

Application No: 15/0556N

Location: Basford Old Creamery, NEWCASTLE ROAD, CHORLTON, CREWE, CW2 5NQ

Proposal: Full (retrospective) planning consent is sought for the provision of the new modular building (temporary) B1 (Business) and change of use of the existing B8 (Storage or distribution) unit to B2 (General industrial).

Applicant: Mr Jonathon Beeson

Expiry Date: 08-Apr-2015

SUMMARY:

The site is an existing employment site which has been disused for some time. Granting planning permission would have a positive benefit in terms of employment provision and support of a local business.

Additional measures have been put in place to protect neighbouring properties from noise and disturbance and subject to conditions, there would be no significant adverse impact on residential amenity.

The development is considered to be acceptable in terms of design, highway safety and impact on the Listed Building within the complex.

Local concerns of residents are noted, particularly in respect of highway safety, residential amenity, however it is considered that these have been addressed during the application process.

It is considered that the scheme represents a sustainable form of development and that the planning balance weighs in favour of supporting the development subject to conditions.

RECOMMENDATION:

Approve subject to conditions.

CALL IN

This application has been called in by Cllr Janet Clowes for the following reasons:

a) *This application seeks to move from a B8 use to a B2 (General Industrial) use to store and cut concrete joists. The Parish Council is concerned that the cutting of concrete beams via a multi angle saw will create considerable noise and dust in a site that is an exposed position*

surrounded by Open Countryside where noise will travel considerable distances and will cause loss of amenity to local residents in nearby homes along Newcastle Road.

b) The Parish Council do not object to the office development of the site.

c) The Parish Council do not object IN PRINCIPLE to the change of use to B2 BUT would ask that prior to any fabrication works being commenced, appropriate noise mitigation is included.

d) As evidenced at other cement fabrication businesses across the Borough (eg Wrenbury) planning conditions included robust noise mitigation measures and conditions related to appropriate ventilation systems to deal with dust created by multi-angle saw machinery have been applied. The Parish Council ask that similar conditions be applied here.

e) There remain considerable concerns that to date, no measures have been taken to maintain the integrity of the Grade II listed building on this site.

f) The application makes no reference to HGVs that will have access to this site (bringing concrete beams in and out). The current plans do not appear to include a suitable HGV turning circle with access to the proposed fabrication building.

g) The Parish Council would ask that appropriate 'green' barriers (hedges/trees) be conditioned along the Newcastle Road boundary to mitigate the visual impact of the site.

h) The Parish Council ask if this site has been identified as 'safeguarded land' in the context of the proposed HS2 route.

PROPOSAL

This application is for the provision of a new modular building (temporary) B1 (Business) and change of use of the existing B8 (Storage or distribution) unit to B2 (General Industrial).

SITE DESCRIPTION

The site consists of a substantial range of vernacular traditional agricultural buildings that currently have consent for office/light industrial use and general storage/distribution.

To the front of the site, adjacent to the access and Newcastle Road is Basford Bridge Cottage a Grade II Listed Building in a very poor state of repair. A main railway line runs alongside the western boundary of the site.

The site is designated as being within the Open Countryside in the adopted local plan.

RELEVANT HISTORY

P03/0367 2003 Conversion to Office/Light Industrial Use and General Storage / Distribution

P08/0782 2008 Renewal of Previous Consent (P03/0367) for Conversion to Office / Light Industrial Use and General Storage / Distribution.

11/2911N 2011 Extension to Time Limit of Application P08/0782 for Renewal of Previous Consent (P03/0367) for Conversion to Office/Light Industrial Use and General Storage/Distribution

NATIONAL & LOCAL POLICY

National Policy:

The National Planning Policy Framework establishes a presumption in favour of sustainable development.

Of particular relevance are paragraphs 7, 14 and 19.

Development Plan:

The Development Plan for this area is the Borough of Crewe and Nantwich Replacement Local Plan 2011, which allocates the site as being within the within Open Countryside.

