchenette and an en-suite bathroom
- Three building blocks of essentially two-storey appearance are spaced out in the form of a H shape with glazed links between the blocks allowing transparency
- The proposed development is for a building with a specific purpose for which strict guidelines are laid down by the Department of Health and registration authorities in 'Care Homes for Older People – National Minimum Standards'
- To harmonise with the housing in the estate adjoining the site, the new buildings area arranged in long blocks with an eaves level as required for two storeys and a pitched roof
- The three blocks are linked by clear glazed link galleries which allow views through from the front of the site to the rear, and also provide clear physical separation of blocks

Noise and Vibration Assessment

- The principal noise sources affecting the site are the railway to the west and general road traffic noise. The Bridge Inn public house also has the potential to contribute to the overall climate due to its 'live entertainment' nights
- In terms of road and rail traffic noise, most of the site falls into Noise Exposure Category (NEC) A as stated in PPG24, although one of two of the plots are close enough to the road to fall into NEC B. The site is therefore suitable for a residential development, provided adequate constructions are used for the building envelope
- The level of vibration from the railway is low and no mitigation measures are needed

TRANSPORT STATEMENT

- Trip generation calculations have been undertaken to forecast the additional traffic levels that will use the highway network. It has been demonstrated that the

development would not generate a significant number of traffic movements and the impact would not materially affect highway safety and operation

- The development would not generate significantly more traffic than the consented residential scheme
- The site is accessible by a range of non car travel modes. The proposed development is located close to bus stops served by frequent bus services and the site location would also facilitate pedestrian and cycle connectivity
- The access arrangements will be adequate for the proposed traffic levels and will not affect the highway operation and safety
- The proposal accords with both national and local transportation policies

9. OFFICER APPRAISAL

Principle of development

The site is a vacant plot of land within the Crewe Settlement Boundary where the principle of a care home development is considered to be acceptable where it is in accordance with Policies BE.1 – BE.5. It should also be noted that the application site has planning permission for a development of 14 dwellings which was granted under planning application P07/0983.

Amenity

In terms of the properties to the north of the application site it is not considered that there will be a detrimental impact upon neighbouring residential amenity. The main property affected would be No 175 Broad Street which is a semi-detached dwelling which faces south-west. The side elevation facing No 175 would have a number of first floor and dormer windows serving bedrooms and there would be a separation distance of 19 metres from the side elevation of the extension to the nearest point of No 175. The side elevation of No 175 Broad Street contains one obscure glazed window. Guidance given in the Councils SPD on development on backland and gardens states that *'in relation to flats there should be 30m between principal elevations with windows to first floor habitable rooms'*. In this case the orientation of No 175 Broad Street means that this property faces south west and the proposal would not directly face any habitable rooms to this property. Given the relationship between the proposal and this property it is not considered that the proposal would have such a detrimental impact upon neighbouring privacy as to warrant the refusal of this planning application.

To the east of the application the blank gable elevations of the proposal would face the properties fronting Crossway with distances varying from 13 metres to 14 metres. These separation distances are considered to be appropriate and the development would not have a detrimental impact in terms of overbearing impact or loss of light. No loss of privacy would be caused as the only windows to the gables at first floor level would serve the corridor areas and could be obscure glazed. The main body of the rear elevation would be two-storeys in height and would have a separation distance of 21 metres which is considered to be appropriate in this case.

To the south the proposal would be a distance of between 11 and 18 metres from the southern boundary. Although the proposal would include first floor windows and dormers facing south it is not considered that this would raise any amenity concerns to the properties to the south. Of the properties to the south No 15 Lime Street would

be the most affected and it is accepted that there will be some overlooking to the rear garden of this property. However No 15 has a long rear garden of approximately 43 metres in length and in practical terms most of the private area of rear garden is widely accepted to be that closest to the dwelling which would not be affected in terms of loss of privacy as the rest of the rear garden. No 20 Lime Street has objected to the scheme on privacy grounds however the rear elevation of the proposal would be sited approximately 30-38 metres from the boundary with No 20 Lime Street and there is not considered to be any impact upon the privacy of this property.

In terms of the impact to the properties to the east; the southern gable would be 21.8 metres from the rear elevations of 5 and 6 Lime Street and the northern gable would be 27 metres from the first floor living accommodation at the bridge Inn. The separation distance with the properties directly facing the proposed southern gable is considered to be relatively short and that the use of an obscure glazing condition to the first and second floor windows to the southern gable is required to protect neighbouring privacy. The separation distance to the Bridge Inn is considered to be acceptable. In terms of the main body of the proposal there would be a separation distance of between 32 metres and 36 metres to the rear elevations of 1-4 Lime Street which is considered to be acceptable in this instance. It is therefore considered that there would be minimal impact to the properties to the east in terms of the impact upon neighbouring residential amenity.

Concern has also been raised about the impact caused by noise and disturbance from the proposed car park which would be to the rear of 1 -4 Lime Street. The proposed development would result in the provision of 15 car parking spaces and given the number of car-parking spaces and likely frequency of its use it is not considered that this would have a detrimental impact upon residential amenity. Furthermore the Environmental Health Department have not commented on this aspect of the proposal.

In terms of the impact upon the future occupiers of the proposed care home a noise and vibration survey has been submitted and this has been forwarded to the Environmental Health Department who have raised no objection to the proposal. A condition will be attached regarding the proposed noise mitigation measures.

Design

The proposed care home would be located to the centre of the site and be in the form of an H-shape. The site would be laid out with the conservatory and terrace/garden areas to the east (rear) and its car parking provision and entrance areas to the west (front).

The design of the building is relatively simple and the would have a ridge height of 9.8 metres. It is accepted that this is taller than the surrounding properties facing Broad Street and Lime Street which are approximately 7.3 metres in height. However it is considered that the height difference between the proposed and existing properties is acceptable as it would act as a local landmark amongst the surrounding two storey properties. Furthermore the proposal is orientated differently to the surrounding dwellings and would not have a significant impact upon the street-scenes of Broad Street, Lime Street or Crossway.

The bulk of the building is broken up into 3 distinct elements which are linked by two-two and a half storey elements which would be stepped back from the main front and rear elevations. The proposal includes fenestration details which are set in blocks which line up at ground, first and roof levels, this helps to create a rhythm which is similar to that of the surrounding terraced development which is acceptable.

Concern was raised at the pre-application stage that the projecting gables to the front elevation appeared bulky and lacked fenestration detail. The internal layout of these gables has now been altered and windows are now included in the gable to add visual interest and break up the bulk of these elements.

The proposed development would be a mix of red brick and render which is considered to be acceptable as the surrounding area is characterised by mainly red brick properties and the Bridge Inn has a render finish.

Contaminated Land

A contaminated land survey has been produced as part of this planning application and the Environmental Health Department have raised no objection to the proposal subject to the use of a planning condition. As a result the proposed development is considered to be acceptable in terms of the issue of contaminated land.

Highways

The Highways Authority originally sought clarification over the use of the existing car park to the Bridge Inn. The Applicant has responded by stating 15 spaces will be provided for the care home and the existing pub car park has 18 spaces. At some stage in the future it is hoped that there will be an informal arrangement with the pub to use there spaces, if needs be, as they seem to be under used at most times. This clarification is accepted and the Highway Authority has now raised no objection to this proposal and as a result it is not considered that the proposed development would raise any highway safety/parking implications.

Trees

The site is relatively overgrown and the existing trees are relatively young and the majority are confined to the boundaries of the site and should not be affected. As part of the approval a scheme of landscaping will be conditioned for submission and approval.

Renewable Energy Provision

Policy EM18 (Decentralised Energy Supply) of the North West of England Plan Regional Spatial Strategy to 2021 requires that *'all residential developments comprising 10 or more units should secure at least 10% of their renewable energy requirements from decentralised and renewable or low-carbon sources, unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable'*.

The applicant has confirmed that the proposal will achieve at least 10% of the energy requirements from renewable energy sources (Gas Absorption Heat Pump). This will be controlled through the imposition of a planning condition.

