

Application No: 14/3247N

Location: Land to rear of site of North Street Methodist Church, North Street, Crewe, Cheshire, CW1 4NJ

Proposal: Variation of condition 2 (drawings) attached to planning permission 13/0136N. Demolition of Existing Church Building, Erection of Church Community Centre and 18 Affordable Retirement Apartments and Associated Access and Car Parking Provision.

Applicant: Ann Lander, Wulvern Housing Ltd

Expiry Date: 09-Oct-2014

### **SUMMARY RECOMMENDATION**

**APPROVE subject to conditions**

**Main issues:**

- Principle of development
- The impact of the design
- The impact upon amenity

### **REASON FOR REFERRAL**

This application is referred to the Southern Planning Committee as it relates to a variation to major development involving over 10 residential units.

### **DESCRIPTION OF SITE AND CONTEXT**

The application site relates to the former North Street Methodist Church itself and land to its rear on the southern side of North Street, Crewe, within the Crewe Settlement Boundary.

In April 2013 planning permission was granted for the demolition of the Church and the erection of a community centre and a 3-storey affordable housing retirement block. This development is currently under construction.

There are no designations affecting the site.

### **DETAILS OF PROPOSAL**

The application seeks to vary Condition 2 from the planning permission 13/0136N. This is the approved plans condition.

Planning permission 13/0136N was a Full Application for 'Demolition of existing church building, erection of church community centre and 18 affordable retirement apartments and associated access and car parking provision.'

Condition 2 of this approval reads as follows;

### Condition 2

*'The development hereby approved shall be carried out in total accordance with the approved plans numbered; 1974:01 (excluding parking plan), 1974:02 (excluding parking plan), 1974:03 (excluding parking plan), 1974:04, 1974:05, 1974:06 and 1974:09, received by the Local Planning Authority on the 2nd January 2013 and the approved plan numbered; 1974:11 (excluding parking plan), received by the Local Planning Authority on the 19th February 2013.*

*Reason: For the avoidance of doubt and to specify the plans to which the permission relates.'*

The applicant seeks to vary the approved plans condition in order to secure elevational changes to the affordable housing retirement block. The changes are for the change in design and reduction in the number of the julliet balcony's. More specifically, the changes include;

### North elevation (side)

- Removal of 3 julliet balconies
- Inclusion of 2 julliet balconies of a different design

### East elevation (front)

- Removal of all 12 julliet balconies
- Inclusion of 8 julliet balconies of a different design

### West elevation (side)

- Removal of 3 julliet balconies
- Inclusion of 2 julliet balconies of a different design

## **RELEVANT HISTORY**

**14/1185N** - Variation of Condition 2 (Plans) Inclusion of Balconies to Application 13/0136N - Demolition of Existing Church Building, Erection of Church Community Centre and 18 Affordable Retirement Apartments and Associated Access and Car Parking Provision – Withdrawal 6<sup>th</sup> May 2014

**13/0136N** - Demolition of existing church building, erection of church community centre and 18 affordable retirement apartments and associated access and car parking provision – Approved 3<sup>rd</sup> April 2013

**7/02487** - Alteration of existing vehicular access to car park to place of worship – Approved 16<sup>th</sup> December 1976

## **POLICIES**

## **Local Plan Policy**

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  
RES.2 - Unallocated Housing Sites  
TRAN 9 – Car parking standards  
NE.5 – Nature Conservation and Habitats  
NE.9 - Protected Species

## **National Policy**

National Planning Policy Framework (NPPF)

## **Cheshire East Local Plan Strategy – Submission Version**

Paragraph 216 of the National Planning Policy Framework (NPPF) states that, unless other material considerations indicate otherwise, decision-takers may give weight to relevant policies in emerging plans according to:

- the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- the degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

In view of the level of consultation already afforded to the plan-making process, together with the degree of consistency with national planning guidance, it is appropriate to attach enhanced weight to the Cheshire East Local Plan Strategy - Submission Version in the decision-making process.