The relevant Saved Policies are: -

- BE.1 – Amenity
- BE.2 – Design Standards
- BE.3 – Access and Parking
- BE.4 – Drainage, Utilities and Resources
- BE.5 – Infrastructure
- E.4 – Existing Employment Sites
- E6 – Employment in Open Countryside
- NE.17 – Pollution Control

The saved Local Plan policies are consistent with the NPPF and should be given full weight.

Cheshire East Local Plan Strategy – Submission Version (CELP)

The following are considered relevant material considerations as indications of the emerging strategy:

- SD 1 Sustainable Development in Cheshire East
- SD 2 Sustainable Development Principles
- SE 1 Design
- SE 2 Efficient Use of Land
- SE 3 Biodiversity and Geodiversity
- SE 4 The Landscape
- SE 5 Trees, Hedgerows and Woodland
- SE 9 Energy Efficient Development
- SE 12 Pollution, Land Contamination and Land Instability
- PG 1 Overall Development Strategy
- PG 2 Settlement Hierarchy
- EG1 Economic Prosperity

CONSULTATIONS:

Highways:

No objection.

Environmental Protection:

Recommend conditions/informatives relating to hours of working, hours of operation of the business, noise and vibration and external lighting.

Weston & Basford Parish Council

Have concerns relating to the B2 (General Industrial) use about noise, disturbance and hours of operation and recommend that this is controlled by condition.

Hough & Chorlton Parish Council:

Also have concerns relating to the B2 use about noise, disturbance and hours of operation and recommend that this is controlled by condition.

REPRESENTATIONS:

Neighbour notification letters were sent to adjoining occupants and a site notice posted.

At the time of report writing 1 representation has been received which can be viewed on the Council website. This expresses concerns about the nature of the operation on the site, noise and disturbance and highway safety. Concerns are also expressed about loss of property value, however this is not something that can be taken into account in the assessment of a planning application.

APPRAISAL

The key issues to be considered in the determination of this application are set out below.

Principle of Development

The site is on an existing industrial area, within the Open Countryside. Policy E.4 states that “proposals for new employment development, for the re-use, re-development or intensification of the use of land within existing employment areas will be permitted.”

The site was disused for some time and its re-use for employment purposes is considered to be acceptable in principle.

The issue in question is whether this proposal represents sustainable development and whether the requirements of other policies contained within the Borough of Crewe and Nantwich Replacement Local Plan 2011 and the National Planning Policy Framework (NPPF).

Sustainability

There are three dimensions to sustainable development: - economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy

an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time

to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;

***a social role** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and*

These roles should not be undertaken in isolation, because they are mutually dependent.

ENVIRONMENTAL SUSTAINABILITY

Design & Layout

The proposal involves the upgrading and re-use of existing buildings on the site and a new, temporary modular building (retrospective). The modular building is a flat roofed structure and given its temporary nature in this industrial context, the design is considered to be acceptable.

The refurbishment of the existing buildings will result in the appearance of the site being improved to the benefit of the surrounding area.

The proposal is therefore considered to be in compliance with Policy BE.2 of the Borough of Crewe and Nantwich Replacement Local Plan.

Highways

The proposal would be served by the existing access to the site. This is a relatively wide access with good visibility splays and there is adequate on-site parking provision. The Head of Strategic Infrastructure (HIS) considers that traffic generation would be modest and raises no objection to the proposal.

It is therefore considered that the proposal is acceptable in highway terms and is in compliance with Policy BE.3 of the Borough of Crewe and Nantwich Replacement Local Plan.

ECONOMIC SUSTAINABILITY

The Framework includes a strong presumption in favour of economic growth.

Paragraph 19 states that:

'The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth'

With regard to the economic role of sustainable development, the proposed development will provide employment both operationally and during the refurbishment works.

