

Application No: 09/1160M

Location: LAND AT, BROOK STREET, KNUTSFORD, CHESHIRE, WA16 8BN

Proposal: DEMOLITION OF EXISTING BUILDINGS AND CONSTRUCTION OF NEW FOODSTORE WITH ASSOCIATED PARKING AND SERVICING FACILITIES

For ALDI STORES LTD

Registered 01-May-2009

Policy Item No

Grid Reference 375478 378468

Date Report Prepared: 19 June 2009

SUMMARY RECOMMENDATION: DEFER FOR A SITE VISIT

MAIN ISSUES:

- Whether the principle of retail development is acceptable and if so, whether the scale proposed is appropriate
- Whether the design and appearance of the proposed foodstore and associated development is acceptable having regard to the impact on the character and appearance of the area, including the Conservation Area
- Whether the proposal would adversely affect the setting of the adjacent listed building
- Whether the proposed access and parking facilities are adequate and acceptable
- Whether the proposed loss of trees from the site is acceptable
- Whether the proposal would result in any adverse impact on protected species and if so, whether adequate mitigation can be provided
- Whether the proposal has any adverse impact on the residential amenity of nearby residents
- Whether there are any other material considerations

REASON FOR REPORT

The proposal is for small scale major retail development of gross floor area of 1621m².

DESCRIPTION OF SITE AND CONTEXT

The site is located on the northern side of Brook Street towards the south east of the town centre. The site area is 0.62 hectares and the site is bounded by an existing garage and the railway line to the north, by St Cross Church and residential properties on Branden Drive at an elevated level to the east and Brook Street and the listed nursery building to the south. The site currently contains a number of buildings including a two storey office

building, a single storey industrial building, a residential property as well as areas of hardstanding for parking etc. Vehicular access to the site is currently available off King Street and Brook Street. The site contains a number of trees.

The applicants also own land to the south east of the application site. This additional land contains two residential properties.

Part of the site is located within the Knutsford Town Centre Conservation Area with other parts of the site adjoining both the Knutsford Town Centre Conservation Area and the Cross Town Conservation Area.

DETAILS OF PROPOSAL

Full planning permission is being sought for the demolition of the existing buildings and for the erection of a foodstore with associated parking and servicing facilities. The foodstore would have a gross floor area of 1621m² and a net sales area of 1125m². The foodstore building is to be sited towards the rear of the site, parallel to the railway embankment and behind the listed nursery building, with car parking towards the King Street frontage of the site and to the east of the store providing a total of 80 spaces, including 4 disabled spaces and 2 parent and child spaces. Cycle storage facilities are also proposed. The existing vehicular access to the site from King Street is to be closed, with vehicular access to the site being solely from Brook Street.

The foodstore building is to be constructed primarily from red brick with sandstone detailing and a reconstituted slate tile roof. The design incorporates a pitched roof with eaves at 4.2m high and a ridge level of 10m with a full height gable to the entrance and four smaller gables along the elevation.

RELEVANT HISTORY

There are a number of previous applications on this site, none of which are directly relevant to this application.

POLICIES

Regional Spatial Strategy

DP1 Spatial Principles
DP2 Promote Sustainable Communities
DP4 Make the Best Use of Existing Resources and Infrastructure
DP5 Manage Travel Demand, Reduce the Need to Travel and Increase Accessibility
DP7 Promote Environmental Quality
DP9 Reduce Emissions and Adapt to Climate Change
RDF1 Spatial Priorities
W4 Release of Allocated Employment Land
W5 Retail Development
RT2 Managing Travel Demand
RT9 Walking and Cycling
EM1 Integrated Enhancement and Protection of the Region's Environmental Assets
EM2 Remediating Contaminated Land
EM5 Integrated Water Management
EM17 Renewable Energy
EM18 Decentralised Energy Supply

MCR3 Southern Part of the Manchester City Region

Local Plan Policy

NE11 Nature Conservation
BE1 Design Guidance
BE3 Conservation Areas
BE16 Listed Buildings
E1& E2 Employment Land
E2 Employment Land
E4 Industry
T1, T2, T3, T4 & T5 Integrated Transport Policy
T6 Highway Improvements and Traffic Management
S1 & S2 Shopping Developments
KTC1, KTC2, KTC4 Knutsford Town Centre
DC1 New Build
DC3 Amenity
DC6 Circulation and Access
DC8 Landscaping
DC9 Tree Protection
DC63 Contaminated Land

