

Application No: 12/2074N
Location: LAND ON NANTWICH ROAD, CALVELEY
Proposal: Reserved Matters Following Outline Approval of 11/3089N
Applicant: UNION PENSION TRUSTEES LTD
Expiry Date: 24-Jul-2012

SUMMARY RECOMMENDATION: Approve subject to conditions

MAIN ISSUES:

- Principle of Development;
- Trees and Landscape; and
- Other Matters

REFERRAL

This application is to be determined by the Strategic Planning Board as the cumulative floor area of the proposed buildings exceeds 1000msq and the application due to its size and location is of strategic importance.

DESCRIPTION OF SITE AND CONTEXT

The application site is located on the north side of the A51 Nantwich Road, Wardle and is located directly opposite North West Farmers.

The site itself is relatively flat and is broadly rectangular in shape. The boundaries to the site are shared with surrounding fields apart from the south facing boundary, which fronts directly onto the A51.

The perimeter of the application site comprises a number of mature / immature trees many of which are self seeded. The Shropshire Union canal is located to the south of the application site and runs parallel to Nantwich Road. The site is located wholly within the open countryside.

DETAILS OF PROPOSAL

Members may recall that outline planning permission was granted in May 2012 for the erection of a mixed use development comprising three standalone buildings and associated car parking and servicing areas and a wildlife area. The approved scheme included access,

appearance, design and scale as part of the outline scheme. The only matter that was reserved for subsequent approval was that of landscaping.

This application therefore seeks approval of the reserved matter of landscaping

RELEVANT HISTORY

21st May 2012

11/3089N – Approved – Mixed Use Development, Comprising the Erection of Class A1 (Restricted) Country Wise Store, B1 and B2/B8 Units, together with Associated Car Parking and Highways Works and the Provision of a Private Wastewater Treatment Plant, Including Details of Access, Appearance, Layout and Scale (Details of Landscaping reserved for subsequent approval).

1st March 2001

P00/1013 – Approved - Proposed Restaurant and Associated Parking

6th October 2000

P00/0681 – Withdrawn - Proposed Restaurant (Amended) and Associated Vehicle Parking.

21st March 1997

P96/0583 – Withdrawn – Mixed Development of 400 berth marina including ancillary buildings, clubhouse, pub/restaurant, heritage centre, hotel, holiday flats, caravan park and factory warehouse.

6th December 1989

7/17846 – Approved - Restaurant and Travelodge including parking and sewage treatment plant.

POLICIES

Local Policy

The principle issue surrounding the determination of this application is whether the development is in accordance with the following policies within the Borough of Crewe and Nantwich Replacement Local Plan 2011:

- NE.2 (Open Countryside)
- NE.5 (Nature Conservation and Habitats)
- NE.9 (Protected Species)
- NE.17 (Pollution Control)
- NE.20 (Flood Prevention)
- BE.1 (Amenity)
- BE.2 (Design Standards)

BE.3 (Access and Parking)
BE.4 (Drainage, Utilities and Resources)
BE.5 (Infrastructure)
BE.6 (Development on Potentially Contaminated Land)
E.4 (Development on Existing Employment Areas)
E.6 (Employment Development within Open Countryside)
TRAN.1 (Public Transport)
TRAN.3 (Pedestrians)
TRAN.5 (Provision for Cyclists)
TRAN.6 (Cycle Routes)
TRAN.9 (Car Parking Standards)

Other Material Considerations

National Planning Policy Framework (NPPF)

CONSIDERATIONS (External to Planning)

Environmental Health: No objection, subject to conditions relating to hours of use, hours of construction, noise external lighting.

Contaminated Land: No objection, subject to a contaminated land report.

Landscape: No objection subject to the substitution of some of the plant species and cross sections of the proposed pond.

VIEWS OF THE PARISH / TOWN COUNCIL

No comments received at the time of writing this report

OTHER REPRESENTATIONS

No comments received at the time of writing this report

APPLICANT'S SUPPORTING INFORMATION

No supporting information submitted with the application

OFFICER APPRAISAL

Principle of Development

The application site lies wholly within the Open Countryside as defined in the Crewe and Nantwich Replacement Local Plan, where according to policy NE.2 restricts development other than that required for agriculture, forestry, outdoor recreation or other uses appropriate to the rural area. Whilst Policy E.6 of the Local Plan (Employment Development within the Open Countryside) restricts employment development to 'small scale' employment

development in rural areas in order to diversify the rural economy. Small scale development should be adjacent to existing buildings or other existing employment areas.

