

Application No: 12/0220C

Location: 5 Bradwall Road & The Hollies, Wesley Avenue, Sandbach

Proposal: Conservation Area Consent for Demolition of the Existing Building and Construction of a New Three Storey Mixed Use Development with Restoration of The Hollies

Applicant: Andrew Sehne, Wrights Printers In Liaison with Mr & Mr

Expiry Date: 09-Apr-2012

SUMMARY RECOMMENDATION: Approve with conditions

MAIN ISSUES:

Impact on the Conservation Area

REASON FOR REFERRAL

The application is before Southern Planning Committee as it is an application linked to a small scale major development (12/0219C).

DESCRIPTION AND SITE CONTEXT

The application site comprises a redundant storage depot, previously occupied by a printing business. The site is contained within the Sandbach Conservation Area and is within the settlement zone line of Sandbach.

DETAILS OF PROPOSAL

This application is for the demolition of the redundant building at 5 Bradwall Road, which is contained within the Sandbach Conservation Area.

RELEVANT HISTORY

08/0423/FUL 2008 Withdrawn application for 3 storey mixed use development

08/0422/CON 2008 Withdrawn application for demolition

POLICIES

National Guidance

PPS5 Planning for the Historic Environment

Congleton Local Plan 2005

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

BH10 Demolition in Conservation Areas

CONSIDERATIONS (External to Planning)

English Heritage:

Do not wish to make any comments and recommend that the application is determined in accordance with national and local policy guidance and on the basis of the Council's specialist conservation advice.

VIEWS OF TOWN COUNCIL:

Members welcome this development and offer no objection.

OTHER REPRESENTATIONS:

Two comments have been received, expressing support for the proposal.

OFFICER APPRAISAL

The main issues that require consideration in this application are the impact on the character and appearance of the Sandbach Conservation Area. Policy BH10 states that: *"Conservation Area Consent and/or planning permission, as relevant, for the demolition of a building or group of buildings which significantly contribute to the present character or appearance of a Conservation Area will not be granted unless the harm from the loss was outweighed by the public benefits of an approved replacement scheme."*

The building is in a poor state of repair and does not make a positive contribution to the character of the area. It is a reflection of its time architecturally and marks the evolution of motorised transport in Sandbach, but has little intrinsic merit that would require its retention.

CONCLUSIONS

For the reasons given above, it is concluded that the proposed development complies with the relevant local plan policies and the demolition of the building is considered to be acceptable.

RECOMMENDATION:

Approve subject to the following condition:

- 1. Commence development within 3 years**

