

Application No: **08/1626/FUL**

Location: **PACE Centre, Wheelock Street, Middlewich**
Proposal: **Proposed foodstore development with associated parking servicing, landscaping and new retail building on Wheelock Street frontage (dual access)**

For **Tesco Stores Ltd & Briden Investments Ltd**

Registered 01-Sep-2008
Grid Reference 370093 366333

Date Report Prepared: 2 April 2009

SUMMARY RECOMMENDATION: DEFER for Site Visit

MAIN ISSUES:

- the principle of retail development
- the scale of the proposal
- design and appearance of the building and associated development
- impact on the character and appearance of the area, including the Conservation Area
- access and parking facilities
- loss of trees from the site
- impact on protected species
- impact on the residential amenity of nearby residents

REASON FOR REPORT

This application was presented to Congleton Borough Council's last Planning Committee on 24 March 2009 with a recommendation of refusal. Members voted to approve the scheme. However, under Congleton's protocol which was then in place, when this situation arose the application would be *"deferred until the next meeting to enable the Development Control Manager to draft conditions and for any further information"*. This is an unusual situation as there are no further meetings of Congleton Borough Council's Planning Committee. The application is therefore now being returned to a Cheshire East Committee and, specifically, to the Strategic Planning Board due to the uniqueness of the situation.

DESCRIPTION OF SITE AND CONTEXT

The application site comprises a piece of land totalling 1.25 hectares located within Middlewich town centre. The site has frontages onto Wheelock Street, Darlington Street and Southway and contains a number of residential and commercial buildings, all of which would be demolished as part of this proposal. The site also contains a large number of trees. Vehicular access to

various parts of the site is currently taken from Wheelock Street, Darlington Street and Newton Heath. The site rises up from Wheelock Street with a change in levels across the site of approximately 6m

DETAILS OF PROPOSAL

Planning permission is being sought for the erection of a new foodstore and for associated access and parking arrangements. The foodstore would have a gross floor area of 2646 m² and would provide a net sales area of 1700 m². The proposed store building would be sited approximately 45m back from Wheelock Street with part of the north western elevation of the building being adjacent to Darlington Street. The entrance to the store is on the eastern elevation, fronting the proposed car park, with vehicular access and egress from newly formed junctions onto Wheelock Street and Newton Heath/St Ann's Road. Pedestrian access is provided from two points off Wheelock Street and via Southway, an existing public footpath to the east of the site. The service yard for the store is proposed between the store building and a new retail building proposed to front onto Wheelock Street. This new retail building would provide an additional total floorspace of 72.5m², within two retail units. The proposed foodstore would generally be single storey with a staff area proposed at first floor level. The proposed new retail units would be part two storey, part single storey and would be of a traditional design.

CONCLUSIONS AND REASON(S) FOR THE DECISION

A significant amount of additional information has been submitted during the last few weeks, and officers are still in discussion with the applicants to try and resolve some outstanding matters in the light of the previous Committee's resolution. An updated report will be presented to Members at the next meeting to enable a clear understanding of both the background and issues associated with this application. However in order to appreciate the context of the site and its surroundings it is recommended that Members visit the site.