10. CONCLUSIONS

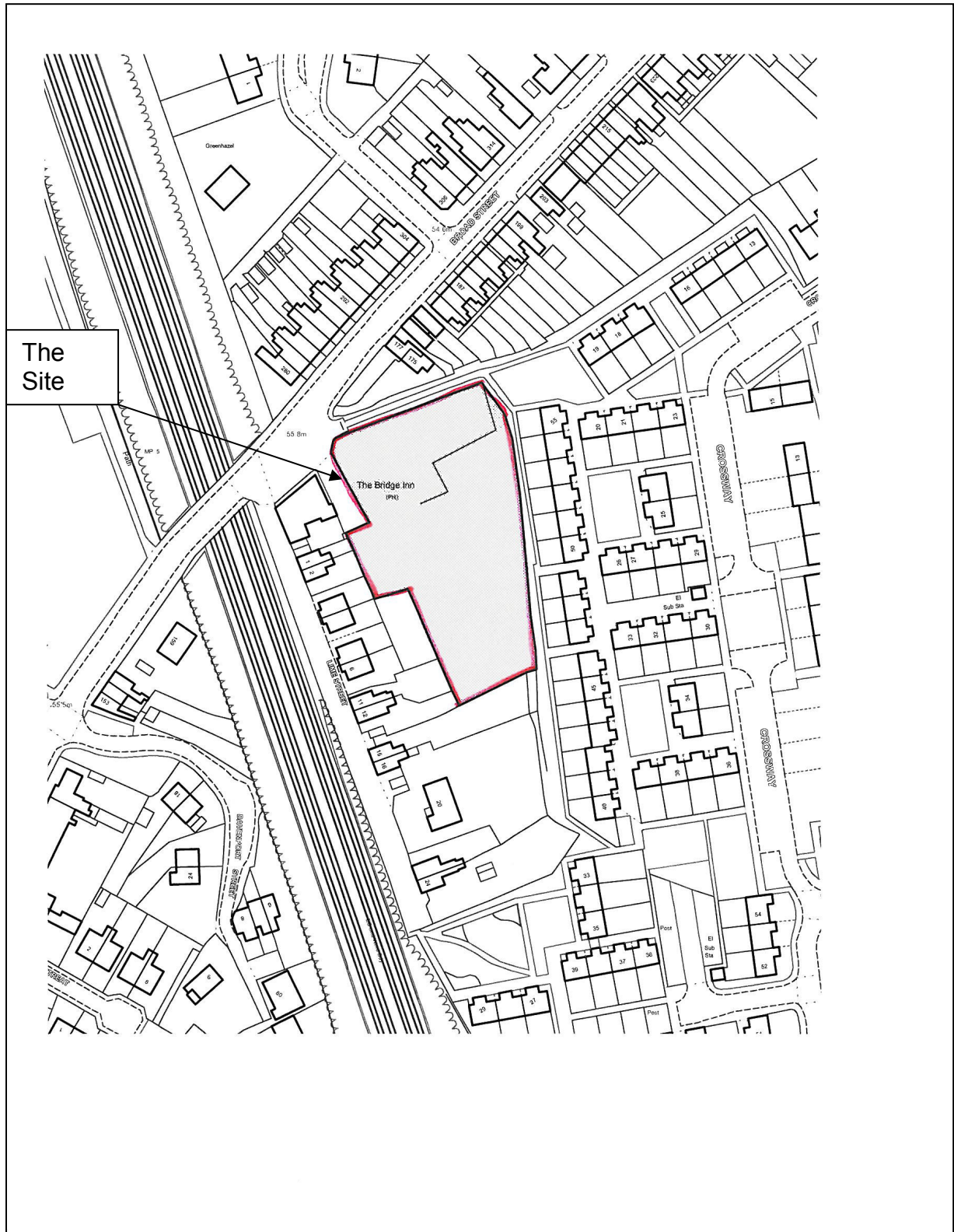
The principle of a care home development on this site is considered to be acceptable as it falls within the Crewe settlement boundary. It is considered that although the proposal is slightly taller than the dwellings that surround the application site that the scale is considered to be acceptable. The simple modern design with a mix of materials is also considered to be acceptable in this context. Additionally it is not considered that the proposed development will raise any significant amenity issues subject to the imposition of adequate conditions. The proposed development provides an adequate parking provision and it is not considered that the proposed development will raise any significant highway safety implications. The proposal is considered to be acceptable in terms of the noise caused by the surrounding land uses and mitigation can be conditioned.

11. RECOMMENDATIONS

APPROVE

- 1. Standard time years**
- 2. Materials to be submitted and approved**
- 3. Surfacing materials which shall be permeable to be submitted and approved**
- 4. Landscape scheme to be submitted to be submitted and approved**
- 5. Landscape scheme to be completed in accordance with the approved details**
- 6. Boundary treatment to be submitted and approved**
- 7. Provide car parking as shown on the approved plan**
- 8. Drainage details to be submitted and approved**
- 9. Contaminated land condition**
- 10. Access to be constructed to CE spec**
- 11. Footpath link to front of site**
- 12. Access to 175 Broad Street to be retained**
- 13. Approved plans**
- 14. Obscure glazing to be provided and retained**
- 15. Noise mitigation measures to be provided**
- 16. Window reveals of 55mm to be provided to all windows and doors**
- 17. Restrict use of the site to use class C2 (Residential Institutions)**
- 18. Details of any external furniture to be submitted and approved**
- 19. Cycle parking details to be submitted and approved**
- 20. Gas Absorption Heat Pump to be provided and retained**
- 21. Detail of window design to be submitted and approved**

Location Plan: Cheshire East Council Licence No. 100049045



Planning Reference No:	10/0010C
Application Address:	Land at West Heath Shopping Centre, Sandbach Road, Congleton.
Proposal:	Construction of new foodstore with associated servicing facilities and alterations to existing car park.
Applicant:	Hollins Murray Group Ltd & Aldi Stores Ltd.
Application Type:	Full Planning Permission
Ward:	Congleton
Registration Date:	18 th January 2010
Earliest Determination Date:	11 th March 2010
Expiry Date:	19 th April 2010
Date report Prepared	19 th March 2010
Constraints:	Within the Settlement Zone Line

SUMMARY RECOMMENDATION

Grant planning permission subject to conditions

MAIN ISSUES

- The Principle of Development
- Principle of Retail Development and Impact Assessment
- Design and Siting of the Proposed Building
- Environmental Health
- Vehicles Movements and Highway Safety
- Other Matters

1. REASON FOR REPORT

The application proposes major development in excess of 1000m² retail floorspace.

2. DESCRIPTION OF SITE AND CONTEXT

The application site comprises a flat, hard surfaced parcel of land at the eastern end of West Heath Shopping Centre measuring approximately 0.42ha currently used as car parking for the shopping centre.

The shopping centre itself comprises one large single storey, flat roofed block subdivided into a series of smaller retail units. Co-op occupies the largest unit, located at the western end of the block, with remaining units occupied by a mix of small retailers, service providers and restaurants.

The shopping centre has recently been the subject to refurbishment and the exterior is now finished in white render with large sections of glazing giving the centre a refreshed, contemporary appearance.

The main vehicular access to the shopping centre lies to the south directly off the A534 Sandbach Road. However a further secondary access also exists from the north onto the A54 Holmes Chapel Road.

The application site is bounded to the north by the A54 Holmes Chapel Road, residential properties to the east, the A534 Sandbach Road to the south and by existing retail units within the centre to the west.

For the purposes of determining this application, the critical relationship for consideration is that of the proposed development with residential dwellings to the east within Ash Grove whose rear gardens directly adjoin both the shopping centre, and application site, boundary. In this respect, however, residents of properties on Thomson Grove to the north and Sandbach Road to south are also considered even though they benefit from a much greater degree of separation.

3. DETAILS OF PROPOSAL

The applicants seek planning permission for the erection of a new supermarket. The proposed unit would have a net trading area of 940m² with the remaining floorspace given over to ancillary uses including storage and office accommodation and the like.

The design proposes a single storey, flat roofed unit measuring 55m in length by 22m wide along the front elevation. The width would increase to 28.5m towards the rear as a result of the proposed docking bay. The proposed building would have a maximum height of approximately 5.5m, some 0.5m lower than the existing units to which it would connect.

In terms of the external appearance, the proposed store would reflect the general appearance of units within the existing West Heath Centre and to this end, would be finished with white concrete panels and silver powder coated window units giving a contemporary appearance.

The applicants propose to service the unit via a HGV delivery bay located on the buildings western elevation. This would allow delivery vehicles to access the site from the A54 Holmes Chapel Road, manoeuvre down the western elevation before reversing back down into a partially screened docking bay and fully sealed delivery bay.

The applicants propose store opening hours of 8am-8pm Mon-Sat and 10am-5pm on Sundays with deliveries hours any time between 7am–11pm.

4. RELEVANT HISTORY

The site has an extensive planning history amounting to 42 previous planning applications. The most relevant applications below.

Outline planning permission 37627/1 for '*Retail unit (with part first floor) and associated external works and car parking*' on the 31.08.2004. This permission related to the current planning application site but has now lapsed.

37620/3 - Part demolition of existing shopping centre, part extension of existing shop frontage, part new build including landscaping and car parking. Approved 01.11.2004.

36158/3 - Extension to existing shop units and new shop fronts. Two-storey leisure unit with shops beneath. Part demolition to existing units including new landscaping and parking scheme. Approved 11.11.2003

34659/1 - Part demolition, extension and alterations of existing shopping centre, including new landscaping and parking scheme. Uses are retail with one unit at first floor level which is proposed as health/leisure use. Approved 14.07.2003

30899/1 - erection of retail development, associated car parking, access and landscaping. Outline permission approved 08.11.1999

5. POLICIES

National Policy

PPS1 'Delivering Sustainable Development'
PPS4 'Planning for Sustainable Economic Growth'
PPG13 'Transport'
PPS23 'Planning and Pollution Control'

Regional Spatial Strategy

DP1 'Spatial Principles'
DP2 'Promote Sustainable Communities'
DP3 'Promote Sustainable Economic Development'
DP4 'Make the Best Use of Existing Resources and Infrastructure'
DP5 'Manage Travel Demand; Reduce the Need to Travel, and increase accessibility'
DP7 'Promote Environmental Quality'
W5 'Retail Development'
EM17 'Renewable Energy'

Local Plan Policy

PS4 'Towns'
S2 'Shopping and Commercial Development Outside Town Centres'
GR1 'New Development'
GR2 'Design'
GR6 'Amenity and Health'
GR7 'Amenity and Health'

GR8 'Amenity and Health'
GR9 'Accessibility, Servicing and Parking Provision'
GR14 'Cycling Measures'
GR17 'Car Parking'
GR18 'Traffic Measures'

Other Material Considerations

Cheshire Town Centre Study 2007 (**CTCS**)
PPS4 Practical Guidance on Need, Impact and Sequential Assessment

6. CONSIDERATIONS (External to Planning)

Strategic Highways Manager (SHM):

No objection to the proposed development.

