

Application No: 12/1175N

Location: REASEHEATH COLLEGE, MAIN ROAD, NANTWICH, CHESHIRE, CW5 6DF

Proposal: Proposed 3 Storey 150 Bed Residential Student Accommodation Building.

Applicant: Mr Mark Embrey

Expiry Date: 25-Jun-2012

SUMMARY RECOMMENDATION: Approve subject to conditions

MAIN ISSUES:

- Procedural Matters;
- Policy;
- Need for Additional Student Accommodation;
- Design;
- Amenity;
- Landscape;
- Highways;
- Drainage;
- Sustainability;
- Ecology; and
- Other Matters

REFERRAL

This application is included on the agenda of the Southern Committee as the proposed floor area of the building exceeds 1000m² and therefore constitutes a major proposal.

DESCRIPTION OF SITE AND CONTEXT

Reaseheath College is located approximately two miles north of Nantwich town centre and is accessed off the A51 ring road. The application site is located on the periphery of the college campus in a highly prominent position adjacent to Wettenhall Lane. Located immediately to the north of application site is another hall of residence (Windsor Hall) and to the south is Crewe Alexander football training ground. The main college campus is located to the east. The site originally comprised a large wooded area; however, many of these trees which are not protected by a TPO have since been felled. The application site is located just outside the Reaseheath Conservation Area and is wholly within the open countryside.

DETAILS OF PROPOSAL

This is a full application for a three storey student accommodation block comprising 150 bedrooms at Reaseheath College, Wettenhall Road, Nantwich.

The building will measure approximately 10m high to the roof (and 12.7m high to the top of the roof cowls) and is 11.7m deep by 46m wide by 97m long. And will be located in a highly prominent position.

RELEVANT HISTORY

P06/0507 - Demolition of Shed and Erection of Construction Workshop. Approved 4th July 2006

P06/0512 - Change of Use from Manufacturing Building to IT Centre including Demolition of Oil Store and Erection of New Entrance. Approved 4th July 2006

P06/0991 - 96 Bed Two Storey Student Accommodation Building With Associated Car Parking And Landscaping. Approved 4th December 2006

P07/0024 – Erection of Electricity Generation Facility. Approved 26th February 2007

P07/0380 – Erection of Milking Parlour. Approved 21st May 2007

P07/0412 – 4 Isolation Pens. Approved 1st May 2007

P07/0517 – Replacement Animal Care Centre. Approved 20th July 2007

P07/0508 – Extension to Existing Calf House. Approved 31st May 2007

P07/0541 – Demolition of Store and Maintenance Buildings and Construction of Learning Resource Centre and Alterations to Parking. Approved 4th June 2007

P07/0638 – Demolition of Temporary Classroom Block and Construction of a New Estates Maintenance Workshop to Replace Facilities Demolished to make way for the New Learning Resource Centre. Refused 25th June 2007.

P07/0761 – New Engineering Academy Building Approved on 29th August 2007.

P08/1142 - Construction of Barn for Teaching, Barn for Staff/Student Services, Tractor/Tool Store, Landscape Workshop and Teaching Area, 3 Commercial /Teaching Glasshouses, 3 Polytunnels and Associated Works (Development to be Constructed over 2 Phases) – Approved – 11th December 2008

09/1155N - Demolition of the Cross College Building including Student Union Office to make way for the New Student Hub approved under application P08/1126 (Crewe & Nantwich) Conservation Area Consent – Approved – 5th June 2009

09/2160N - Refurbishment and Extension of the Existing Food Processing Department to Accommodate a New Student Training Facility – Approved – 22nd September 2009

10/0279N - Demolition of Single Storey Teaching/Amenity Block and Erection of New Two Storey Food Centre of Excellence for Business and Research Use – Approved – 16th April 2010

10/1345N - Removal of the Existing Flue (1m Diameter by Approx 10m High) and the Addition of Three Smaller Flues (1 x 514mm Diameter by Approx 10m High, 2 x 378mm Diameter by Approx 10m High) – Approved – 11th May 2010

