

Application No: **10/4561N**

Location: **Land Adjacent To Gallaher Ltd, Weston Road, Crewe**

Proposal: **Extension to Time Limit of Application P07/1483 for a New Warehouse, Two Storey Office Block, Parking, Service Areas and Access Road**

Applicant: **Gallaher Ltd**

Expiry Date: **18-Feb-2011**

Ward **Crewe East**

Date Report Prepared: 6th January 2011

SUMMARY RECOMMENDATION

Approve with conditions

MAIN ISSUES

- **Principle of Development**
- **Material Changes since the grant of Planning Permission**

REASON FOR REFERRAL

This application is referred to Southern Planning Committee as the development relates to the extension in time to a major planning application.

DESCRIPTION OF SITE AND CONTEXT

The application site is a vacant plot of land which is located within the Crewe Settlement Boundary. The site is located on the south-eastern side of Crewe Road with warehouse units surrounding the site. An existing landscaping mound forms the boundary of the site to Weston Road.

DETAILS OF PROPOSAL

This application is for the extension to the time limit condition to planning permission P07/1483. This permission relates to a new warehouse with offices on land fronting Weston Road which would be 110m wide and 85m deep and standing 19.5m to the ridge. The building would be constructed in brickwork and cladding. The entrance and office area would be on the east elevation facing the access road with unloading facilities on the north elevation. The office area would comprise 386sq.m and the warehouse some 9350sq.m. The site layout shows provision for parking 59 articulated vehicles and 100 car parking spaces (some near the office and some in the south-east corner of the site) all accessed off the existing service road. The building would be set

back from Weston Road behind a 5m wide access road and a landscape strip of variable width but only 2m deep at the closest point.

RELEVANT HISTORY

P07/1483 - New Warehouse, Two-Storey Office Block, Parking, Service Areas & Access Roads (Renewal of P02/1026) – Approved 29th January 2008

P02/1026 - New warehouse including offices, parking, service areas and access roads – Approved 30th November 2002

P98/0045 - Free-standing warehouse – Approved 5th March 1998

P92/0364 - Distribution centre – 21st May 1992

POLICIES

Local Plan policy

E.6 (Employment Development in the Open Countryside)

BE.1 (Amenity)

BE.2 (Design Standards)

BE.3 (Access and Parking)

BE.4 (Drainage, Utilities and Resources)

BE.5 (Infrastructure)

NE.17 (Pollution Control)

NE.20 (Flood Prevention)

Regional Spatial Strategy

DP1 (Spatial Principles)

DP3 (Promote Sustainable Economic Development)

DP7 (Promote Environmental Quality)

RDF1 (Spatial Priorities)

MCR4 (South Cheshire)

EM18 (Decentralised Energy Supply)

National policy

PPS1 (Delivering Sustainable Development)

PPS4 (Planning for Sustainable Economic Growth)

PPG13 (Transport)

PPS25 (Development and Flood Risk)

Communities and Local Government Guidance: Greater Flexibility for Planning Permissions

CONSULTATIONS (External to Planning)

Highways: No objection

Environment Agency: No objection to the proposed extension of time subject to the inclusion of the conditions that we recommended be attached to the original planning permission.

Cheshire Fire Service: Access and facilities for the fire service should be in accordance with the approved document B supporting Building Regulations 2000 and Model Standards 2008 for Caravan Sites in England. The applicant is advised to submit details of the water main installations in order that the fire hydrant requirements can be assessed. If planning approval is granted, the applicant should be advised that means of escape should be provided in accordance with current Building Regulations. The applicant should consider the inclusion of an automated water suppression system to enhance any proposed design.

OTHER REPRESENTATIONS

No representations received at the time of writing this report.

APPLICANT'S SUPPORTING INFORMATION

Design and Access Statement (Dated November 2010)

- The scheme is of a design quality consistent with the function of the building and the wider area for storage and distribution uses. It is also of a similar quality to many of the structures already on site in this employment driven locality
- The landscape scheme is intended to ensure that the proposed development results in an overall improvement of this undeveloped and vacant site
- The site is in a sustainable location being within walking distance of Crewe Railway Station and bus stops on Weston Road
- The application fully complies with the relevant policies of the development plan
- The proposal has previously received support from the LPA

Transport Statement (Produced by SK Transport Planning and dated November 2010)

This report concludes that;

- The development site is located adjacent to Weston Road, south of Crewe Town Centre. The Transport Statement demonstrates that the site is well located in relation to existing residential areas and existing sustainable transport corridors. A travel plan framework has been produced for the development site outlining measures that should be considered for adoption upon occupation of the site
- The Transport Statement has demonstrated that the forecast development vehicular trips associated with the site are in line with that previously accepted by the highway authority for the site. Further the forecast development peak hour traffic is below that accepted as immaterial during the scoping process
- The Transport Statement concludes that future traffic can be safely accommodated on the surrounding highway network and that the development meets with local and national sustainable transport guidance