Environmental Health:

No objections to the proposed development subject to conditions.

Environmental Health Comments

Conditions to secure implementation of the attenuation measures described within the noise impact assessment, restriction of hours of operation (8am – 8pm Mon – Sat and 10am to 5pm Sun) and hours of delivery as specified (7am – 11pm Monday to Saturday).

Contaminated Land

That the information submitted by the applicants does not allow for the risk to human health and controlled waters to be adequately assessed. It is therefore recommended that if the application is approved a condition be attached to ensure the risks are adequately addressed.

Air Quality

A number of outstanding points exist in relation to the submitted air quality assessment and therefore further work is required. However, this can be addressed through submission of revised information and/or planning condition.

7. VIEWS OF THE PARISH / TOWN COUNCIL

Approve subject to concerns regarding parking, complaints due to noise and the over development of a small site being taken into consideration.

8. OTHER REPRESENTATIONS

A total of 11 letters were received objecting to the development. The main reasons for objections are summarised below.

- The scheme contravenes PPS6 in terms of need, impact and sequential test (in that other sites exist within the town centre and that this site is out of centre).
- That the borough already has a proportion of convenience floorspace above the national average.
- West Heath centre could not cope with a second supermarket and already has a Somerfield / Co-op and that there are already enough shops in West Heath.
- Concern over the design of the proposed store
- Concern over the proposed stores proximity to housing
- Concerns over highway safety and traffic generation
- Concerns over Anti-social behaviour
- Noise pollution
- Loss of light and overshadowing
- Loss of property value and anti-social behaviour

A further 41-signature petition objecting to the development has also been received objecting to the scheme on the following grounds: -

- The development is not listed in the town plan.
- There is little proof of need for a second supermarket.
- The store size, appearance and design of the store do not complement that of the existing centre.
- Concern over highway safety as a result of re-arrangement of the car park and servicing arrangements.
- Increased traffic flows are unacceptable.
- No apparent consideration of nearby residential properties re servicing and tree planting.

Sustrans

Advised that they were pleased to see the reference to 10-cycle parking stands for shoppers but that they would also suggest secure cycle parking facilities for staff. They also suggest shared pedestrian/cycle link between Holmes Chapel Road and Sandbach Road to the side of the store and sought to enquire as to whether a contribution could be secured to improve access for pedestrians and cyclists in the vicinity of the development such as crossing of Sandbach Road and Holmes Chapel Road.

Congleton Cycling Campaign

Requested a financial contribution from the developer to sign the local cycle network. Queries whether they implement the proposed 5 Sheffield racks.

9. APPLICANT'S SUPPORTING INFORMATION

Planning Statement

PPS6 Retail Statement (superseded)

Transport Assessment

Air Quality Assessment

Noise Assessment

A PPS4 Retail Addendum was also submitted during the course of the application following the introduction of PPS4 on the 29th December 2009.

This addendum note presented the applicants case in terms of the sequential test and impact test from the proposed development. The applicants base their Retail Statement on the Cheshire Town Centre Study (CTCS) and their methodology has been to identify the expenditure growth in the Congleton zone of the 2007 CTCS (£15.5m to 2015) of which £3.4m might be expected to be spent in Congleton itself based on the town's current market share which is then compared against the expected turnover of the proposed store (c. £3.6m).

Appendix 1 of the addendum identifies percentage impacts in terms of trade draw as a percentage, trade draw in £m and % impact on existing food stores.

10. OFFICER APPRAISAL

Principal of Development

The application seeks planning permission to redevelop an unallocated site within the settlement zone line of Congleton. Under policy PS4, there is a general presumption in favour development provided it is in keeping with the towns scale and character, does not conflict with other policies of the local plan and providing that it is appropriate to the character of its locality in terms of use, intensity, scale and appearance.

In this case however, because the proposals involve the creation of new retail floorspace outside of the identified town centre boundary, a more detailed assessment is required to determine whether the principle of retail development on this site is acceptable and whether the impacts from the development are acceptable having regard to the advice contained within PPS4. This is discussed in greater detail below.

Principle of Retail Development and Impact Assessment

The planning application must be considered as out of centre development because West Heath Shopping Centre, despite fitting the typology of a local centre under Annex B of PPS4, is undesignated within the Local Plan.

On that basis, the starting point for assessing the proposed development site is policy EC17 of PPS4. This advises that planning applications for main town centre uses that are not in an existing centre and not in accordance with an up to date development plan should be refused planning permission where: -

- The applicant has not demonstrated compliance with the requirements of the sequential approach (policy EC15); or,

- There is clear evidence that the proposal is likely to lead to significant adverse impacts in terms of any one of impacts set out in policies EC10.2 and 16.1 taking account of the likely cumulative effect of recent permissions, developments under construction and completed developments.

The application must therefore be assessed against policies EC10, EC15 (The Sequential Assessment) and EC16 (The Impact Assessment).

EC15 Sequential Assessment

It is considered the applicants have addressed the requirements of policy EC15. Their assessment demonstrates that no other more centrally located sites are suitable, available or achievable to accommodate the proposed development whilst I concur with their view that a more flexible format / disaggregation is not possible. On that basis, the site must be considered against other out of centre sites against which it would compare well when considering factors such as the role it plays within the local area and the fact it is easily accessible to a large number of residents.

EC10.2

Policy EC10.2 of PPS4 requires detailed consideration as to the impact of the proposed development against a range of indicators. When the proposed development is assessed against each impact consideration this serves to demonstrate that the proposed development would perform well against each of the impact considerations identified. These considerations are discussed in more detail below and this includes a summary of impact considerations a - e.

The development would perform well against impact considerations a) *emissions/climate change* and b) *accessibility and impact on the highway network*. It would utilise a previously developed site within a highly accessible urban location and would also be required to secure 10% of its energy requirements from renewable sources.

Whilst design is considered in more detail further into this report, the proposed developed would, for the most part, secure high quality and inclusive design and sit comfortably in the context of the shopping centre. Moreover, given the proposals utilise a derelict, and what could be considered as an underused parcel of land within West Heath, the proposal would improve the character and quality of the area more generally and thereby performs satisfactorily in terms of impact consideration c) *delivering high quality and inclusive design*.

West Heath is not subject to any economic and physical regeneration priorities. However, the proposed development would increase both the range of local retail provision at West Heath and introduce a discount retailer into the area thereby making a positive contribution towards impact consideration d) *social inclusion*.

The proposed development would also generate new employment opportunities

within the area, albeit on a relatively small-scale, which is viewed as a positive under impact consideration e) *job creation*.

EC16 Impact Assessment

Section EC16 requires that the proposed development be assessed against a range of impacts on centres (that is to say existing allocated centres). These are listed below: -

- a) The impact of the proposal on existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposal*
- b) The impact of the proposal on town centre vitality and viability, including local consumer choice and the range and quality of the comparison and convenience retail offer*
- c) The impact of the proposal on allocated sites outside town centres being developed in accordance with the development plan*
- d) In the context of a retail or leisure proposal, the impact of the proposal on in-centre trade/turnover and on trade in the wider area, taking account of current and future consumer expenditure capacity in the catchment area up to five years from the time the application is made, and, where applicable, on the rural economy*
- e) If located in or on the edge of a town centre, whether the proposal is of an appropriate scale (in terms of gross floorspace) in relation to the size of the centre and its role in the hierarchy of centres*
- f) Any locally important impacts on centres under policy EC3.1.e*

An assessment of the potential impacts from the development when considered against the above listed impact considerations is discussed in more detail below.

The impact on investment is likely to be positive through the regeneration of a vacant site and through increased footfall in the prospective local centre which would arise from clawed back expenditure even though this is unlikely to amount to the 25% of turnover from leakage as suggested by the applicants planning consultant. It is considered that the proposal is of a sufficiently modest scale and sufficiently distant not to discourage the proposed investment in the Bridestone Centre extension in the town centre should the scheme gain planning approval.

The proposed development is not expected to divert significant expenditure from the town centre stores other than the Morrisons and in this respect the applicants point that Aldi generally impact on High Street specialists less than other supermarkets due to their special trading characteristics is accepted.

The impact on other stores from the proposed development are considered to be within reasonable limits. Similarly, the applicants undertake a sensitivity of sorts within their PPS4 Addendum to show that the impact on the nearby Co-op would still be within acceptable limits even if it doubles. The statement also refers to

stores overtrading in Congleton but it is difficult from the CTCS to determine which stores other than the Tesco and Aldi are over trading. The store that would suffer the greatest trade diversion however is Tesco which is out of centre and enjoys no policy protection.

It is therefore considered that the proposal will form part of a prospective local centre and trade as part of it, thereby helping to improve the vitality and viability of West Heath shopping centre. In balancing the desirability of maintaining and enhancing the turnover of existing facilities in West Heath shopping centre against the benefits of improved consumer choice, competition and access to new facilities, it is considered that the proposal must weigh in favour of the proposed development. Additionally, the proposal is considered to be of an appropriate scale for a district centre were it to be allocated as such in the forthcoming LDF.

EC17.2 & EC17.3

Where no significant adverse impacts have been identified under EC10.2 and EC16.1, section EC17.2 advises planning applications should be determined by balancing positive and negative impacts. In this regard, the positive benefits are considered to outweigh any negative impacts which might possibly include impact on town centre food operators even though these impacts have been found to be within acceptable limits. It is likely however that Aldi will draw most of its trade from other edge of centre sites which benefit from only limited policy protection or out of centre supermarkets which fail to benefit from any form of policy protection. Other material considerations in favour of the proposal include the regeneration of a vacant site and creation of new jobs.

