

# Southern Planning Committee

## Agenda

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Date:	<b>Wednesday 25th May 2022</b>
Time:	<b>10.00 am</b>
Venue:	<b>Council Chamber, Municipal Buildings, Earle Street, Crewe CW1 2BJ</b>

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**Members of the public are requested to check the Council's website the week the Southern Planning Committee meeting is due to take place as Officers produce updates for some or all of the applications prior to the commencement of the meeting and after the agenda has been published.**

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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 top of each report.

It should be noted that Part 1 items of Cheshire East Council decision meetings are audio recorded and the recordings are uploaded to the Council's website.

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

**1. Apologies for Absence**

To receive apologies for absence.

**2. Declarations of Interest/Pre Determination**

To provide an opportunity for Members and Officers to declare any disclosable pecuniary and non-pecuniary interests and for Members to declare if they have pre-determined any item on the agenda.

**3. Minutes of Previous Meeting (Pages 3 - 6)**

To approve the minutes of the meeting held on 16 March 2022.

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Please contact Rachel Graves on 01270 686473

E-Mail: [rachel.graves@cheshireeast.gov.uk](mailto:rachel.graves@cheshireeast.gov.uk) with any apologies or requests for further information  
[Speakingatplanning@cheshireeast.gov.uk](mailto:Speakingatplanning@cheshireeast.gov.uk) to arrange to speak at the meeting

#### 4. **Public Speaking**

A total period of 5 minutes is allocated for each of the planning applications for the following:

- Ward Councillors who are not members of the Planning Committee
- The relevant Town/Parish Council

A total period of 3 minutes is allocated for each of the planning applications for the following:

- Members who are not members of the planning committee and are not the Ward Member
- Objectors
- Supporters
- Applicants

5. **21/6400N - SWIMMING POOL, FLAG LANE, CREWE, CW2 7QX: Redevelopment of Flag Lane Baths, Crewe into a flagship Community Centre for the town. Refurbishment of exterior of the building. Replacement of all doors, windows and rooflights. Proposed landscaping and general refurbishment of the external grounds. Change of use from a public swimming pool, to a Sui Generis hub. Delicate and complementary extensions on the south elevation The extensions are a different materiality to the brick (Pages 7 - 16)**

To consider the above planning application.

6. **22/1381N - CORNER OF EDLESTON ROAD AND BROOK STREET, CREWE: Four storey block including 11 apartments and associated parking and access arrangements (re-submission of 20/0829N) (Pages 17 - 26)**

To consider the above planning application.

#### **THERE ARE NO PART 2 ITEMS**

**Membership:** Councillors M Benson, J Bratherton, P Butterill, S Davies, A Gage, S Hogben, A Kolker (Chair), D Marren, C Naismith, S Pochin (Vice-Chair), L Smith and J Wray

**CHESHIRE EAST COUNCIL**

Minutes of a meeting of the **Southern Planning Committee**  
held on Wednesday, 16th March, 2022 in the Council Chamber, Municipal  
Buildings, Earle Street, Crewe CW1 2BJ

**PRESENT**

Councillor A Kolker (Chair)  
Councillor S Akers Smith (Vice-Chair)

Councillors M Benson, J Bratherton, P Butterill, S Davies, A Gage, S Hogben,  
L Smith and J Wray

**OFFICERS IN ATTENDANCE**

Daniel Evans, Principal Planning Officer  
Andrew Goligher, Highways Officer  
Andrew Poynton, Planning and Highway Solicitor  
Rachel Graves, Democratic Services Officer

**61 APOLOGIES FOR ABSENCE**

Apologies were received from Councillors D Marren and C Naismith.

**62 DECLARATIONS OF INTEREST/PRE-DETERMINATION**

In relation to Item 6 – Sutton Lane Football Pitches, Sutton Lane, Middlewich, Councillors A Kolker and S Akers Smith declared that they were on the Board of Trustees of Everybody Sport and Recreation and would leave the meeting when the application was considered by the Committee.

**63 MINUTES OF PREVIOUS MEETING****RESOLVED:**

That the minutes of the meeting held on 9 February 2022 be approved as a correct record.

**64 PUBLIC SPEAKING****RESOLVED:**

That the public speaking procedure be noted.

**65 21/4071C - LAND ON THE WEST SIDE OF ELTON LANE, WINTERLEY:  
CHANGE OF USE TO A MIXED USE OF THE STATIONING OF  
CARAVANS FOR RESIDENTIAL PURPOSES AND THE KEEPING OF  
HORSES**

Consideration was given to the above application.

The following attended the meeting and spoke on the application:  
Councillor S Edgar (ward councillor), Mr C Stones (objector), and  
Mr N Green (agent).