At its meeting on the 28<sup>th</sup> February 2014, the Council resolved to approve the *Cheshire East Local Plan Strategy – Submission Version* for publication and submission to the Secretary of State. It was also resolved that this document be given weight as a material consideration for Development Management purposes with immediate effect.

## **Cheshire East Local Plan Strategy – Submission Version**

PG1 – Overall Development Strategy  
PG2 – Settlement Hierarchy  
PG6 – Spatial Distribution of Development  
SD1 - Sustainable Development in Cheshire East  
SD2 - Sustainable Development Principles  
SE1 – Design

## **CONSULTATIONS (External to Planning)**

**Environmental Protection** – No objections, subject to conditions relating to; hours of construction, lighting, dust control and an informative relating to contaminated land.

## **VIEWS OF THE PARISH COUNCIL**

**Crewe Town Council** – No comments received at time of report

## **OTHER REPRESENTATIONS**

No comments received at time of report

## **APPLICANT'S SUPPORTING INFORMATION**

None

## **OFFICER APPRAISAL**

### **Principle of development**

The acceptability of amending the approved plans condition (Condition 2) from approved planning application 13/0136N is considered on whether the reduction in the number, and revised design of the proposed Juliet balconies would create any design or amenity concerns.

The principal of the affordable housing retirement block itself is not under consideration given that approval for this building has already been granted.

### **Amenity**

Policy BE.1 of the Local Plan advises that development shall only be permitted when the proposal would not have a detrimental impact upon neighbouring amenity in terms of overlooking, overshadowing, visual intrusion or environmental disturbance.

Policy SE.1 of the Cheshire East Local Plan Strategy – Submission Version advises that development proposals should ensure an *'...appropriate level of privacy for new and existing residential properties.'*

Given that the proposed balconies would not be 'walk-on' balconies, it is not considered that this change in design would create any new amenity issues with regards to loss of privacy, light or visual intrusion.

The conditions proposed by Environmental Protection reflect those sought as part of the original application.

As part of a subsequent discharge of conditions application, the proposed lighting and dust suppression scheme have been approved.

As such, subject to the implementation of the approved conditions, it is considered that the proposed development would adhere to Policy BE.1 of the Local Plan and Policy SE.1 of the Cheshire East Local Plan Strategy – Submission Version.

### **Design Standards**

Policy BE.2 of the Local Plan advises that any new development should respect the pattern, character and form of the surroundings and not adversely affect the streetscene by reason of scale, height, proportions or materials used.

It is advised within the supporting letter that the balconies would be steel framed and painted matt black.

Given the simple design of the proposal and their appropriate finish, it is not considered that these elevational amendments would have a detrimental impact upon the character and appearance of the application unit or the streetscene.

As such, it is considered that the proposed development would adhere with Policy BE.2 of the Local Plan.

### **Other Matters**

No new issues in relation to trees, nature conservation or highway safety would be created by the proposed changes.

The conditions imposed on the original permission as a result of the consultation responses received from these consultees shall be re-included where relevant.

### **CONCLUSIONS**

The application seeks to remove 18 julliet balconies and replace 12 of these with balconies of a different design.

It is not considered that this amendment would create a significant design or amenity concerns.

No new issues in relation to highway safety, protected species, landscaping or flooding would be created by the sought development.

As such, the application is recommended for approval.

### **RECOMMENDATION**

#### **APPROVE subject to conditions**

- 1. Time**
- 2. Plans**
- 3. Materials - As per discharge**
- 4. Hours of construction**
- 5. Lighting - As per discharge**

- 6. Dust suppression scheme – Implementation**
- 7. Kerb radius and tactile paving – As per discharge**
- 8. Landscaping – Implementation**
- 9. Boundary treatment – Implementation**
- 10. Internal site layout – Implementation**
- 11. Affordable housing – - As per discharge**
- 12. Parking layout – As per discharge**
- 13. Drainage details - As per discharge**

**In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Head of Strategic & Economic Planning, in consultation with the Chair (or in his absence the Vice Chair) of Southern Planning Committee, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.**

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