Paragraph EC17.3 then goes on to advise that judgements about the extent and significance of any impacts should be informed by the development plan (where this is up to date). Recent local assessments of the health of town centres which take account of the vitality and viability indicators in Annex D of this policy statement and any other published local information (such as a town centre or retail strategy), will also be relevant.

As members will be aware the development plan for Cheshire East comprises RSS for the North West and 'saved' policies of the Local Plan at the local level; the most relevant for this section being S2. Whilst RSS provides guidance on directing retail development of an appropriate scale to the town centre although the applicants sequential assessment demonstrates why this is not possible here. The proposal is of a modest scale and appropriate to the position of West Heath in the future local retail hierarchy and the catchment of Congleton it seeks to serve. Similarly, for reasons also discussed within the preceding paragraphs, the proposals are considered to comply with policy S2 of the Congleton local plan.

The proposal is considered to be sufficiently far away from Congleton town centre so as not to exacerbate any of the negative indicators of vitality and viability identified in the CTCS, some of which were referred to by objectors.

Moreover, it is not considered that this proposal will delay or discourage any proposed investment within the town centre, most notably the proposed extension to Bridestones. The reality of the situation is that most of the trade for the proposed store is likely to come from the existing Aldi and the out of centre Tesco at Barn Road. The current Aldi is itself an edge / out of centre site so any diverted trade is unlikely therefore to reduce footfall in the centre significantly which could potentially be bolstered in any case by the Bridestones Centre extension were it to be approved.

It is recommended however that suitably worded planning conditions be attached to any permission to ensure that occupation of the proposed store is restricted solely to Aldi, that the net floor space available is restricted to the 940m² proposed and that the net trading area is restricted to 80% convenience goods and 20% comparison goods. The PPS4 practice note would support the use of conditions in this way because impacts from a different retailer, or sale of a different class of goods, would be very different and have not been fully tested within the PPS4 assessment. In overall terms therefore, and subject to these conditions, the proposals has adequately addressed the requirements of PPS4.

Design

In design terms, the single storey approach and contemporary external appearance is considered to be acceptable.

This replicates, to a large degree, the character and appearance of the existing centre and would ensure that the proposed supermarket juxtaposed neatly into the existing setting of the wider centre even when taking into account the 0.5m height difference between the roof line of the proposed and existing retail units.

Whilst the rear elevation of the proposed building presents a less attractive facade to the A54, the design is simply replicating the existing arrangement of the wider shopping centre and on that basis any concerns over this aspect of the design cannot be considered to amount to a sustainable reason for refusal.

In overall terms therefore, the proposed development would satisfy the requirements of PPS1, PPS4, RSS and policies GR1 and GR2 of the adopted local plan in terms of its design quality.

Siting of the Proposed Building

Interface

Whilst the proposed development would result in the erection of a new building in much closer proximity to dwellings in Ash Grove, sufficient interface distance has been retained (19.3m to the nearest dwelling, no8 Ash Grove) to ensure an appropriate level of amenity in accordance with policies GR1 and GR6. Furthermore, any impact would be mitigated by the relatively low height of the proposed building. This applies equally to the small number of dwellings on the

A54 and A534 that face directly towards the proposed building but which are separated by an even greater distance.

Outlook

In terms of outlook and visual amenity for residents, particularly in Ash Grove, the proposed development must be viewed within the context of a long established shopping centre. In this respect the proposed building, by virtue of its low height and roof material, would be considered to have little if any detrimental impact on the visual amenity of adjoining residents who currently overlook the existing car parking area and, from certain dwellings, the gable of the existing shopping centre. The requirements of GR1 and GR6 would therefore be met.

Loss of light

The scheme would not lead to any significant loss of light. The proposed building has a low overall height, flat roof and is positioned to the west and south west of dwellings within Ash Grove. Whilst residents objected to loss of light from new tree planting, no landscaping condition is being sought for this scheme due to the limited space within the site for new tree planting and the requisite problems new tree planting would be likely to cause thereby addressing any residents concerns. Policies GR1 and GR6 would also therefore be satisfied.

Environmental Health

Noise

Because the proposed building would be fitted with air conditioning plants / refrigeration equipment and be serviced by HGV movements, the planning application was supported by a noise assessment undertaken in accordance with the requirements BS4142 '*Rating industrial noise affecting mixed use residential and industrial areas*'.

Following a detailed consideration of the application, the Environmental Health officer was satisfied that the proposed development would be acceptable in terms of noise subject to imposition of planning conditions to secure noise attenuation and restrict delivery times and opening hours to those specified by the applicants.

Notwithstanding this, it is considered tighter control over delivery hours are required in this case to preserve the residential amenity of residents within Ash Grove. In this respect, discussions with the applicants confirmed they would be willing to accept restricted delivery times one hour either side of store opening but as a minimum between store open hours. On that basis, and in order to allow some flexibility, it is recommended that the delivery times to the store be restricted to between 7.45am – 8pm from Mondays to Saturdays and 9.45 to 5pm on Sundays.

Coupled with the overall package of noise attenuation measures, which Environmental Health have confirmed are acceptable to attenuate noise from

reverting alarms, refrigeration units and vehicle deliveries, residential amenity would be preserved in accordance with the requirements of policy GR1 and GR6.

Air Quality

Whilst further information is required, the Scientific Officer does not consider that the scheme would raise any issues which cannot be addressed with revised information and mitigation measures which could be secured by condition. An update note will however be provided on this issue for the committee.

Contamination

Similarly, whilst the information submitted by the applicants in relation to contamination is also insufficient and, in some respects, out-dated the site has not been subject to previous uses that would warrant refusal of the application on the grounds of contamination. Rather a condition will be attached to any permission to ensure further survey work is undertaken prior to commencement of development.

Vehicular Movements and Highway Safety

Despite the loss of 55 parking spaces the SHM has no objection because the existing shopping centre site would retain 141 car parking spaces. The SHM is also satisfied that vehicular movements associated with the proposed development can be safely accommodated within the existing access points and wider highway network. The applicants have also demonstrated that HGV deliveries to the store could be safely accommodated within the space available within the site boundary.

Whilst queries have been raised as to whether a financial contribution can be sought to secure off-site highway works to improve accessibility for cycle users, it is not considered that this is required in this case having regard to existing provision within the area and nature of the adjoining roads, many of which are quiet residential streets through which cycle traffic could pass.

In overall terms therefore, the scheme adequately addresses the requirements of policies GR1, GR9 and GR18 of the adopted local plan.

Other Matters

Members will be aware that loss of property value is not material consideration in the determination of the application. Similarly, concerns over anti-social behaviour and the sale of alcohol, as described in the objection letters, are not matters for the planning system and cannot therefore be taken into consideration.

11. CONCLUSIONS AND REASONS FOR THE DECISION

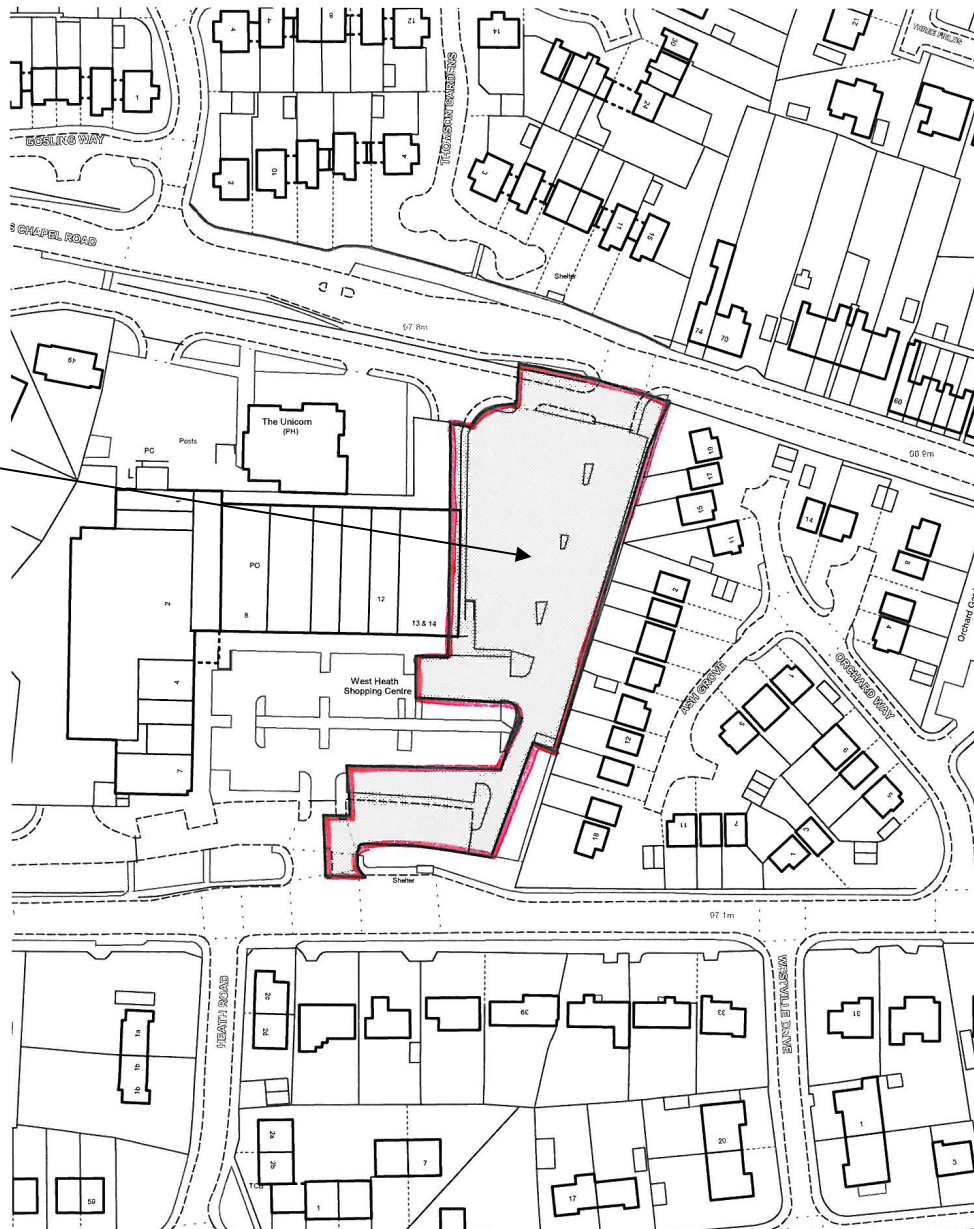
The proposed development would deliver sustainable economic development in accordance with the requirements of PPS4 and would have an acceptable impact upon the vitality and viability of Congleton Town Centre. The scheme would deliver high quality sustainable design that responds well to its context and which