**RESOLVED:**

That, for the reasons set out in the report and update report, the  
application be APPROVED, subject to the following conditions:

1. Standard Time
2. Occupation by Gypsy and travellers only as defined by the PPTS
3. Approved plans
4. Materials to be approved
5. Landscape scheme to be submitted
6. Landscape implementation
7. Details of hard surfacing
8. External lighting to be approved
9. A scheme for the closure of the access onto the A534 to be submitted and approved. The access is to be closed prior to the first occupation of the site.
10. Tree Retention
11. Tree Protection Measures
12. No dig engineer design measures around trees
13. Breeding Birds
14. Bird Boxes
15. Drainage scheme to be submitted – prior to commencement
16. Amenity building not to be used for overnight accommodation
17. No fences or gates other than those approved by this application
18. No more than 2 pitches with maximum of 4 caravans – only 2 shall be static caravans at any one time
19. No commercial activities or storage of materials
20. No vehicle above 3.5 tonnes shall be stationed, parked or stored on site
21. Soil Importation
22. Unexpected contaminated land

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Head of Planning (Regulation), in consultation with the Chair (or in his absence the Vice Chair) of Southern Planning Committee, to correct any technical

slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

**66 APPOINTMENT OF CHAIR**

Having previously made a declaration of interest Councillors A Kolker and S Akers Smith left the meeting and did not return.

In the absence of the Chair and Vice Chair, the Committee were asked to appoint a Chair.

**RESOLVED:**

That Councillor J Wray be appointed as Chair.

**67 21/4531C - SUTTON LANE FOOTBALL PITCHES, SUTTON LANE, MIDDLEWICH: ENHANCEMENT OF EXISTING LEISURE CENTRE FACILITIES CONSISTING OF CONSTRUCTION OF TWO STOREY DETACHED BUILDING ALONGSIDE EXISTING CHANGING ROOM BLOCK, NEW BUILDING TO BE USED FOR GYM AND EXERCISE STUDIO FACILITIES, WIDENING OF SUTTON LANE ACCESS ROAD AND RE-SURFACING AND EXTENSION OF EXISTING CAR PARK**

Consideration was given to the above application.

The following attended the meeting and spoke on the application:  
Councillor J Parry (ward councillor) and Ms L Turner.

**RESOLVED:**

That, for the reasons set out in the report and update report, the application be APPROVED, subject to the following conditions:

1. Time (3 years)
2. Plans
3. Materials
4. Electric Vehicle Charging
5. Piling
6. Dust Management Plan
7. Land contamination
8. Soil importation
9. Boundary treatment prior to first use
10. Dropped kerb access details
11. Visibility splay
12. Tree retention
13. Tree protection and construction measures
14. No dig details
15. Breeding birds
16. Reasonable avoidance measures (ecology)
17. Ecological enhancement

18. Badgers
19. Drainage strategy
20. Pitch layout
21. Construction Management Plan
22. A scheme of covered cycle parking for 20 cycles to be submitted and approved. The covered cycle parking to be provided before the development is first brought into use.
23. Archaeology

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Head of Development Management, in consultation with the Chair (or in his absence the Vice Chair) of Southern Planning Committee, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

**68 WITHDRAWN 21/5953C - LAND OFF, READES LANE, CONGLETON:  
OUTLINE PLANNING APPROVAL FOR A PROPOSED ERECTION OF  
SINGLE, TWO STOREY, 3 BEDROOMED DWELLING HOUSE**

This application was withdrawn by the applicant ahead of the meeting.

The meeting commenced at 10.00 am and concluded at 11.31 am

Application No: 21/6400N

Location: Swimming Pool, FLAG LANE, CREWE, CW2 7QX

Proposal: Redevelopment of Flag Lane Baths, Crewe into a flagship Community Centre for the town. Refurbishment of exterior of the building. Replacement of all doors, windows and rooflights. Proposed landscaping and general refurbishment of the external grounds. Change of use from a public swimming pool, to a Sui Generis hub. Delicate and complementary extensions on the south elevation. The extensions are a different materiality to the brick,

Applicant: David Edwards, Always Ahead Charity

### **SUMMARY**

The application site is the former Crewe Corporation Public Swimming Baths situated on Flag Lane within the settlement boundary for Crewe.

This application seeks approval for the redevelopment of the building and wider application site to form a Community Centre.

Policy SC.1 seeks to support and promote the provision of better leisure, community and recreation facilities, where there is a need for such facilities, the proposed facilities are of a type and scale appropriate to the size of the settlement, are accessible and support the objectives of the Local Plan Strategy.

Policy EG.1 supports proposals for employment development on non-allocated employment sites will be supported where they are in the right location and support the strategy, role and function of the town, as identified in Settlement Hierarchy, Spatial Distribution of Development and in any future plans, including Neighbourhood Plans, where applicable.

The proposed development will create 41 full-time equivalent employment opportunities.

The application building is a locally listed building, however the proposal is considered to be respectful of the character of the building and will not lead to any harm of the fabric of the building or its setting. The re-use of the building weighs in favour of this development.

Overall, the proposed development accords with the Development Plan as a whole.

### **SUMMARY RECOMMENDATION**

**Approve with conditions**

## **DESCRIPTION OF SITE AND CONTEXT**

The application site is the former Crewe Corporation Public Swimming Baths situated on Flag Lane within the settlement boundary for Crewe.

There is existing residential development to the north and east, Valley Brook to the south with a public house and Valley Brook Park to the west.