Members may recall that at its meeting on the 2nd May 2012, The Strategic Planning Committee approved an outline application for the construction and erection of a mixed use development comprising the 3 no. buildings, associated car parking and highway works and the provision of a waste treatment plant. The granting of the previous planning permission established the acceptability in principle of employment uses on this site. Given that this is an application for approval of reserved matters and that any consent is only operative by virtue of the outline planning permission, this application does not present an opportunity to re-examine the acceptability in principle of employment uses at this site.

The only issue in the consideration of this application are the acceptability of the proposed landscaping scheme.

Trees and Landscape.

Policy NE.5 (Nature Conservation and Habitats) states that the LPA will protect, conserve and enhance the natural conservation resource. The policy goes on to stipulate in the justification 'Landscape features can be important individually, as well as helping to enrich the character of the landscape. These features should be conserved wherever possible'. Additionally, the NPPF states a proposal which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions should not be accepted.

The application site is a rectangular parcel of land and the existing access junction splits the site into 1 and 2 thirds. The site is relatively flat and the majority of it is covered by weeds. The boundaries of the site are demarcated by mature/immature trees and shrubs. The submission includes a landscape plan indicating where new trees/shrubs/hedgerows will be planted and how the nature reserve will be landscaped.

The application site is clearly visible from viewpoints on the local road network, but the existing vegetation provides a degree of screening from roadside views.

The Senior Landscape Officer has examined the proposal and commented that the layout constrains the opportunities for landscape works. The Landscape Officer has some concerns regarding the choice of certain species on the plans. As a minimum it is recommended the substitution of *Sorbus aria* for the proposed *Acer Platanoides* 'Deborah', and *Alnus Glutinosa* for the *Alnus Incana* 'Aurea' and a mixed native species hedge for the proposed Beech hedge, the applicants agent has confirmed that they make these amendments and submit a revised plan. However, at the time of writing this report, this amended plan had not been received.

The concerns of the landscape officer are noted and it is accepted that the majority of the site will be covered by buildings and associated hardstanding. However, the applicant has tried to soften the proposal by planting trees/shrubs within the application site in order to help soften the area. It is considered that this landscaping will help to assimilate the proposal into the local environment. Furthermore, additional planting will be located around the periphery of the site. A number of existing trees will be retained and a condition relating to tree protection

measures will be attached to any decision, in the event that planning permission is approved. It is considered that the additional tree planting and hedgerow will provide some additional screening. According to the submitted plans a few trees will need to be removed, due to their location. These trees are of poor quality and do not have any amenity value and are not protected by a TPO. The landscape officer has made no objection to the removal of these trees.

Located to the south east of the application site, the applicant has left a large parcel of land measuring approximately 28m wide by 40m deep undeveloped. According to the submitted plans a pond will be excavated and the area landscaped to provide a suitable habitat for local wildlife. According to the submitted landscaping plan the proposal will involve the removal of existing Leylandii trees and the planting of a hedge around the periphery of the site. Additionally there will be a wildflower area and another area will be for native shrubs. No information has been submitted with regards to the construction of the pond, for example cross sections. The agent has been asked for this additional information and a further update will be provided prior to the committee. It is considered that the proposal broadly complies with Policy NE.5 (Nature Conservation and Habitats)

Other Matters

It is noted that colleagues in Environmental Health and Contaminated Land have made no objections to the proposal providing a number of conditions are attached to the Decision Notice. However, the only matter for consideration as part of this application is landscaping. The conditions sought by colleagues were attached to the outline permission.

CONCLUSIONS AND REASON(S) FOR THE DECISION

In summary, the principle of employment development of this site has been established by the previous outline approval. The proposed details submitted as part of this reserved matters application are considered to be acceptable and would not result in significant harm to the character and appearance of the streetscene and locality. Furthermore, there would be no significant harm caused to the amenities of neighbouring properties or highway safety. Therefore the proposed development complies with Policies NE.2 (Open Countryside), NE.9 (Protected Species), BE.1 (Amenity), BE.2 (Design Standards), BE.3 (Access and Parking), BE.4 (Drainage, Utilities and Resources), BE.5 (Infrastructure), BE.6 (Development on Potentially Contaminated Land), E.6 (Employment Development within the Open Countryside), TRAN.9 (Car Parking Standards) and S.10 (Major Shopping Proposals) of the Borough of Crewe and Nantwich Replacement Local Plan 2011, and guidance contained within the National Planning Policy Framework.

Approve subject to the following conditions:

- 1. Time limit for reserved matters**
- 2. Details in full accordance with outline approval**
- 3. Plan References**
- 4. Tree Protection Measures**
- 5. Landscaping Implemented**

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