has an acceptable relationship to adjacent dwellings in terms of outlook, separation, light and privacy. Any negative impacts from noise can be adequately controlled and attenuated by way of suitably worded planning conditions.

The application is therefore recommend for approval subject to the following conditions: -

- 1. 3-year time limit**
- 2. Development in accordance with the approved plans**
- 3. Development in accordance with the materials specified on plan**
- 4. That planning permission relates solely to Aldi foodstores and not any other retail operator**
- 5. That the net retail floorspace within the proposed building be restricted to the proposed 940m² as specified by the applicants**
- 6. That a restriction be placed on the net retail floorspace to restrict and control the types of good sold from the new development which shall be restricted to 80% convenience goods and 20% comparison goods**
- 7. Restriction on the hours of opening to
*8am – 8pm Mon – Sat and 10am to 5pm Sundays***
- 8. Restriction on the hours of delivery to
*7.45am – 8pm Mon – Sat and 9.45am to 5pm Sundays***
- 9. Precise details of the acoustic fence for the HGV docking bay area to be submitted for approval prior to the commencement of development**
- 10. Implementation of noise attenuation measures preventing use of reversing alarms, HGV refrigeration units, acoustic fencing and to ensure all loading and unloading deliveries take place through the docking bay entrance**
- 11. Contaminated land (Investigation and Mitigation)**
- 12. Air quality condition**
- 13. That precise details of external lighting be submitted and approved**
- 14. Scheme to secure 10% renewable energy**
- 15. Details for the provision of cycle parking facilities**

Location Plan: Cheshire East Council Licence No. 100049045



The Site

Planning Reference No:	10/0100N
Application Address:	Land at rear of the Earle of Crewe (PH) Nantwich Road, Crewe.
Proposal:	Extension to time limit on application number P06/1282 (Crewe and Nantwich) for erection of 7 two storey terraced properties and the conversion of barn to three residential properties.
Applicant:	Jacsac Properties Ltd.
Application Type:	Full Planning Permission
Grid Reference:	370238
Ward:	Alexandra
Consultation Expiry Date:	8 th February 2010
Date for determination:	12 th April 2010

SUMMARY RECOMMENDATION

Approve subject to conditions

MAIN ISSUES

Whether there have been any material changes in planning policy or circumstances on site since the previous approval.

1. REASON FOR REFERRAL

The application has been referred to planning committee because it is for more 10 dwellings and is therefore a major development.

2. SITE DESCRIPTION

The site of the proposed development lies on the south side of Nantwich Road and comprises land currently occupied by the car park associated with the Earl of Crewe public house.

The Earl of Crewe is an imposing Victorian building which fronts on to Nantwich Road and has a sizeable mature garden between its east flank and a frontage to Sherwin Street. Within the car park there is a two storey range of outbuildings, which are boarded up and an attached single storey range formerly used as lock up garages. The public house is included on the local list of buildings of historic and architectural interest.

Land uses along Nantwich Road in the vicinity of the site are predominantly commercial, with a mix of shops, financial and professional services, hot food takeaways, restaurants, cafes and public houses. Once away from the main road the area is almost entirely residential.

3. DETAILS OF PROPOSAL

Planning permission was granted in 2007 for the development 7 terraced properties on the Sherwin Street frontage and the conversion of the existing 2 storey outbuilding to three self contained flats. All the new units were to be provided with off street car parking and private amenity space. (Application P06/1282 refers). This application seeks to extend the time limit for the implementation of that permission under the new provisions introduced in October 2009.

4. RELEVANT PLANNING HISTORY

P06/0868 Erection of 8 dwellinghouses and conversion of outbuilding into 3 self contained flats. Withdrawn September 2006.

P06/1282 Erection of 7 two storey terraced properties and the conversion of barn to three residential properties – Approved February 2007

09/1304N Demolition of existing building and construction of new foodstore with associated parking – Withdrawn

09/4043N Demolition of existing building and construction of new foodstore with associated parking – Refused February 2010

5. PLANNING POLICIES

National Policy

PPS 1: Delivering Sustainable Development

PPS 3: Housing

Local Plan Policy

BE.1 (Amenity)

BE.2 (Design Standards)

BE.3 (Access and Parking)

BE.4 (Drainage)

RES.2 (Unallocated Housing Sites)

6. OBSERVATIONS OF CONSULTÉES

None received

7. VIEWS OF THE PARISH / TOWN COUNCIL

N/A

8. OTHER REPRESENTATIONS

None received

9. APPLICANT'S SUPPORTING INFORMATION:

None received

10. OFFICER APPRAISAL

The main issues in the consideration of this application relate to whether there have been any material changes in planning policies or circumstances on site since the previous approval was granted. Two issues have been identified. Firstly, air quality and, secondly, ecological issues.

Air Quality

Since the previous permission was granted Crewe Road has been designated as an Air Quality Management Area, although, the application site lies outside this area. Comments are still awaited from Environmental Health in respect of this issue and will be reported to Members by way of the update report.

Ecology

The existing disused building has the potential to provide a habitat for bats and barn owls. A protected species survey was not submitted with the original application and there is no requirement to submit one with the extension of time limit application. It is therefore considered to be appropriate to add an additional condition requiring the survey to be conducted prior to the commencement of development. Whilst this is not usually considered to be an appropriate means by which to deal with this matter, given the site history and the reduced information requirements for this type of application, this is considered to represent a pragmatic approach.

11. CONCLUSIONS

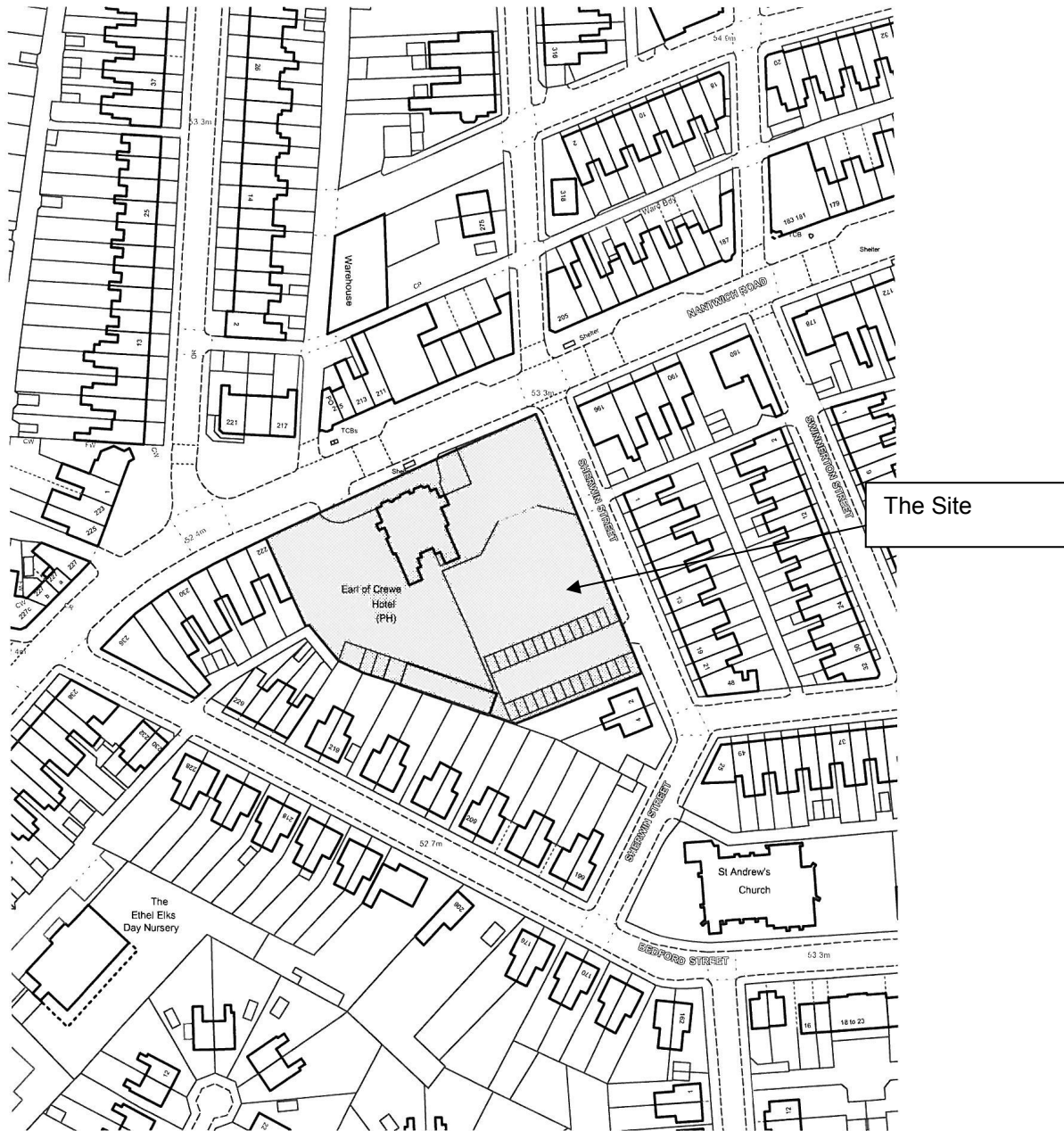
The proposed development is considered to be acceptable as there have been no significant changes in circumstances since the previous approval. The only issues which have been identified which were not considered previously are air quality and ecology, and these have been addressed above. The proposal complies with Policies BE.1 (Amenity), BE.2 (Design Standards), BE.3 (Access and Parking) and RES. 2 (Unallocated Housing Sites) of the Borough of Crewe and Nantwich Replacement Local Plan 2011.