The application building is a locally listed building and was designed in an Art Deco/Modernist style opening in 1937. Currently it is vacant and has been since the swimming baths closed in 2016.

## **DETAILS OF PROPOSAL**

This application seeks approval for the redevelopment of the building and wider application site to form a Community Centre.

The works will involve:

- Refurbishment of exterior of the building.
- Replacement of all doors, windows and rooflights, to be replaced on a like for like basis.
- Proposed landscaping and general refurbishment of the external grounds, including retention of important trees and newly installed planters, seating and accessible ramp.
- Change of use from a public swimming pool to a Sui Generis hub. This will contain; heritage galleries, shop units, community grocery club, children's centre, counselling rooms (used by council members), restaurant, café, terraced seating, rentable space, office spaces, a multi-use hall (used for conferences, presentations, cinema nights, exhibition spaces, concerts), backstage, AV rooms, and youth spaces. This will all have the necessary and required spaces needed to facilitate the uses of the rooms.
- Extensions on the south elevation will provide a new 'high-street' along the newly re-instated promenade will house shop units for local small businesses to occupy. The extensions are a different materiality to the brick but are inspired by the materiality of the internal tiling of the changing areas of the baths.

Two single storey extensions to the south elevation are proposed in order to facilitate the above.

## **RELEVANT HISTORY**

P08/0644 - Permanent Access Ramp and Permanent Access onto Flag Lane - approved with conditions 2008

P08/0052 - Automated Entrance Doors and Ramp to Main Entrance to Improve Access for the Disabled - approved with conditions 2008

CY/7/2008/CCC/3 - Construction of an above ground foul flow screening chamber, associated outfall, (to replace existing) and temporary new access on to Flag Lane - approved with conditions 2008

## **POLICIES**



## **Development Plan**

### Cheshire East Local Plan Strategy (CELPS)

SD1 - Sustainable Development in Cheshire East

SD2 - Sustainable Development Principles

SC.1 - Leisure and Recreation

EG.1 - Economic Prosperity

SE.1 – Design

SE.2 – Efficient Use of Land

SE.7 - The Historic Environment

### Crewe & Nantwich Borough Council Local Plan Policy

BE.1 – Amenity

BE.3 – Access and Parking

BE.4 – Drainage, Utilities and Resources

### Neighbourhood Plan

There is no Neighbourhood Plan in Crewe.

## **Other material policy considerations**

National Planning Policy Framework (NPPF)

## **CONSULTATIONS (External to Planning)**

**Environmental Health:** No objection

**Head of Strategic Infrastructure:** No objection

**Cheshire Police:** No objection

## **Crewe Town Council**

At the meeting of Crewe Town Council's Planning Committee on 21/2/2022 the following was agreed in relation to the above planning application:

The committee welcomed the ambitious and positive proposals for the building and the potential benefit for the community. Additionally, it was sought that:

- That the existing art deco windows and features on primary elevations are retained and reflected in external design proposals
- That there is detailed consideration of the Crewe Town Council Heritage Officer's comments

### Crewe Town Council Heritage Development Officer

The Heritage Statement supplied separately to the application is thorough and considers all aspects expected in an application of this type. The assessment of significance is reflective of the asset's importance to the local area and community.

The proposals retain many of the original features and draw heavily on them for internal design development. The suggestion to record the extant original fixtures and fittings within the laundry room would be welcome. If the exhibition narrative allows, retention would also be welcomed. If retention is not possible, it would be desirable to see if another Crewe heritage organisation has capacity to display them.

The proposals for the external alterations are sympathetic to the era of the building. The proposed lift is sympathetic and reflective of the Art Deco/Modernist character and would improve access to the heritage asset. The proposed alterations to the south elevation will result in loss of historic material and efforts should be made to record the space thoroughly before work begins. It would be desirable for the proposals to reflect the bays of the existing south facade as much as possible to ensure the building can still be read effectively. However, the changes are sympathetic and there is a level of precedence for the inclusion of a sun terrace in this area. It would be desirable for signage in all areas of the building to take inspiration from the existing examples of fonts.

### Conclusions

Flag Lane Baths is a significant survival within the town from a period when Crewe had the largest engineering works in the world. Bringing the site back into use through these proposals will have a beneficial impact on the built and social heritage of the building, which is currently deteriorating and inaccessible.

### **OTHER REPRESENTATIONS:**

46 letters of support have been received.

One letter received which objects to the proposal for the following reasons:

- Exacerbation of Existing anti-social behaviour
- Competition with Town Centre retail
- Removing original Art Deco doors and windows can only be detrimental to the heritage status of the building.

### **OFFICER APPRAISAL**

#### **Principle of Development**

The application site is located within the Crewe Settlement Boundary where there is a general presumption in favour of development, with Policy PG2 of the Cheshire East Local Plan Strategy (CELPS) setting out that within Crewe, a principal town, development will maximise the use of existing infrastructure and resources to allow jobs, homes and other facilities to be located close to each other and accessible by public transport. Policy SD1 of the CELPS states that development should wherever possible provide appropriate access to facilities and services to reflect the community's needs, whilst encouraging the reuse of existing buildings.