HS2

It is only Phase One of HS2 that is presently safeguarded (the route between London and the West Midlands). The consultation for safeguarding of Phase Two (the route between Fradley and Crewe) closed on 6th January this year, however, it has not yet come into force. It will only come into force when the outcome of the consultation is published and the Secretary of State for Transport has issued the LPA with the Safeguarding Directions. Thus, as it stands the weight applied to such is limited and we must determine in accordance with current development plan policy.

SOCIAL SUSTAINABILITY

Residential Amenity

The site is located in Open Countryside, with the nearest residential property being on the opposite side of Newcastle Road and other residential properties approximately 270 metres to the west.

As originally submitted the application did not contain sufficient information relating to noise from the sawing and cutting operations undertaken outside. Subsequently a Revised Noise Assessment was submitted and this highlights that a concrete screen has been installed since the previous noise report and whilst concrete cutting takes place, water is used as a lubricating and cooling agent, which reduces the noise impact. The conclusion of the amended report is generally consistent with the findings of Environmental Protection Officers, in that adverse noise impacts are unlikely. At the time of report writing there have been no new complaints about operations at the site.

In order to ensure that the residential amenity of neighbouring properties is protected, it is considered that conditions should be imposed to ensure that concrete cutting operations that take place outside the buildings shall be restricted to the area surrounded by the concrete barrier and that when fabrication and concrete work is taking place inside buildings, all external doors must be closed.

Again, in order to protect the amenity of nearby residential properties, the hours of operation for this industrial site should be restricted to 9am to 6pm Monday to Friday, 9am to 2pm on Saturdays, with no working on Sundays and Public Holidays. Should any external lighting be proposed, details should be submitted for approval.

Listed Building

There have been a series of applications/renewals for the original consent P03/0367 for conversion of the buildings on this site to office/ light industrial uses and general storage/distribution. The Grade II Listed Building is approved for office use within the original consent (P03/0367). Scaffolding has been erected to support the building in recent years.

The modular office building is located to the west of the Grade II Listed Building and its presence will have little impact on it, given its temporary nature and the long term intended works to convert the Listed Building to office use.

The change of use of the existing B8 building to B2 use is similarly unlikely to have an impact on the Grade II Listed Building, provided vibrations from the new use do not affect the structural stability.

Response to Objections

The representation of the occupier of the dwelling on the opposite side of Newcastle Road has been given careful consideration, in particular noise and disturbance. Measures have been put in place to address this, including conditions should the application be approved. There is no objection from the HIS and as such a refusal on highway safety could not be sustained. Property values are not something that can be considered in the determination of a planning application.

Conclusion – The Planning Balance

Taking account of Paragraphs 49 and 14 of the NPPF there is a presumption in favour of the development provided that it represents sustainable development unless there are any adverse impacts that *significantly and demonstrably* outweigh the benefits.

The site is an existing employment site which had been disused for some time and granting planning permission would have a positive benefit in terms of employment.

Additional measures have been put in place to protect neighbouring properties from noise and disturbance and subject to conditions; there would be no significant adverse impact on residential amenity.

The development is considered to be acceptable in terms of design, impact on the Listed Building and highway safety.