12. RECOMMENDATIONS

APPROVAL subject to the following conditions

- 1. Standard Time Limit (a further 3 years)**
- 2. Plans**
- 3. Materials including surfacing**
- 4. Garages**
- 5. Drainage**
- 6. Boundary Treatment**
- 7. Landscaping Submitted**
- 8. Landscaping Implemented**

- 9. Services Underground**
- 10. Construction Workers Vehicles**
- 11. Loading/Unloading Materials**
- 12. Remove PD Rights**
- 13. Car Parking Standards**
- 14. Windows**
- 15. Chiller Units**
- 16. Bin Storage**
- 17. Access**
- 18. Door and window details**
- 19. Conservation rooflights**
- 20. Bat and barn owl survey**
- 21. Rainwater goods.**



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Planning Reference No:	10/0279N
Application Address:	Reaseheath College, Main Road, Worleston, Nantwich
Proposal:	Demolition of a single storey teaching/amenity block and erection of a new two storey Food Centre of Excellence for business and research areas.
Applicant:	Reaseheath College
Application Type:	Full Planning Permission
Grid Reference:	364962 354206
Ward:	Cholmondeley
Earliest Determination Date:	24 th March 2010
Expiry Dated:	12 th April 2010
Date of Officer's Site Visit:	4 th November 2009
Date Report Prepared:	15 th March 2009
Constraints:	Open Countryside

SUMMARY RECOMMENDATION

Approve with conditions

MAIN ISSUES

- Impact of the development on the character and appearance of the building and the locality
- Highway and parking implications
- Impact of the development on protected species
- The inclusion of sustainable development measures within the development

1. REASON FOR REFERRAL

This application is to be determined by the Planning Committee because the proposal is for more major development exceeding 1,000 square metres.

2. DESCRIPTION OF SITE AND CONTEXT

Reaseheath College is located in open countryside just north of Nantwich. The principle vehicular access is from B 5074 Nantwich – Winsford Road (on the east side of the college). Secondary vehicular accesses are obtained from A51 to the south of the college and Poole Lane. Reaseheath Conservation Area extends from the group of dwellings and buildings on A51 into the college grounds but the site of the current application is outside of the conservation area.

The application area is located to the north of the main access from Winsford Road within the built footprint formed by the college buildings. The application site is surrounded on all sides by other college buildings.

3. DETAILS OF PROPOSAL

This application is a variation to application 09/2675N which was considered by the Committee in December 2009. The difference between the two schemes is that the current application seeks permission to increase the first floor accommodation for the provision of more conference rooms. The ground floor of the proposal is unchanged.

The application seeks permission for a development of 1,811 square metres including the demolition of an existing building of 624 square metres and an additional 1187 square metres. This is some 200 sq m more than the previous approved scheme. Earlier, planning permission was granted for a new two storey teaching block for Food Processing under reference P08/1134 however the Learning Skills Council funding expected for that development did not materialise and the 2009 application was submitted for a slightly different form of development. It is expected that the revised scheme will be financed by a European Regional Development Grant.

The accommodation includes an extension to the existing food processing hall, offices, storage rooms, food processing rooms, refuse facilities and changing/ staff facilities together with a bakery on the ground floor and plant room, meeting and conference facilities on the first floor.

4. RELEVANT HISTORY

Over 40 applications have received the benefit of planning permission at Reaseheath College since January 2006. The following relate to the Food Processing Department.

09/2675N Food centre for business innovation and research. Approved 15th December 2009.

09/2160N Refurbishment and Extension of the Existing Food Processing Department to Accommodation new student facility. Approved 22nd July 2009.

P08/1134 Double storey block to provide teaching facilities and servicing for Food Processing Department. Approved 4th December 2008

5. POLICIES

The development plan for this area includes the North West of England Plan Regional Spatial Strategy 2021 (RSS) and the Borough of Crewe and Nantwich Replacement Local Plan 2011 (LP).

Regional Spatial Strategy

DP1 Spatial Principles

DP2 Promote Sustainable communities

DP3 Promote Sustainable Economic Growth

DP4 Making Best Use of existing Resources and Infrastructure

DP5 Managing Travel Demand

DP6 Promote Environmental Quality

DP7 Mainstreaming Rural Issues

DP9 Reduce Emissions, and Adapt to Climate Change

RDF2 Rural Areas

W1 Strengthening the Regional Economy

L1 Health, Sport, Recreation, Culture and Education Services

RT2 Managing Travel Demand

RT9 Walking and Cycling
EM1B Natural Environment
EM1 D Trees Woodlands and Forest
EM3 Green Infrastructure
MCR4 South Cheshire

Cheshire Replacement Waste Local Plan

Policy 10 Minimising Waste During Construction and Development
Policy 11 Development and Waste Recycling.

Policies in the Local Plan

NE.2 (Open Countryside)
NE.5 (Nature Conservation and Habitats)
BE.1 (Amenity)
BE.2 (Design Standards)
BE.3 (Access and Parking)
BE.4 (Drainage, Utilities and Resources)
BE.5 (Infrastructure)
BE.15 (Scheduled Ancient Monuments)
BE.16 (Development and Archaeology)
TRAN.3 (Pedestrians)
TRAN.5 (Provision for Cyclists)
TRAN.6 (Cycle Routes)
TRAN.9 (Car Parking Standards)
CF.2 (Community Facilities)

Other relevant planning guidance includes:

PPS1: Delivering Sustainable Development
PPS7: Sustainable Development in Rural Areas
PPS4: Planning for Sustainable Economic Growth.
PPS 9: Biodiversity and Geological Conservation
PPG13: Transport

6. CONSULTATIONS

Strategic Highways Manager (SHM): No highways objections. The SHM recommends that all travel plans associated with this site should be consolidated into one master travel plan.

Environmental Health: No objections.

Ecology: No objections. Although the survey is a little old now, none of the buildings affected by this application are particularly suitable for protected species and there are therefore no objections to the submission.

Environment Agency: Comment on previous application. No objections subject to conditions for no work to commence until the building to be demolished has been checked for bats and mitigation agreed if bats are found. If work takes place in the bird nesting

season then the site should be thoroughly checked for nesting birds. Recommendations in Bat Survey with respect to nesting birds and bats should be implemented.

United Utilities: Comment on previous application. No objections provided the site is drained on a separate system with only foul drainage connected to the foul sewer.

7. VIEWS OF PARISH COUNCIL

No response at the time of writing this report.

8. OTHER REPRESENTATIONS

None received at the time of writing this report.

9. APPLICANT'S SUPPORTING INFORMATION:

Design and Access Statement (Prepared by Hulme Upright undated but prepared in 2009 and updated 2010)

- The building is designed to create a gateway feature together with the engineering department on the south side of the access road, which has been reclad following an earlier permission;
- It therefore reflects the scale and materials of that building;
- First floor accommodation is designed as a front "pod" constructed in laminate cladding with a further "pod" to the rear which is broken up by a flat sedum roof located centrally within the rear "pod";
- At ground floor level a single storey feature wall projects out from below the pod;
- At the opposite end from the feature wall, the office accommodation allows for a glazed wall feature to that part of the building.
- A number of recent developments at the campus have been designed in a modern approach and this development follows that pattern.
- The development includes a business support facility which will enable local food based businesses to hire space and resources to improve their products;
- The development incorporates a number of sustainable development measures including rainwater harvesting to flush WCs, solar water heating, natural ventilation to all meeting rooms, day light maximisation to reduce lighting needs, an anaerobic digester to provide a biogas suitable for campus fuel, sedum roof (green roof) areas to control water flow to the drainage system and improve the microclimate of the building;
- The building is designed to achieve BREEAM Excellent standard.

Transport statement (Prepared by WSP and dated September 2008)

This is the Transport Statement submitted with the phase 3 applications in 2008.