Policy SC.1 seeks to support and promote the provision of better leisure, community and recreation facilities, where there is a need for such facilities, the proposed facilities are of a type

and scale appropriate to the size of the settlement, are accessible and support the objectives of the Local Plan Strategy. The council will:

- Encourage facilities that serve the borough as a whole, and facilities that attract large numbers of people, to be located, where possible, within or adjoining Crewe or Macclesfield town centres;
- Encourage the development of shared service centres that combine public services, health and community functions in modern accessible buildings.
- Work with agencies, services and businesses responsible for providing facilities to make sure that the needs and demands of communities are met.

The proposed development will see the existing building and associated land redeveloped to serve as a flagship Community Centre for the town of Crewe. The proposal will be a 'hub' for community use incorporating a range of leisure, recreational and retail uses as described above.

Policy EG.1 states that:

Proposals for employment development on non-allocated employment sites will be supported where they are in the right location and support the strategy, role and function of the town, as identified in Settlement Hierarchy, Spatial Distribution of Development and in any future plans, including Neighbourhood Plans, where applicable.

The proposed development will include retail and other commercial uses with the applicant stating that this will create 41 full-time equivalent employment positions.

It is considered that the proposed development will provide leisure, community and recreational facilities as well as employment opportunities within Crewe. With the proposed stage area and utilisation of the covered market area the proposed facilities have the potential to attract visitors to the site from the immediate area as well as from further afield.

The proposal is considered acceptable in principle and in accordance with Policies SC.1 and EG.1 of the Cheshire East Local Plan, subject to appropriate design, scale and use of materials, and being sympathetic to the locally listed building.

### **Design and Locally Listed Building**

The application building is a local listed building and considered to be a non-designated heritage asset. Policy SE.7 of the Cheshire East Local Plan proposals:

- Requiring that the impact of a proposal on the significance of a non-designated heritage asset should be properly considered, as these are often equally valued by local communities. There should be a balanced consideration, weighing the direct and indirect impacts upon the asset and its setting, having regard to the scale of any harm or loss. The presumption should be that heritage assets should be retained and re-used wherever practicable and proposals that cannot demonstrate that the harm will be outweighed by the benefits of the development shall not be supported. Where loss or harm is outweighed by the benefits of development, appropriate mitigation and compensation measures will be required to ensure that there is no net loss of heritage value

The application building is a distinctive 1930's public swimming baths building which retains many of its original features, both inside and out. The whole building is locally listed as it is a

clearly designed 1930's Art Deco building which has retained most of the original features such as drying racks, mangle, windows, tiles, railings and doors. The number of original features retained is exceptional for a building of this type and their retention is welcomed by the Council's Conservation Officer. The proposed use for this building is the optimal use as a community hub which also retains the character of the building.

The Council's Conservation Officer welcomes the development to repair and revamp the building in a sensitive manner whilst keeping the important features such as the tiles, railings, floors and internal doors. The Council's Conservation Offer also welcomes the replacement windows, however this is with some caution, and it is considered prudent that these be conditioned as well as the shop fronts and roof terrace.

Following on from the above, in general street-scene terms the proposed development will see relatively small changes to the external appearance of the existing building as mentioned above.

The two single storey extensions will project from the south elevation and will be relatively small in scale when compared to the rest of the building. They will be viewed against the existing built form and will not be unduly prominent within the street-scene.

With the above in mind, it is not considered that the proposed development, as conditioned, will have any significant visual impact upon the street-scene or surrounding area in general. Furthermore the proposal would secure a viable re-use of the building and this represents a benefit of the proposed development.

### **Amenity**

Policy BE.1 advises that development proposals should not have an unduly detrimental effect on neighbouring amenity through loss of privacy, loss of sunlight/daylight, visual intrusion, noise and disturbance and traffic generation.

There are neighbouring dwellings to the north and east of the application site and beyond Valley Brook to the south.

The proposed single storey extensions to the south elevation will in-fill gaps within the existing elevation and will not bring the built form any close than existing to any of the nearby residential dwellings. As such, it is not considered that there will be any significant impact on neighbouring residential amenity from this perspective.

Following on from the above, there has been no objection from the Council's Environmental Protection Officer in terms of the proposed use and its compatibility with the surrounding residential dwellings. Further to this, it is not considered that the proposed use will have any significantly greater impact on residential amenity than the previous use of the application building.

Overall, it is not considered that the proposed development will have any significant impact on neighbouring residential amenity.

### **Highways and Parking**

A change of use is proposed from the former public swimming baths to a community centre. There are a number of different uses proposed within the building.

## Development Impact

There are a significant number of different uses proposed on the site but very few are peak based trip generators and most trips will take place over the course of the day which spreads the traffic impact.

## Access

There are no changes proposed to the existing access arrangements which is a one-way arrangement around the site onto Flag Lane. The site has a total of 44 car parking spaces that includes 6 disabled spaces although no EV spaces are indicated.

## Accessibility

The accessibility of the site is generally good, there are existing footways on both sides of Flag Lane for pedestrian access and bus services are within easy walking distance of the site.