Flood Risk Assessment (Produced by RSK Group and dated November 2010)

- The site lies within Flood Zone 1 and is at little or no risk from fluvial flooding associated with Gresty Brook
- The surface water drainage system is designed to be fully compliant with PPS25 for a 1 in 100 year storm + 20% for climate change, and the resulting run-off (750cu.m) is fully contained on the site and therefore does not cause any risk of flooding to people or property on neighbouring land

- The flood risk to the site from man-made drainage systems has been assessed as low
- The risk of rising water levels in the shallow aquifer breaking the surface is considered to be low
- It is concluded that the proposed development is an appropriate form and design of development within the context of PPS25 and that all potential concerns relating to flooding have been adequately addressed in the proposed development

OFFICER APPRAISAL

Principle of Development

Extensions to the time limit for implementing existing planning permissions was brought into force on 1 October 2009. The new system was introduced in order to make it easier for developers to keep planning permissions alive for longer during the economic downturn. It includes provisions for a reduced fee and simplified consultation and other procedures.

The Government's advice is for Local Planning Authorities to take a positive and constructive approach towards applications that improve the prospects of sustainable development being brought forward quickly. It is the Government's advice for Local Planning Authorities to only look at issues that may have changed significantly since that planning permission was previously considered to be acceptable in principle.

In short, it is not intended for Local Planning Authorities to re-open debates about principles of any particular proposal except where material circumstances have changed, either in development plan policy terms or in terms of national policy or other material considerations such as Case Law.

Material changes in circumstances since previous application

The original application was determined under the Borough of Crewe and Nantwich Replacement Local Plan 2011 which is still the prevailing Development Plan for the area.

In terms of national policy, PPS4 has been published since the original application was determined. Policy EC10.1 of Planning Policy Statement 4 states that Local Planning Authorities should adopt a positive and constructive approach towards planning applications for economic development. Policy EC10.2 provides a list of impact considerations that the application should be considered against. It is not considered that the contents of PPS4 would alter the view which was taken on this proposal as part of application P07/1483.

In terms of Regional Policy the only policy which would alter the view taken in the original determination is Policy EM18 (Decentralised Energy Supply). This policy requires new non-residential developments above a threshold of 1000sq.m to secure at least 10% of their predicted energy requirements from decentralized and renewable or low-carbon sources. This issue will be controlled by the use of a condition.

In this case the only circumstances on the site which may have changed since the last application is the impact upon flood risk. In this case an amended flood risk assessment has been produced and this has been forwarded to the Environment Agency who has raised no objection to the development. As a result it is considered that the development is acceptable in terms of flood risk.

It is considered that the position and design of the building and the highway implications of the development which were accepted in 2008 are still acceptable in this location. The proposal will not have a detrimental impact upon the character and appearance of the area and would not have a detrimental impact upon residential amenity.

CONCLUSIONS

There have been no material changes in circumstance which would warrant a different decision on this application since the previous application was determined.

RECOMMENDATIONS

Approve subject to conditions

- 1. Standard time limit 3 years**
- 2. Materials to be submitted and approved in writing**
- 3. Development to be carried out in accordance with the approved plans**
- 4. Green Travel Plan to be submitted to the LPA and approved in writing**
- 5. Car parking to be provided in accordance with Green Travel Plan**
- 6. Cycle parking to be provided in accordance with Green Travel Plan**
- 7. Shower facilities to be provided within the building in accordance with a scheme to be agreed in writing with the Local Planning Authority**
- 8. Landscaping scheme to be submitted and approved in writing**
- 9. Landscaping scheme to be completed in accordance with the approved details and maintained**
- 10. Scheme for a surface water regulation system to be submitted to the LPA and approved in writing**
- 11. Details of oil interceptors to be submitted to the LPA and approved in writing**
- 12. Details of bin storage to be submitted to the LPA and approved in writing**
- 13. Boundary treatment details to be submitted to the LPA and approved in writing**
- 14. Removal of trees and shrubs to be done outside of the bird breeding season unless first checked by a qualified ecologist**
- 15. Consent for a B8 building only**
- 16. Details of external lighting to be submitted and approved in writing**
- 17. Any facilities for the storage of chemicals shall be sited on impervious bases and surrounded by impervious bund walls, details of which shall be submitted to the Local Planning Authority for approval**
- 18. No fencing on the Weston Road site frontage, any security fencing in this area shall be positioned within or behind the landscape strip**

19. Details of how the proposed development will secure at least 10% of its predicted energy requirements from decentralised and renewable or low-carbon sources shall be submitted to the Local Planning Authority and approved in writing

Location Plan