10/3339N - Proposed Extension and Alterations to Provide Extended Catering Facilities, including an Enlarged Kitchen and additional Dining for Students and Staff - Approved

11/2450N - Construction of a New 2 Bay Silage Clamp Extension on Hall Farm within the College Grounds – Approved – 15th August 2011

11/2449N - The Construction of a New Calf House on Hall Farm within the College Grounds – Approved – 26th August 2011

POLICIES

National Policy

The application should be determined in accordance with national guidance set out in:

National Planning Policy Framework

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:

BE.1	(Amenity)
BE.2	(Design Standards)
BE.3	(Access and Parking)
BE.4	(Drainage, Utilities and Resources)
BE.5	(Infrastructure)
NE.2	(Open Countryside)
NE.5	(Nature Conservation and Habitats)
NE.9	(Protected Species)
CF.2	(Community Facilities)
TRAN.9	(Car Parking Standards)

CONSIDERATIONS (External to Planning)

Highways: No objections subject to the developer contributing £50,000 is provided to upgrade and maintain cycle and walking facilities outside the college grounds.

United Utilities: No objection

Ecology: Objects further detailed surveys are required

Forestry: The tree survey does not provide any detail on the position of the development in relation to trees shown for retention, and as such it is difficult to ascertain the overall impact of the development upon their rooting environment and their long term useful life expectancy.

Environmental Health: No objections subject to the following being conditioned - hours of construction, pile foundations, floor floating, dust control and lighting.

Contaminated Land: No objections subject to the following informative being attached to any decision

The applicant is advised that they have a duty to adhere to the regulations of Part IIA of the Environmental Protection Act 1990, the National Planning Policy Framework 2012 and the current Building Control Regulations with regards to contaminated land. If any unforeseen contamination is encountered during the development, the Local Planning Authority (LPA) should be informed immediately. Any investigation / remedial / protective works carried out in

relation to this application shall be carried out to agreed timescales and approved by the LPA in writing. The responsibility to ensure the safe development of land affected by contamination rests primarily with the developer.

Landscape: No detailed landscape proposals have been provided however, in the immediate area of the development, opportunities for new landscape works to mitigate the losses would be minimal.

Sustrans: No objections subject to the following comments

- Regional Route 75 of the National Cycle Network passes through the Reaseheath site from the A51 to Wettenhall Road. The proposed building lies adjacent to it. The continuity of the route should be maintained, and we would like to see clearer signing of the route through the site. Can the college contribute to 4 stylus directional signs, in the style of those on Nantwich riverside?

- The cycle parking for the new accommodation should be secure, conveniently sited and under cover.

- The travel planning message at the site should extend to the new accommodation.

VIEWS OF THE PARISH / TOWN COUNCIL

No comments received at the time of writing this report.

OTHER REPRESENTATIONS

Letters of objection have been received from the occupiers of Foxcroft, Reaseheath House and Poole Green Cottage. The salient points raised in the letters of objection are:

- The college has failed to consult local residents on this application, but they have on other applications;
- The proposal will be blight on the landscape, it is too close to Wettenhall Road and will be highly visible and it will appear incongruous;
- It is located on a bend which already has issues when large vehicles negotiate it;
- The proposal will increase traffic on Wettenhall Road, over and above the additional traffic already created by the Councils granting planning permission for a haulage business and its failure to deal with the Travellers Site;
- None of the local residents in the area have been notified by the Council that this application has been submitted by the Council;
- The proposal shows a distinct lack of sympathy with the vernacular style of buildings in close proximity to it, though it is in keeping with recent builds on the Worleston side of the college, which are generally not visible. The Wettenhall approach is currently characterised by farms and other out buildings. To position such a large contemporary build at this location would be wholly inappropriate and at odds with the local environment;
- Students frequently park on the local grass verges due to a lack of car parking spaces; and