## Summary

The proposal to use the site as a community centre does not raise any highway concerns and no objections are raised from the Council's Highways Officer subject to the imposition of a condition relating to cycle parking.

## **Ecology**

The application has been supported with the submission of an ecological appraisal.

The application site offers limited opportunities for roosting bats, bats are likely to commute and forage around the site to some extent. To avoid any adverse impacts on bats resulting from any lighting associated with the development the Council's Ecologist recommends that if planning permission is granted a condition should be attached requiring any additional lighting to be agreed with the LPA.

Following on from the above, there are records of hedgehogs, a priority species, in the broad locality of the application site. No evidence of the species was recorded in site during the submitted ecological appraisal, but there remains a low risk that this species may occur on site and be disturbed during site clearance works. In order to minimise this risk the submitted ecological assessment includes a precautionary method statement. If planning consent is granted, the Council's Ecologist recommends that a condition is attached to secure the implementation of mitigation measures recommended within the ecological appraisal.

This application provides an opportunity to incorporate features to increase the biodiversity value of the final development in accordance with Local Plan Policy SE 3. The Council's Ecologist recommends that if planning permission is granted a condition should be attached which requires the submission of an ecological enhancement strategy.

With the above in, it is considered that the proposed development and conditions will not have any significant impact on the biodiversity of the application site or the wider area.

## **Conclusion**

The application site is the former Crewe Corporation Public Swimming Baths situated on Flag Lane within the settlement boundary for Crewe.

This application seeks approval for the redevelopment of the building and wider application site to form a Community Centre.

Policy SC.1 seeks to support and promote the provision of better leisure, community and recreation facilities, where there is a need for such facilities, the proposed facilities are of a type and scale appropriate to the size of the settlement, are accessible and support the objectives of the Local Plan Strategy.

Policy EG.1 supports proposals for employment development on non-allocated employment sites will be supported where they are in the right location and support the strategy, role and function of the town, as identified in Settlement Hierarchy, Spatial Distribution of Development and in any future plans, including Neighbourhood Plans, where applicable.

The proposed development will create 41 full-time equivalent employment opportunities.

The application building is a locally listed building, however the proposal is considered to be respectful of the character of the building and will not lead to any harm of the fabric of the building or its setting. The re-use of the building weighs in favour of this development.

Overall, the proposed development accords with the Development Plan as a whole.

## **RECOMMENDATION:**

### **Approve subject to the following conditions**

- 1. Three-year time limit**
- 2. Approved Plans**
- 3. Materials as per application**
- 4. Electric Vehicle Infrastructure provision**
- 5. Imported soil to be tested for contamination**
- 6. Any found contamination reported to LPA**
- 7. Prior to first use/occupation details of covered cycle parking to be submitted.  
Approved details to be provided prior to first use/occupation**
- 8. Prior to first use/occupation details of proposed external lighting to be submitted.  
Approved details to be provided prior to first use/occupation**
- 9. Nesting birds – timing of works**
- 10. Development in accordance with ecological appraisal**
- 11. Biodiversity enhancements**
- 12. Prior to any work on the new windows details of new windows at a scale of 1:20 to be submitted and approved in writing**
- 13. Prior to any works to the doors, details of all new internal and external doors to be submitted and approved in writing**

- 14. Prior to any works to form the new shop fronts details of shopfronts including signage and roller shutters to be submitted and approved in writing**
- 15. Prior to the installation of any external ramps/steps sections through external ramps and steps shall be submitted and approved in writing**
- 16. Prior to the installation of any external structures, details of external structures including pay/exercise equip/Kiosk shall be submitted and approved in writing**
- 17. Full landscape details shall be submitted and approved in writing**
- 18. Implementation of the approved landscaping**
- 19. Lighting as per the Design & Access Statement**
- 20. Prior to the commencement of development, a schedule of retention of internal original features shall be submitted and approved in writing.**
- 21. Prior to the installation of the lift details of the external design and materials for the proposed lift shall be submitted and approved in writing**
- 22. Prior to any works to the proposed terrace and canopy details of the proposed terrace and canopy shall be submitted and approved in writing**

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







Application No: 22/1381N

Location: Corner Of Edleston Road and Brook Street, Crewe

Proposal: Four storey block including 11 apartments and associated parking and access arrangements (re-submission of 20/0829N)

Applicant: Mr Matt Peddle, Premier Living Homes Ltd

Expiry Date: 31-May-2022

### **SUMMARY**

The application site lies entirely within the Crewe Settlement Boundary as determined by the Crewe and Nantwich Local Plan.

The development is for the erection of a residential apartment building in an area characterised by a mixture of uses (including residential) and does not conflict with the other policies of the Local Plan.

The proposed development is appropriate to the character of its locality in terms of the principle and the overall design and would not have a detrimental impact upon neighbouring amenity, ecology, highway safety or trees.

Overall, the proposal development meets the criteria of the relevant policies and is considered acceptable.