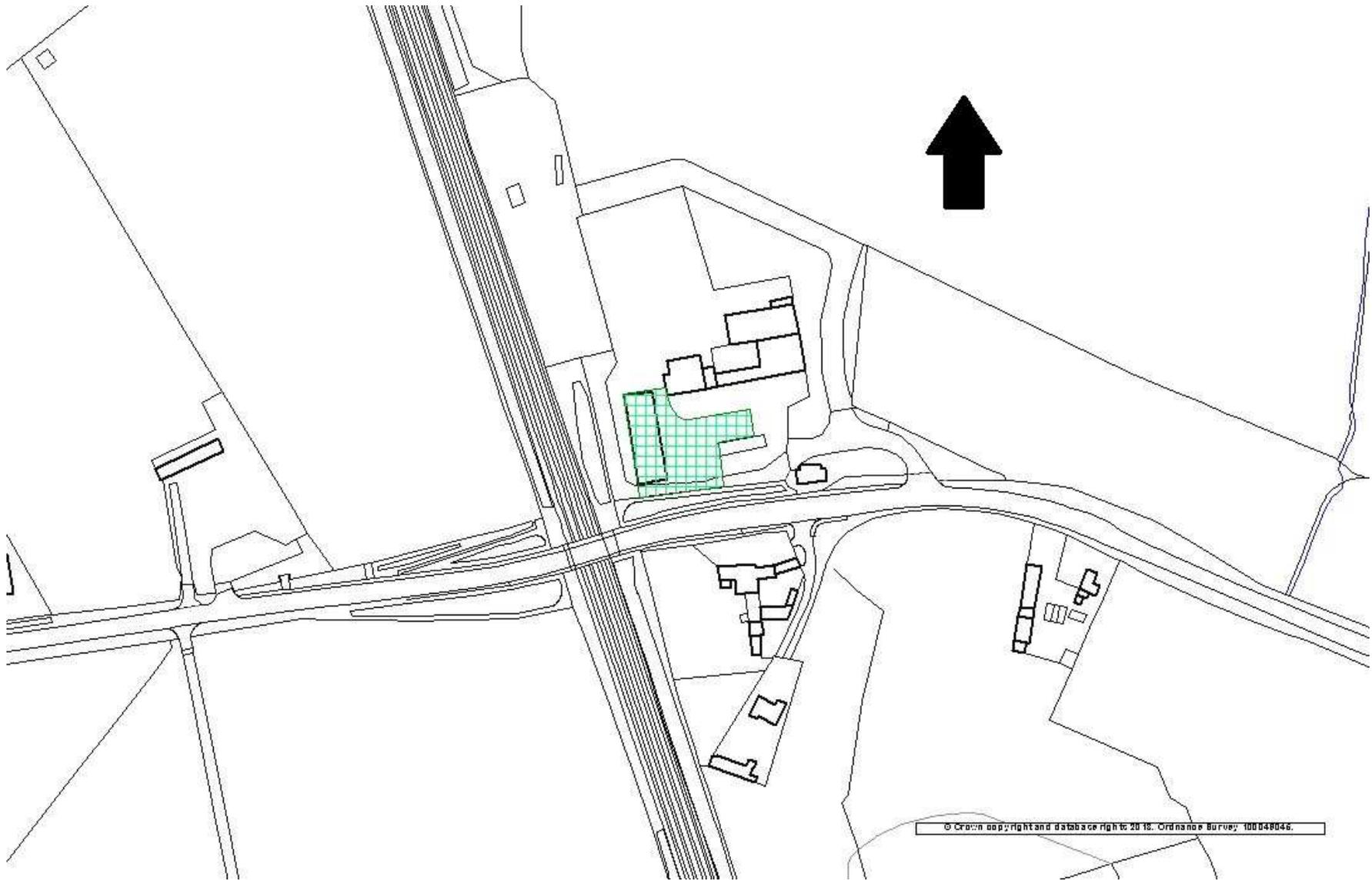
On the basis of the above, it is considered that the application should be approved subject to the imposition of appropriate conditions.

RECOMMENDATION

Approve subject to the following conditions:

- 1. Approved plans**
- 2. Materials in accordance with the details submitted with the application**
- 3. Restriction on hours of concrete sawing operations to 9am to 6pm Monday to Friday, 9am to 2pm Saturday and no working on Sundays or public holidays**
- 4. Restriction on the hours of steelwork fabrication to 8am to 6pm Monday to Friday with no working on Saturdays, Sundays or public holidays**
- 5. Submission of details of external lighting**
- 6. Concrete cutting operations that take place outside the buildings shall be restricted to the area surrounded by the concrete screen**
- 7. While fabrication and concrete work is taking place inside the buildings, all external doors shall remain closed**

In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Planning (Regulation) has delegated authority to do so in consultation with the Chairman of the Southern Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.



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