- Cinder Lane as a location where drug dealing is known to take place. There have been arrests and drugs paraphernalia, such as dealer bags and bongos, have been collected and disposed of by local residents. There are, from time to time, additional problems relating to student behaviour/ vehicles & driving styles together with episodes such as setting fire to woodland, throwing logs into the local brook together with the associated increase in the levels of litter discarded. Whilst it is accepted that not all are responsible, these are behaviours we would not wish to see an increase in as a direct consequence of a larger student population; and
- The college has already cleared a large amount of the wooded area, prior to the determination of this application;
- The proposed development is of a large scale in a rural area currently used for farming livestock. Developing on a similar scale to the neighbouring building, Old Hall Farm, can in no way be justified, as this building was (as its name suggests) a farm, which is entirely in-keeping with its rural environment - not a student hostel, which is more in-keeping with an urban development within the town's confines;
- The college has abundant alternative locations for this development within its existing campus and bordering the Worleston road. This location has been chosen as its land is clearly perceived by the applicant as being of limited value - hence its original intent to locate the football training ground in the same place. The applicant needs to demonstrate that it is behaving as an agricultural training establishment - not a property development company. If the applicant is unable to demonstrate that the land cannot be productively used for agricultural purposes (for which it has been for well over 50 years), then this application should be dismissed out of turn.

APPLICANT'S SUPPORTING INFORMATION

Design and Access Statement

Tree Survey

OFFICER APPRAISAL

Procedural Matters

A number of local residents have claimed that as the application is retrospective as the majority of the trees on the application site have already been felled and as such the applicant has been acting illegally. However, it is not an offence to carry out development without first obtaining planning permission required for it. In particular, Section 73A of the 1990 Town and Country Planning Act specifically provides that a grant of planning permission can be given for a development that has already taken place.

Policy

The principle issues surrounding the determination of this application is whether the development is in accordance with Policies BE.1 (Amenity), BE.2 (Design Standards), BE.3 (Car Parking and Access), NE.2 (Open Countryside), NE.5 (Nature Conservation and Habitats), NE.9 (Protected Species), TRAN.9 (Car Parking) and CF.2 (Community Facilities) of the Borough of Crewe and Nantwich Replacement Local Plan 2011. These policies seek to

ensure that the proposed development respects the scale, form and design of the existing buildings and the general character of the area.

In summary, these policies seek to protect the character and appearance of the open countryside whilst allowing for appropriate development. Policies also protect residential amenity and ensure safe vehicular access and adequate parking. A new building will not be permitted unless it harmonises with its setting and is sympathetic in scale, form and materials to the character of the built form and the area particularly adjacent buildings and spaces.

Need for Additional Student Accommodation

The applicant stresses that the college is in urgent need of additional student accommodation. The college has seen a significant increase in student numbers over the last few years and as such demand outstrips available supply. The college currently leases student accommodation in Nantwich but the lease for this accommodation is due to expire and will not be renewed.

The applicant has assessed whether the proposed building could be sited at any other location in the campus, but due to various constraints could not be accommodated elsewhere. The applicant was asked whether the number of units could be reduced, but due to the numbers required and economic reasons, this could not be achieved.

Design Standards

This application has been subject to extensive negotiations between officers and the applicant and his agent. However, it is still appreciated that this is a finely balanced application.

Guidance advocated within NPPF supports well designed buildings. Policy BE.2 (Design Standards) is broadly in accordance with this guidance but places greater emphasis on the impact to the streetscene and encouraging development which respects the character, pattern and form of development within the area.

As a matter of fact, the NPPF states *'Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions'* (paragraph 64)

However, the NPPF clearly states that *'Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is however, proper to seek to promote or reinforce local distinctiveness'* (paragraph 60).

The design of new development should be of a high standard and wherever possible the built environment and surroundings should be enhanced. It is important that the relationship with the existing street scene is considered and improved, and not harmed by new development.