### **SUMMARY RECOMMENDATION**

Approve with conditions

### **REASON FOR REFERRAL**

The application is to be determined by planning committee by Councillor Hogben for the following reasons:

- *Out of keeping with character and appearance of the existing street scene, given the over-dominant nature of the proposed building.*
- *Unsafe access to the building for future residents, contrary to Policy SE1 of Local Plan.*
- *Poor living conditions for future residents - inadequate living space. None of the proposed apartments meet Technical Housing Standards. While these have not yet been formally adopted by the council, it has been stated that those standards will be required and adopted when the Local Plan is reviewed or revised. In the meantime, this means the proposed accommodation would be detrimental to the living conditions of future occupants and thus contrary to national policy.*

- *The application represents poor design that needs to be improved to better fit in with the street scene on this prominent corner plot.*
- *Provision for vehicle parking for this development is inadequate. This seems to be usual for this kind of application in Edleston Road, which is already overloaded with HMOs.*
- *Waste management arrangements and access to waste bins are inadequate.*
- *Loss of amenity for Brook Street residents.*
- *Lack of detail on bicycle storage arrangements.*
- *This is a resubmission of to planning application 20/0829N, which was approved by an officer in February 2022. Following judicial review that approval was quashed by the High Court on 12th April because the council failed to consult on the significant changes made to the original application in December 2021. In the interests of openness and in the wider public interest, it is important the council ensures an objective and separate assessment of the application is made by elected councillors in public.*

## **DESCRIPTION OF SITE AND CONTEXT**

The application site comprises an area of vacant land comprising hardstanding on the corner of Edleston Road and Brook Street. At the time of the planning officer's site visit there was 1 single garage unit present. The site is accessed via Brook Street and is located within the Crewe Settlement Boundary as well as the Nantwich Road area houses in multiple occupation article 4 direction zone.

The area is characterised by a mixture of uses including residential, retail and commercial. There is a locally listed building opposite (Temple Chambers).

## **DETAILS OF PROPOSAL**

This is a full application for erection of a four-storey block including 11 apartments and associated parking and access arrangements (re-submission of 20/0829N).

## **RELEVANT HISTORY**

20/0829N - Construction of a four-storey block including 11 apartments and associated parking and access arrangements – decision quashed

## **POLICIES**

### **Local Plan Policy**

### **Cheshire East Local Plan Strategy (CELPS) (Adopted)**

MP 1 - Presumption in Favour of Sustainable Development, PG 1 - Overall Development Strategy, PG 2 – Settlement Hierarchy, SD 2 - Sustainable Development Principles, SE 1 – Design, SE 2 - Efficient Use of Land, CO 1 - Sustainable Travel and Transport, CO 1 - Sustainable Travel and Transport, IN 1 – Infrastructure, IN 2 - Developer Contributions

Parking Standards at Appendix C

**Borough of Crewe and Nantwich Replacement Local Plan 2011 (CNLP) (Saved Policies)**

BE.1 – Amenity, BE.3 - Access and Parking, BE.4 – Drainage, Utilities and Resources

**No Neighbourhood Plan**

**National Policy**

**National Planning Policy Framework (NPPF)**

**CONSULTATIONS (Summary)**

Nature Conservation (Ecology): No objection subject to conditions

Environmental Health: No objection subject to conditions

Design: No objection subject to conditions

Conservation (Built Heritage): No objection subject to conditions

Highways: No objection

**VIEWS OF THE TOWN COUNCIL:**

Crewe Town Council –objects to the original proposal on the basis that:

- i. Design is not in keeping with the area
- ii. Impact on heritage setting of the site
- iii. Lack of waste bin storage
- iv. Loss of amenity for nearby residents
- v. Inadequate bicycle storage
- vi. Substandard parking and highway safety issues
- vii. Substandard living accommodation for future residents due to room sizes being below minimum standard
- viii. Conditions required relating to detailing, fenestration and materials should be imposed to minimise any impact on the non-designated heritage asset

**OTHER REPRESENTATIONS:**

One letter of objection has been received from a resident of Crewe which is summarised below;

- Safety concerns for future occupiers due to an unlit gap between buildings
- Inadequate room sizes and impact on future amenity of occupiers
- Poor unit mix

**Supporting Information**

Planning, Design and Access and Heritage Statement  
Contamination Land Site Check

**OFFICER APPRAISAL**

**Principle of Development**

Policy PG 2 (Settlement Hierarchy) of the CELPS identifies Crewe as a principal town where significant development will be encouraged to support their revitalisation, recognising their roles as the most important settlements in the borough. Development will maximise the use of existing infrastructure and resources to allow jobs, homes and other facilities to be located close to each other and accessible by public transport.

The development is for the erection of a residential apartment building in an area characterised by a mixture of uses (including residential). The principle of the development is considered acceptable subject to compliance with the other relevant policies.

**Affordable Housing**

The development does not trigger the requirement for affordable housing provision.

**Design**

Policy SE1 (Design) of the CELPS sets out that development should contribute positively to the area. During the planning application extensive discussions have taken place regarding the design of the building as proposed to ensure that the scheme integrates into the existing, surrounding area in design terms.