Other Material Considerations

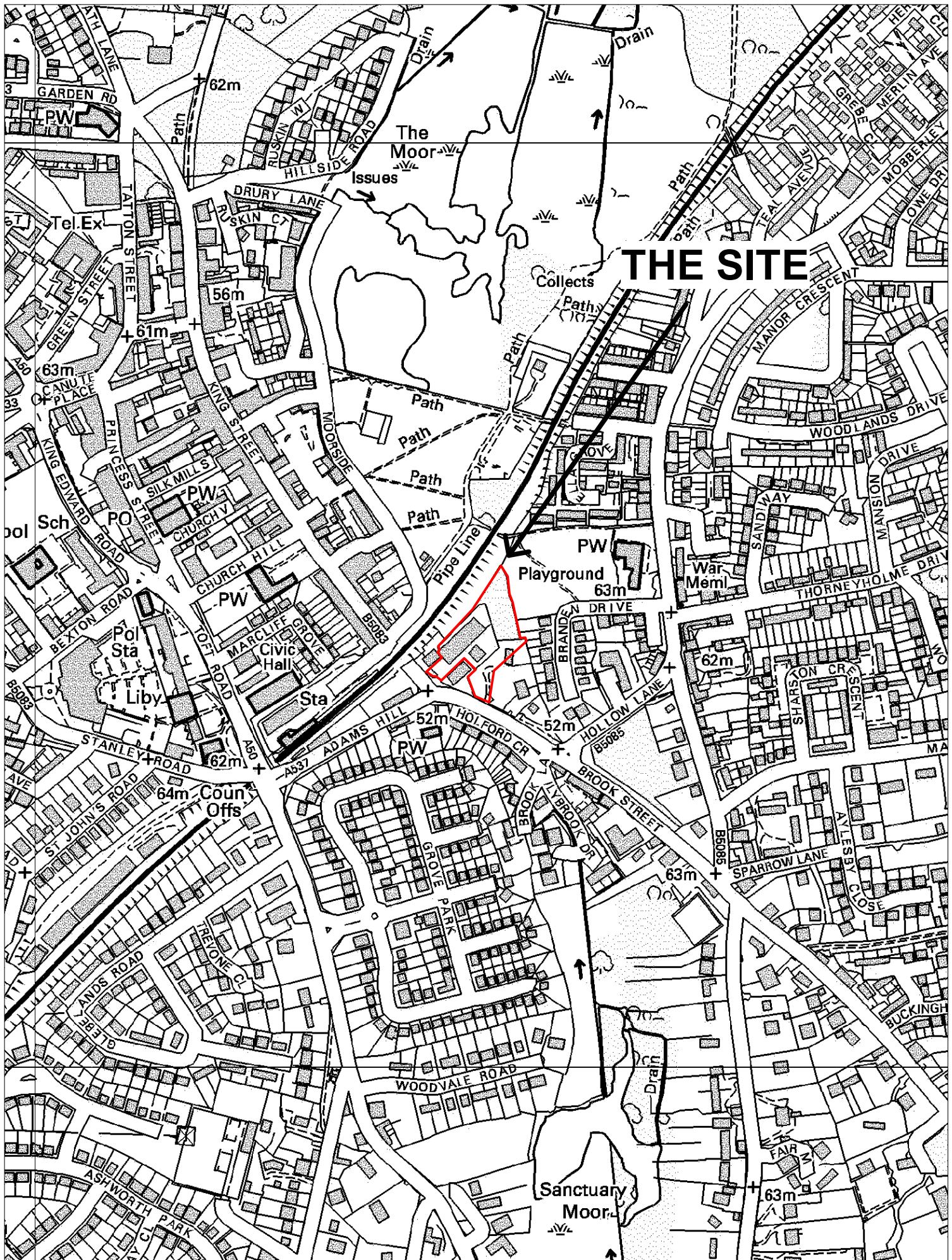
PPS1: Delivering Sustainable Communities
PPS6: Planning for Town Centres
PPG13: Transport
PPG15: Planning & the Historic Environment

OFFICER APPRAISAL

As this proposal raises a number of issues and is a significant development on the edge of the historic town centre of Knutsford, it is considered that Members would benefit from a site visit prior to making a decision on the application.

RECOMMENDATION

Defer for a site visit.



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N.G.R. - 375,490 - 378,460

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Application for **Full Planning**

RECOMMENDATION : Defer pending site visit