The proposed three storey student accommodation block is located in a highly prominent position adjacent to Wettenhall Road. The building will be visible at both long and short ranges as one is driving up and down Wettenhall Road. According to the submitted plans the

footprint of the proposed building is shaped like a letter 'L'. The building will measure approximately 10m high to the roof (and 12.7m high to the top of the roof cowls) and is 11.7m deep by 46m wide by 97m long. The car parking will be located to the front of the building and the cycle shelter will be located to the side.

According to the submitted plans the proposed building will be constructed out of facing brick, with cedar cladding to the drums at the ends of the building and at other regular intervals along the rear elevation of the building and zinc cladding to the roof cowls. These materials will be secured by condition, in the event that planning permission is approved.

Originally there were concerns that the building due to its sheer mass and scale located adjacent to Wettenhall Road will appear as an alien and incongruous feature. Therefore, the applicant has broken up the mass of the building by setting certain sections back, which creates reveals and utilising contrasting materials including glass and different colour facing brick. Furthermore, the building now incorporates a flat roof, which helps to reduce its scale and mass and additionally to break up the building 6 large roof cowls are proposed. It is considered that these roof cowls are quite large and appear cumbersome and an additional condition will be attached requesting large scale plans to be submitted and approved. In addition to the above, the building incorporates a parapet wall, which is slightly set back, and this again helps to visually reduce the scale and bulk of the building.

Located at the ends of the building and at regular intervals along the rear elevation are large drums, which are clad in Cedar. It is considered that these elements add further articulation to the facades by helping to break up the linearity of the longer sections of building and they also add interest and animation to the various elevations. The provision of green roofing to soften the roofscapes, will improve biodiversity and contribute to sustainable drainage.

The agent states that the elevations of the building have been specifically developed to reflect the function of the building, with door and window patterns clearly setting up a rhythm across the façade. It is intended that this, in combination with changes in colour scheme and materials across the façade will create a vibrant and dynamic impression to the overall composition of the building. This will also help to reduce the overall bulk of the building in its landscape setting.

Internally the building will comprise of entrance foyers, 150 bedrooms, kitchen areas laundry and plant room and refuse store.

Overall, it is considered that the proposed accommodation would be of a modern design and the bulk of the buildings would be reduced through the staggered elevations and the use of different blocks of material. Furthermore, it is considered that the use of red brick as the predominate material reflecting its wider use in this part of the campus and the Conservation Area (as opposed to render and Staffordshire blue brick).

The building would be of a modern appearance which is acceptable given the appearance of the existing buildings within the campus. The use of red facing brick is considered to be acceptable as the neighbouring Windsor Hall has been constructed out of similar material and more modern materials such as Cedar and Zinc cladding help to break up the scale and mass of the proposal. Additionally, the existing trees around the periphery of the site will help to screen the proposal.

Amenity Considerations

Policy BE.1 (Amenity) states that development will be permitted provided that the development is compatible with surrounding land uses, does not prejudice the amenity of future or neighbouring occupiers, does not prejudice the safe movement of traffic and does not cause an increase in air, noise, water pollution which might have an adverse impact on the use of land for other purposes.

It is considered that the development of the site for student accommodation within an existing college campus area is considered to be compatible with the surrounding land uses. The proposals are also unlikely to result in noise, air or water pollution. A principle consideration in determining this application is its effect upon the amenity of adjacent occupants. This primarily includes the residents of Windsor Hall and other residential dwellings within the locality. The general thrust of Policy BE.1 requires that development does not have a prejudicial impact on the amenity of occupiers in an adjacent property.

The neighbouring student accommodation block (Windsor Hall) is located to the north of the application site. It is noted that there is an intervening road separating these two sites and a large grassed area. According to the Councils SPD states as a general indication, there should ideally be a distance of 21m between principal elevations and 13.5m between a principal elevation and a side elevation and the case of flats there should be 30m between principal elevations with windows to first floor habitable rooms. According to the submitted plans there is a distance of approximately 50m separating the application from the front elevation of Windsor Hall on the opposite side of the access road. Therefore, it is considered that the proposal will not have a significant detrimental effect on the residential amenities of the occupiers of this property and the proposal accords with Policy BE.1 (Amenity).