The scheme is essentially a storey higher than the terraced buildings adjacent and the Temple Chambers on the opposite side of Edleston Road, albeit the street elevations submitted show the overall building height to be comparable. This site reads as a distinct plot and therefore this additional storey arrangement both reflects modern requirements in terms of floor to ceiling heights and the impact that has on the height of individual storeys, but also is able to be accommodated without undermining the general character of the area. The design officer is of the view that the building massing would benefit from the reduction of a storey on the Brook Street frontage, which would then allow the building to further step and create the opportunity of a roof garden.

The building has been designed as a modern addition to the streetscene, taking design cues from the surrounding, traditional existing buildings. In terms of the elevation facing Edleston Road, the height of the proposed building will not exceed the neighbouring building to the south. The corner of Brook Street and Edleston Road is characterised by a corner tower which adds an interesting feature to this prominent site/building. The elevation facing Brook Street has been design so the highest part of the building is the corner tower, and the building then staggers utilising the existing topography of Brook Street and to add an interesting and more dynamic elevation that shall integrate into the existing street scene. This elevation features large areas of glass and a green wall and a feature glazed entrance.

Adjacent to the site, is a short terrace of attractive 2 and a half storey town houses. Notwithstanding, the site reads as a distinct plot (partly due to topography) and consequently it is appropriate for the scheme to introduce an 'of today' design, despite the more traditional townscape in the area, provided the quality is deemed sufficiently high. The scheme seeks to reference elements of more traditional form on the Edleston Road elevation with the corner emphasised and return elevation of a more contemporary design, including full height glazed openings and balconies. The predominance of brick in its construction will also further anchor the design. This approach is considered valid, helping to reflect but also differentiate this as new development from the more traditional townscape opposite and adjacent. Consequently, subject to the appropriate materials and detailing palette being employed (including clarification/refinement of key elements of detailing) it is considered that this proposal is appropriate in its general design approach.

The rear elevations are more functional in design terms, and this is considered to be acceptable given the appropriate design or the more important, corner elevations. In layout terms, the elevations fronting Edleston Road and Brook Street follow the existing building line and this is acceptable. The building will occupy a 'L' shape fronting the two roads with a courtyard area to the rear.

The design officer has advised that the bin storage could have been designed in more effectively and that it is unfortunate that no private space has been designed into the scheme, despite this being advocated by earlier design advice in terms of inclusion of a roof terrace and shared use/greening of the courtyard. No landscape information has been submitted. This would be conditioned should the application be approved. It is also considered that the lack of a roof terrace/amenity space is acceptable in this instance given the proximity to the town centre and that it is recognised that occupiers may not require external amenity space in this area.

The scale and massing of the proposed development is considered acceptable and the impact on the streetscene would not be significant. It is considered that the proposed development is acceptable in design terms. The proposed openings are considered to be in keeping with the character of the area and are acceptable in design terms, subject to conditions. Limited information has been provided with regard to the materials and fenestration detail and it is considered necessary to impose a condition requiring the prior approval of the external materials prior the development starting (see suggested conditions below).

### **Impact on Locally Listed Building**

The site sits on a prominent corner plot opposite a locally listed building. The locally listed building (Temple Chambers) is a distinctive brick late Victorian building with terracotta detailing to the windows, doors finials and copings with kneelers. It has a canted entrance with a first-floor bay window above, both with terracotta detailing. Above this the building has distinctive dormers topped with terracotta copings and 3 finials each. It is currently divided into flats.

There is no objection to the principle of a building of that size on this site. However, the design and materials need to be such that the building will not jar or be at odds with the heritage asset opposite it. For the most part the row of terraces adjacent to the site will restrict views of the site from the south. From the north the site is in a quite dominant location and will be viewed in conjunction with the locally listed building, bearing this in mind, the north and west elevations are particularly important. The proposed building will not sit above the building heights of the neighbouring properties, although an extra floor has been inserted and has been designed with some consideration to the local character with dormers and a projecting corner detail. The ability of the elevations mentioned above to compliment, the existing street-scene will, in part, come down to the quality of the detailing, fenestration and materials. No objections are raised by the conservation officer subject to conditions to ensure north and west facades are appropriately detailed.

### **Amenity**

Policy BE.1 (Amenity) of the Local Plan advises that new development should not be permitted if it is deemed to have a detrimental impact upon neighbouring amenity in terms of overlooking, visual intrusion or noise and disturbance. Furthermore, the level of private amenity space and the separation distances are a material consideration as detailed within the Supplementary Planning Document on Development on Backland and Gardens (The SPD). The SPD sets out that as a general indication, there should ideally be a distance of 21m between principal elevations, 13.5 m between a principal elevation with windows to habitable rooms and blank elevation and that each application will be judged on its own merits dependent upon the character of the site involved.

It should also be noted that the recently adopted Cheshire East Design Guide SPD also includes reference to separation distances and states that separation distances should be seen as a guide rather than a hard and fast rule.