- The phase 3 developments will be the final phase of redevelopment at the college and will provide facilities for an additional 200-250 full time students and 150 part time students plus 20 additional staff, which represent an increase in people using the site by about 7%;
- The college is committed to encouraging all users to travel by sustainable modes of transport;
- The college is easily accessible by foot, cycle or public transport and the college subsidises a bus service for students;
- The college has also given its approval in principle to the creation of a new cycle connection from the main access on the B5074 the Connect 2 cycle route east of the college;

- Phase 3 developments will only generate a low additional volume of traffic during peak hour;
- The TA demonstrates that the impact of additional traffic from Phase 3 development proposals will have no significant impact on the main college entrance of B5074 (Worleston Road), the entrance on A51, the roundabout at the junction of A51/A500/B5074, A51/Wettenhall Road priority junction and Nantwich Bypass/ A530 Middlewich Road junction at 2010;
- By 2020 the roundabout at the junction of A51/B5074/A500 will exceed capacity without the redevelopment however all other junctions will be acceptable. This junction will require modification by that date if it is to continue to operate within capacity;
- Given that the junction will require modification irrespective of the phase 3 developments at the college, if it is to operate within capacity, no mitigation is proposed with these applications.

The revised proposal submitted in 2009 notes that the application includes an area of business innovation floor space for food based companies. Local businesses currently use the existing Food Processing department to aid teaching the subject. The college do not expect any alteration to vehicles numbers and movements, as predicted in 2008, associated with the revised application.

Ecological Survey and Bat Survey: (Prepared by Ecology Services UK Ltd and dated May 2008.)

The Surveys were submitted with the 2008 applications and included the whole of the campus area. The Ecological Survey concluded that within the college grounds there is potential foraging for commuting bats and roosting site for both bats and nesting birds and the BAP protected Habitats are present within the college grounds.

The more detailed Bat Survey submitted with the 2008 application concluded that the Food Sciences Building, being a modern construction, does not have any obvious access points for birds or bats. It was also noted Great Crested Newt (GCN) eggs were found at Pond 1 some 160m north of the development site but no GCN were found over a period of time which included 18 visits to the site.

10. OFFICER APPRAISAL

Principle of Development

The principle of replacement buildings at the college has been accepted by the grant of the previous permission at this specific site and is supported by policies (especially policy L1) in the Regional Spatial Strategy and policy CF2 of the Borough of Crewe and Nantwich Replacement Local Plan.

Archaeology

There is an Ancient Monument north of the access road and some 40m east of the application area with the Philip Leverhulme Centre separating the Ancient Monument and the application area. In relation to the 2008 application English Heritage recommended that steps be taken to ensure that no development or construction activities impact on the ancient monument (to the north of the access road) either through use as storage land or as a result of alterations to the access. There is no proposal to alter the access in any

way. The field is separated from the college areas by a post and rail fence and there is no proposal in any of the submitted applications to use this land.

It is not considered necessary to repeat any consultation in relation to the Ancient Monument particularly since the original consultation to English Heritage related to a larger application within the conservation area submitted at the same time as the earlier application for the Food Processing Building. A condition can be attached for no storage to take place on the archaeological land.

Design

The building is designed to provide an additional “gateway” feature to complement the design and appearance of the re-clad front to the Engineering Academy on the opposite side of the access road. The proposed building includes a curved white rendered wall at ground floor level for a bakery with landscaping outside the building around this feature curved wall. Beyond the bakery the entrance to the building, at the western end of the frontage, will take the form of a glazed screen recessed below the first floor pod. At first floor level on the frontage the pod will be constructed with laminate grey/blue cladding to match that of the Engineering Academy with a glazed screen on the front elevation, incorporating horizontal louvers. Where windows are present the glazing will be transparent but where there are no windows the glazing will be coloured and opaque.

The new first floor accommodation proposed in this scheme will replace a flat roofed area in the 2009 scheme. To the rear of the proposed development the older part of the building has a ridged roof. The additional accommodation proposed under the application is for two additional flat roofed “pods” separate by a flat roofed area. The bulk and mass of the first floor accommodation on the side elevations is broken down by a recessed area between the front accommodation, already permitted, and the new rooms for which planning permission is sought in this application. The new conference room provided on the south side of the building projects forward of the accommodation already permitted but with the recessed area and bearing in mind it does not project forward of the ground floor accommodation there are no objections to this.

The proposed development includes white render walls, curtain wall glazing at the entrance and horizontal glazing at ground floor level. At first floor the development will be constructed in laminate cladding with glazing and louvers on the front elevation which will reflect the design and style of other buildings recently constructed on the campus. The development therefore responds to its setting and context and will enhance this entrance to the campus.

Amenity

There are no close residential properties to be affected by the development.

Ecology

The report on the 2008 application concluded that in the case of the Food Processing Department the building is a relatively modern construction and the Bat Survey confirmed that there are no obvious access points for bats or nesting birds in the Food Science building currently on the site. The site inspection confirmed that this building and particularly that area to be demolished and redeveloped is located within the built mass of the complex. In view of the nature of the building it is not considered necessary to include

a condition for the building to be checked for the presence of bats before demolition commences. There are a number of trees present within the application area which are to be removed from the development but these are still young trees and not of an age to have cavities suitable for bats. Furthermore the area lacks landscaping links to the more mature areas of trees and planting which might form foraging areas on the periphery of the college and elsewhere on the site.

It is noted that there is a pond to the north of the college and that whilst Great Crested Newts eggs were found in that pond there is a substantial area of buildings between that pond and this particular development site. Therefore the proposed development would not have any adverse impact on bats, nesting birds or Great Crested Newts.

The EC Habitats Directive 1992 requires the UK to maintain a system of strict protection for protected species and their habitats. The Directive only allows disturbance, or deterioration or destruction of breeding sites or resting places,

- in the interests of public health and public safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment

and provided that there is

- no satisfactory alternative and
- no detriment to the maintenance of the species population at favourable conservation status in their natural range

The UK implemented the Directive by introducing The Conservation (Natural Habitats etc) Regulations 1994 which contain two layers of protection

- a requirement on Local Planning Authorities ("LPAs") to have regard to the Directive's requirements above, and
- a licensing system administered by Natural England.

The submitted Bat Survey indicates that there are no entrance points on the building to be demolished suitable for use by bats or nesting birds and that there is no habitat suitable for foraging bats immediately close to the building to be demolished. Therefore it is not considered that bats or nesting birds will be adversely affected by the development and there is no requirement to consider the three tests required by the Directive. There is a pond some 160m north of the application site where Great Crested Newt eggs have been found. However no Great Crested Newts were found over 18 visits. Also in view of the distance between the application site and the pond and the presence of other buildings between the application site and the pond it is not considered that the proposed demolition and development will adversely impact on the species or their habitats. Similarly there is no requirement to consider the three tests of the Directive in relation to Great Crested Newts.

Notwithstanding this advice for personnel working on the site and recommendations are included in the bat survey (for both bats and birds) and a condition can be attached to ensure that work proceeds in accordance with these practices.

Highway Matters and Parking

The SHM raises no objections to the development. The development will result in the loss of 6 parking spaces on the western side of the existing building. The Transport Statement submitted, which is the document submitted in 2008, shows that there were on campus around 730 parking spaces of which 32 were disabled spaces. The Transport Statement demonstrates that at the time of survey in June 2008 only 6 of the 24 parking areas at the college were over 90% full most of the day and a further 3 of the 24 were over 90% full at some time during the survey. The survey also showed that cycle parking and motor cycle parking at the college were underutilised.

The college has a travel plan and a significant number of students travel by bus to the college. It is not therefore considered that the loss of the six parking spaces will adversely impact on the availability of parking at the college.

The applicant's agent has submitted supporting information confirming that in their opinion it is not considered that the development for which planning permission is now sought will have any significant impact on traffic patterns or the need for parking at the college.

The college has a number of businesses operating within the grounds. The businesses work hand in hand with the college in order to teach students how to work in business. It is not therefore considered that the provision of additional space for food processing business links proposed by this development will significantly alter the pattern of traffic movements at the site or the need for parking. The new development can be serviced from the minor roads within the campus and the building is located sufficiently far into the site not to affect vehicle movements on the public highway or adversely affect the route to the main parking area on the southern side of the access drive.

Other Matters

The previous permission included a condition for the implementation of the drainage scheme submitted with the application and a similar condition can be attached to any permission for this development.

The building has been designed to achieve a BREEAM "excellent" rating and sustainable development measures proposed include the recycling of rain water for flushing WCs, natural ventilation where appropriate, day light maximisation to reduce lighting needs, the use of an anaerobic digester to provide fuel for the campus, a sedum roof to part of the building. The Design and Access Statement confirms that the various sustainable development measures will fulfil the requirements of policy EM18 of the Regional Spatial Strategy and provide at least 10% of the development's predicted energy requirements from decentralised and renewable or low carbon sources.

Whilst the development will increase the built footprint of the building on the site, the recycling of rain water will assist in controlling drainage run off from the site. The area of hardstanding to be provided around the building is the minimum necessary for pedestrian access and servicing and all relatively modest in extent. The remaining areas will be planted to further assist rain water control and also enhance the setting of the building.

Policy 11 of the Cheshire Replacement Waste Local Plan requires the submission of a waste audit. No such information has been submitted with the application however it is considered that this can be included as a condition of any planning permission.

11. CONCLUSIONS

The proposed development for the Food Centre includes the provision of offices, conference and meeting rooms, and a business support facility to enable food based industries to hire space and resources to research and improve their products. The development is a modification to an earlier permission. As such the proposed development will allow for local businesses to use the college and students to gain additional experience and skills by working with businesses.