The impact upon the residential amenity of nearby residential properties is also a consideration in particular the properties located on Cinder Lane and Holly Bank Farm which are located to the north west of the application site and properties to the south of the application site on Millstone Lane. It is considered that the proposed development will have a marginal impact on the residential amenities of the neighbouring there is a distance in excess of 500m separating the application site from Holly Bank Cottage, 750m from the nearest property on Cinderhill Lane and 600m from the properties on Millstone Lane. Overall, it is considered given the separation distances and intervening vegetation will help to mitigate any negative externalities caused by the proposed development.

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'.

The site comprises of a small area of woodland abutting Wettenhall Lane extending eastward and northwards into more formal grounds which contain various individual specimen trees, groups of trees and shrubs. The southern boundary is furnished with dense plantings of predominantly immature trees of various species and overgrown ornamental shrubs providing

modest screening to the adjacent site. Much of the centre woodland area has recently been felled with a partially dismantled Beech which remains standing. A prominent woodland edge group of mature Beech, Ash and has been retained along the Wettenhall Lane frontage, together with an isolated (and now exposed) Scots Pine (Tree 18) and a group of two fine mature Scots Pine (Trees 19 and 20) within the central western section of the woodland.

The position of the proposed Student Block takes advantage of the area where trees have recently been felled and will also require the removal of other mature trees including the two aforementioned mature Scots Pine (Trees 19 and 20), the now exposed Scots Pine and other various individual ornamental plantings within the eastern section of the site, some of which are in relatively poor condition or have a limited contribution to the wider amenity of the area.

The application is supported by a Tree Survey and Management Recommendations (provided by ACS consulting) but does not follow the recognised requirements of BS5837:2012 Trees in Relation to Design, Demolition and Construction which sets out the principles and procedures for integrating trees within development. The survey is essentially a condition survey on trees and therefore should provide the basis for a more detailed survey on their contribution to the wider amenity and landscape of the area and how they might inform the layout design.

As the tree survey does not provide any detail on the position of the development in relation to trees shown for retention, it is difficult to ascertain the overall impact of the development upon their rooting environment and their long term useful life expectancy. The recent felling has exposed the crowns of the group of Lime, Ash and Beech along the Wettenhall Lane frontage and it is evident that the crown of one Beech is now partially exposed and that an adjacent Lime and an Ash are showing signs of reduced vitality in the upper canopy. It therefore remains to be seen whether the integrity of this group will remain intact in the longer term post development.

The position of Blocks 1 and 2 to this group of trees has been measured from the plan and is about 10 metres to the closest tree. Taking into account the stem diameters of the retained trees, the position of the new build appears to comply with the current BS5837:2012 in terms of the minimum distances required for root protection areas (RPAs). The question still remains as to the massing and scale of the development particularly towards Wettenhall Lane and potential future pressures for pruning and felling of these trees as a consequence of their relationship to the building.

The applicant's agent has been informed of the standing advice from the Councils Landscape Officer and he is going to provide an updated tree survey to ascertain the overall impact of the development upon their rooting environment and their long term useful life expectancy. At the time of writing this report this survey is still outstanding and when it has been received, Members will be updated accordingly in the update report.

Highways

The access to the proposed student accommodation block would be via the existing access off Wettenall Road. A new access will be created into the application site off the internal spine road. It is considered that there is sufficient space within the site for vehicles to manoeuvre so that they access/egress the site in a forward gear.