Figure 11:13 of the Design Guide identifies the following separation distances;

- 21 metres for typical rear separation distance
- 18 metres for typical frontage separation distance
- 12 metres for reduced frontage separation distance (minimum)

It is considered that the proposed development would not have any significant adverse impact on the residential amenity of any neighbouring property in these terms. The relationship between the existing buildings on the east side of Edleston Road and the buildings opposite is established and the proposed building will follow this pattern of existing development. With regards to the building to the south (No. 205) there are no side facing windows within this elevation and no windows are proposed in the side elevation immediately to the north of No. 205. It is noted that there are windows in the rear elevation of No. 205 however at the time of the planning officer's site visit (and confirmed by looking at the planning history of the building) the use is a dentist use and the rear windows serve surgery/dentist rooms. As such it is considered that this proposed relationship is acceptable.

With regards to the existing dwellings to the east, there are no side facing windows in the side elevation of the nearest dwelling. The proposed building elevation featuring

windows would be approximately 27m from the dwellings to the east and this is in accordance with the standards as above. The elevations nearest the existing dwellings do not include any openings. To the north lies a car wash/valeting use and it is not considered that the impact on the amenity afforded to the occupiers of the site will be significant.

It is noted that the letters of objection raise the issue of minimum room size requirements. The applicant has advised that the apartments are all 1 bed 1 person units. The architect has indicated on the submitted floor plans that each of the apartments is of sufficient size to accommodate a double bed should the occupant prefer to sleep in a double than a single bed. The Nationally Described Space Standards require a minimum gross internal floor area of 39 square metres for a 1 bedroom 1 person apartment, but this is reduced to 37 square metres where the apartment has a shower rather than a bath installed (as is the case with each of the 11 apartments comprising the submitted scheme). The Gross Internal Floor Area (GIFA) of each of the 11 apartments is set out on page 16 of the Supporting Statement submitted with the application (repeated below), and in every case the GIFA exceeds both the 37 square metre and the 39 square metre standard.

Ground Floor	Flat 1	41.1m <sup>2</sup>
	Flat 2	40.8m <sup>2</sup>
First Floor	Flat 3	43.7m <sup>2</sup>
	Flat 4	41.8m <sup>2</sup>
	Flat 5	42.3m <sup>2</sup>
Second Floor	Flat 6	43.7m <sup>2</sup>
	Flat 7	41.8m <sup>2</sup>
	Flat 8	42.3m <sup>2</sup>
Third Floor	Flat 9	42.36m <sup>2</sup>
	Flat 10	39.32m <sup>2</sup>
	Flat 11	42.3m <sup>2</sup>

Environmental Protection raise no objection to the scheme subject to conditions.

### **Parking and Access**

The proposal is for 11 one bed apartments with off-road parking with a new access off Brook Street. In terms of the sustainability of the site location, the site is a short walk from the centre of Crewe, Crewe train station, the Lockitt Street retail development and frequent public transport services and is considered to be in a sustainable location with suitable connections to the surrounding areas.

A new access into the site is proposed off Brook Street. The access will only be single car width but given the limited scale of development and that the access is off a minor residential street that will have low traffic speeds, this is considered acceptable. The access will have sufficient visibility.

Four car parking spaces are proposed which is below CEC typical requirement of 1 space per apartment. CEC parking standards also allow for flexibility within sustainable

locations, and given this site is in a highly sustainable location the parking was acceptable.

12 cycle parking spaces will also be provided with a covered and secure location.

No objections are raised by the council's highway officer.

### **Ecology**

The council's ecologist has advised that there are no objections to the proposed scheme subject to conditions.

### **Flood Risk and Drainage**

United Utilities are yet to comment on this application but previously advised that there were no objections to the previously approved scheme subject to a condition relating to the drainage of the site. United Utilities comments will be addressed within an update to committee to follow.

### **Other Matters**

The contents of the letters of objection are noted and have been suitably addressed within this report. There are no trees that would be impacted by the development. In terms of refuse storage and collection, paragraph 5.09 on page 18 of the Supporting Statement identifies that the individual bin arrangement shown is illustrative and a condition is considered necessary to confirm that the number of bins and storage capacity required.

### **CONCLUSIONS AND REASON(S) FOR THE DECISION**

The proposed development would be of an acceptable design that would not have a detrimental impact upon neighbouring amenity, the locally listed building, trees, ecology or highway safety. Therefore the proposed development would adhere with the policies as listed within this report.

### **RECOMMENDATIONS**

#### **APPROVE subject to conditions**

1. Time (Standard)
2. Approved Plans
3. Boundary treatment to be submitted and approved
4. Dust management plan to be submitted and approved
5. Drainage to be submitted and approved
6. EVC provision
7. Piling to be submitted and approved
8. Sustainable travel pack to be submitted and approved
9. Land contamination to be submitted and approved
10. Nesting birds – timing of works



11. Ecological enhancement to be submitted and approved
12. Landscape including living wall and planter (details) to be submitted and approved
13. Landscape (implementation)
14. Final design and detail of all fenestration to be submitted and approved
15. Samples of facing and roofing materials to be submitted and approved
16. Details of all feature brickwork detailing to be submitted and approved
17. Details of parapet/coping, balconies and design of Edleston Road entrance to be submitted and approved
18. Detail of feature glazed entrance/walling onto Brook Street to be submitted and approved
19. Details of entrances and gate design to be submitted and approved
20. Levels to be submitted and approved
21. Details of bin storage

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