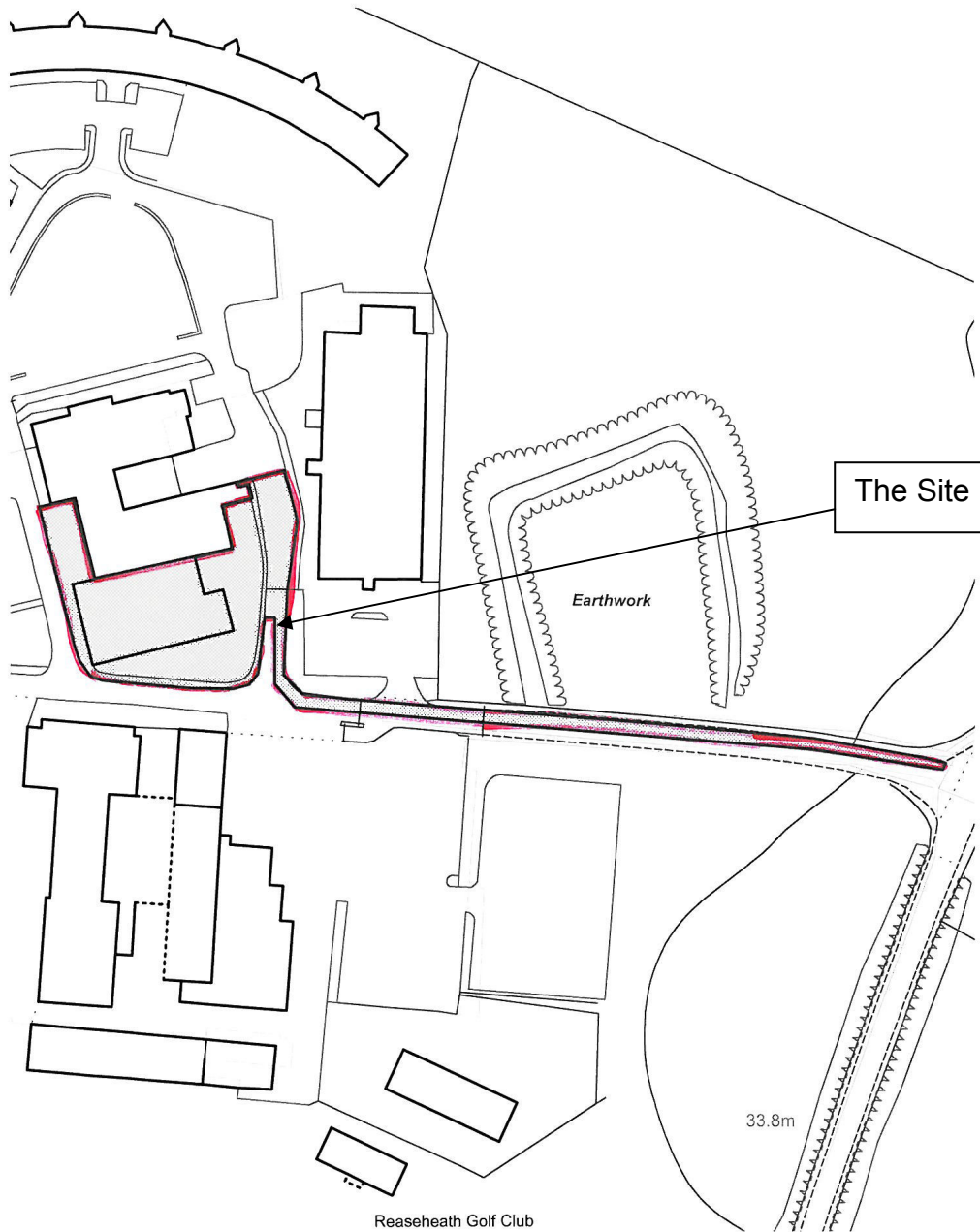
The development is designed to reflect the appearance and design of modern buildings recently constructed at the campus. It will enhance the approach to the college and incorporates a number of sustainable development measures. The proposal will not adversely affect any protected species and will not significantly increase the amount of vehicle movements at the college.

12. RECOMMENDATION

APPROVAL subject to the following conditions

- 1. Standard time**
- 2. Plans**
- 3. Materials**
- 4. Surfacing materials**
- 5. Landscaping scheme**
- 6. Implementation of landscaping**
- 7. No activities in field containing ancient monument**
- 8. Implementation of drainage works**
- 9. Scheme for external lighting**
- 10. Work to proceed in accordance with recommendations for bat and birds and advice to personnel in bat survey**
- 11. Site (including trees) to be checked for nesting birds if development commences in bird nesting season**
- 12. Details of source separation, recycling and storage of waste for Food Centre**
- 13. Travel Plan plus additional cycle parking facilities if necessary**
- 14. No demolition or works of any description until a Waste Audit is submitted in relation to the demolition of the existing areas of the rebuilding and recycling/ re-use of materials as far as reasonably practical**
- 15. Development to incorporate the sustainable development measures specified in the Design and Access Statement**

Location Plan: Cheshire East Council Licence No. 100049045



Planning Reference No:	10/0392C
Application Address:	Sandbach Car and Commercial Dismantlers, Moston Road, Sandbach, CW11 3HL.
Proposal:	Erection of steel fence approximately 2.5 metres high above existing brick boundary wall.
Applicant:	Mr A Boote, Sandbach Car and Commercial Dismantlers Ltd.
Application Type:	Full Planning Permission
Ward:	Sandbach
Registration Date:	9 th February 2010
Earliest Determination Date:	11 th March 2010
Expiry Date:	6 th April 2010
Date report Prepared	16 th March 2010
Constraints:	Within the Settlement Zone Line

SUMMARY RECOMMENDATION: Approve With Conditions

MAIN ISSUES:

- The amenity of neighbouring properties and the character and appearance of the area.

1. REASON FOR REFERRAL

Called in by Councilor G Merry on the grounds that it is against Policy GR2 and is not sympathetic to the surrounding area, and in particular is overbearing to the properties to the rear and alongside.

2. DESCRIPTION AND SITE CONTEXT

The site is an existing vehicle dismantlers situated on the western side of Moston Road, Sandbach. There are commercial properties to the north, south and east and residential properties to the west.

3. DETAILS OF PROPOSAL

The proposal seeks approval for the erection of a steel fence approximately 2.5m high above the existing brick boundary wall.

4. RELEVANT HISTORY

26122/3 1994 Refusal for storage building

25926/3 1994 Refusal for storage building

20587/3 1989 Refusal for change of use to scrap yard and erection of building

20189/3 1988 Refusal for change of use to scrap yard and erection of building
18198/3 1987 Approval for use as land for car dismantling and recovery and sale of spares

5. POLICIES

National Guidance

PPG24 – Planning and Noise

Congleton Local Plan 2005

The site is not allocated in the Local Plan but the following policies apply:

PS4 – Towns

GR1 – New Development

GR2 – Design

GR6 – Amenity and Health

GR9 – Parking and Access

6. CONSIDERATIONS (External to Planning)

7. VIEWS OF TOWN/PARISH COUNCIL

No objections.

8. OTHER REPRESENTATIONS

None received at the time of report preparation.

9. APPLICANT'S SUPPORTING INFORMATION

- Letters of support from neighbouring properties
- Design and Access Statement

10. OFFICER APPRAISAL

The main issues to be considered in relation to this application are the impact on the amenities of the neighbouring properties and the impact on the character and appearance of the area.

Amenity

Currently there is a brick wall, which varies between 2 and 3 metres in height on the boundary, and sections of this have steel mesh 2.5 metres in height above this. This proposal seeks to install this to the whole of the side and rear boundaries, this is in order to ensure that flying objects do not damage the neighbouring properties and put people at risk. The occupier of 29 Milton Way has submitted a letter in support of the application, stating that on several occasions his property and garden have suffered damage caused by items from the dismantling yard and that the fence would help to prevent this. Elements of fencing have already been erected at the site and two of the neighbouring commercial properties have submitted letters stating that since these had been in place they had no longer suffered damage caused by debris from the yard.

Certain areas of the site are limited in how high they are allowed to stack the vehicles, however the area to the rear of Milton Way is not restricted. As such

there are vehicles stacked up to at least 3m in height which appears very overbearing when viewed from Milton Way and it is clear to see how items could enter the gardens and cause damage.

It is considered that raising the height of the boundaries would limit the adverse effects that the dismantling yard has on the neighbouring properties and as such it is considered to be acceptable.

Design

The site is within an industrial area with residential properties immediately to the rear and it is considered that the fencing proposed on the northern and southern boundaries would not be out of character with the area. Having regard to the boundary with the residential properties on Milton Way, the steel mesh fencing would not ordinarily be considered to be in keeping with the character of these residential properties. However the overbearing impact of the current view of scrap vehicles piled at least 3 metres in height, immediately adjacent to the boundary is considered to have a significant visual impact and it is considered that the proposed fence would improve this situation as well as contributing to making the area safer. The proposal is therefore considered to be in compliance with Policy GR2 of the adopted local plan.

11. CONCLUSIONS AND REASONS FOR THE DECISION

In conclusion, it is considered that the proposal meets the requirements of the national policy and the development plan in terms of the issues addressed above and therefore approval of this application is recommended subject to the following conditions.

12. RECOMMENDATION:

Approve subject to the following conditions:

- 1. Standard time limit.**
- 2. Compliance with the approved plans.**
- 3. Details of the colour and finish of the fence to be submitted for approval.**

Location Plan: Cheshire East Council Licence No. 100049045