According to the submitted plans, the proposed development would create 150 one bed apartments for student accommodation with a total of 11 (5 of which will be disabled) off-street car parking spaces. The maximum car parking standards contained in Appendix 8.1 of the Local Plan identify that Use Class C2 (Residential Institutions) requires one car parking for every three beds. This would give a maximum requirement of 50 spaces to serve the development. Whilst it is acknowledged that the proposed development would provide less than a quarter of the required parking requirement, there are additional car parks within the campus which could be used by students and there is spare capacity. Furthermore, the applicant is proposing a cycle shelter, which could be utilised by students and will provide a sustainable mode of transport and applicant is willing to update their Travel Plan.

Within the objections received from local residents concerns have been raised relating to the possible highway safety implications which may arise from the proposed development. The issues raised largely relate to the increased congestion in the area as more students will be accessing the site and this may have a detrimental impact on highway safety. As previously stated the application site is accessed directly off Wettenhall Road. The highway is wide enough for two vehicles to pass with relative ease, although there are no footpaths along the carriageway. It is noted that Wettenhall Road is a national speed road (60mph and not 70mph as stated in the letters of objection) and is twisty, particularly at the site entrance. Whilst the concerns of local residents are duly noted, in light of the above and in the absence of any objection from the highway authority, it is not considered that a refusal on highway safety, parking, or traffic generation grounds could be sustained. It is considered that the proposal complies with policies BE.3 (Access and Parking) and TRAN.9 (Car Parking Standards).

Drainage

Development on sites such as this generally reduces the permeability of at least part of the site and changes the site's response to rainfall.

The NPPF states that in order to satisfactorily manage flood risk in new development, appropriate surface water drainage arrangements are required. The guidance also states that surface water arising from a developed site should, as far as possible, be managed in a sustainable manner to mimic the surface water flows arising from the site prior to the proposed development.

It is possible to condition the submission of a satisfactory drainage scheme in order to ensure that any surface water runoff generated by the development is sufficiently discharged. This will probably require the use of Sustainable Drainage Systems (SUDS) which include source control measures, infiltration devices as well as filter strips and swales which mimic natural drainage patterns. Concerns have been raised that if the proposal was to be approved, it will exacerbate flooding in the immediate area and it is considered prudent to attach a condition relating to drainage, if planning permission is to be approved. Furthermore, colleagues in United Utilities have been consulted and raised no objection. Overall, it is considered that the application is in accordance with policy BE.4 (Drainage, Utilities and Resources).

Sustainability of the site

The NPPF identifies that there is a presumption in favour of sustainable development and that significant weight should be attached to proposals which enable economic growth and the

delivery of sustainable development. With regard to the urban economy, the Framework advises that developments should be located and designed where practical to:-

- Accommodate the efficient delivery of goods and supplies;
- Give priority to pedestrian and cycle movements, and have access to high quality public transport facilities;
- Create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians;
- Consider the needs people with disabilities by all modes of transport

The document goes on to enunciate that

'Plans and decisions should ensure developments that generate significant movement are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised'. (paragraph 34).

The site would be sited in a sustainable location alongside the existing student accommodation for Reaseheath College. The site would have easy access to the college, a shop and food outlets. Furthermore, the college is within walking distance of Sainsburys supermarket and Nantwich town centre. A condition relating to secured, covered cycle provision should be attached to any approval. Furthermore, it is considered that, in order to encourage some sustainable forms of transport, a condition relating to a travel plan should be attached to any permission. The NPPF advocates the use of Travel Plan stating:

'All developments which generate significant amounts of movement should be required to provide a travel plan' (Para 36).

Overall, it is considered that the site is in a sustainable location and the proposal is in accordance with Policy BE.3 (Access and Parking) and advice advocated within the National Planning Policy Framework.

Ecology

The applicant has submitted a protected species survey to accompany their application and it identified that Great Crested Newts and roosting Bats as being potential ecological constraints on the proposed development. The submitted report recommends that further detailed surveys are undertaken for these species. The Council's Ecologist has been consulted regarding the application and he confirms that in the absence of the detailed surveys for these species it is advised that the Council does not have sufficient information to determine this application in accordance with its statutory and policy obligations and as such the proposal is contrary to advice advocated within policy NE.9 (Protected Species) and the National Planning Policy Framework.

However, the applicant's agent has been informed of the standing advice from the Council's ecologist and he is going to provide an updated survey to ascertain whether any protected species will be affected by the proposal. At the time of writing this report these surveys were still outstanding and when they have been received, their comments will be referred to in the update report.

Other Matters

The Highways Officer has requested that a commuted sum payment of £50,000 is provided to upgrade and maintain cycle ways in the locality. However, it is noted that the student accommodation block will be located wholly within the college campus and there will be no significant detrimental impact on highway safety or congestion in the locality. Furthermore, there is already a cycle path through the college and there are existing cycle ways in the area. Therefore, it is considered unreasonable to request this commuted payment as it would not satisfy the appropriate tests.

Within the letters of objection it has been raised that the public consultation process on behalf of the Council has not been carried out. The application consultation process was dealt with in line with the Council's Publicity and Neighbour Notification procedure. This procedure is derived from the General Development Procedure Order 1995 (as amended) and Circular 15/92 – Publicity for Planning Applications, which outlines the statutory procedures for any applications for development. In this instance the proposed development is considered to be a major development and the procedure requires that all neighbours which adjoin the development be consulted by letter (the objectors which live on Cinderhill Lane are located approximately ½ mile away from the application site and as such will not be notified by letter, as they do not adjoin the site). However, site notices were posted and an advertisement displayed within the local newspaper. Additionally, following the receipt of amended plans an additional site notice was displayed and the Parish Council was re-consulted. It is considered that the Council has conducted a proper consultation exercise.

Unfortunately, the planning system is not here to duplicate other legislation, for example, issues to do with drug dealing and other forms of anti social behaviour can be dealt with by Police, loud music being played and fly tipping can both be addressed via Environmental Health. The relevant material considerations with regards to this application have been fully addressed in the above report.

CONCLUSIONS AND REASON(S) FOR THE DECISION

Having regard to the pattern of existing development in the area and other material considerations, it is concluded that the proposed development would be in accordance with Policies BE.1 (Amenity), BE.2 (Design Standards), BE.3 (Access and Parking), BE.4 (Drainage Utilities and Resources), BE.5 (Infrastructure), NE.5 (Nature Conservation and Habitats), CF.2 (Community Facilities), TRAN.5 (Provision for Cyclists), TRAN.6 (Cycle Routes), TRAN.9 (Car Parking) of the Borough of Crewe and Nantwich Replacement Local Plan 2011, and that it would not materially harm the character or appearance of the area or the privacy and living conditions of neighbouring occupiers and would be acceptable in terms of highway safety.

Approve subject to the following conditions:

- 1. Standard Time Limit**
- 2. Plan References**
- 3. Materials**
- 4. Surfacing Materials**

- 5. Drainage**
- 6. Cycle Shelters**
- 7. Landscaping Submitted**
- 8. Landscaping Implemented**
- 9. Car Parking**
- 10. Travel Plan**
- 11. Roof Cowls**
- 12. Tree Protection Measures**
- 13. Lighting Scheme to be Submitted and Approved**
- 14. Hours of Construction**

Monday to Friday	08:00 to 18:00 Hours
Saturdays	09:00 to 14:00 Hours
Sundays and Public Holidays	Nil

15. Pile Foundations

Monday to Friday	08:30 to 17:30 Hours
Saturday	08:30 to 13:00 Hours
Sundays and Public Holidays	Nil

16. Floor Floating

Monday to Friday	07:30 to 20:00 Hours
Saturday	07:30 to 13:00 Hours
Sundays and Public Holidays	Nil

17. Dust Control – in order to minimise dust arising from demolition/construction activities a scheme shall be submitted and approved

18. Features for Breeding Birds

19. No Development within the Bird Breeding Season

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