

Application No: 16/1987N  
Location: Basford Old Creamery, NEWCASTLE ROAD, CHORLTON, CW2 5NQ  
Proposal: New industrial building replacing existing buildings, retaining B1, B2 and B8 classifications  
Applicant: Total Concrete Products Ltd  
Expiry Date: 28-Jul-2016

**SUMMARY:**

The site is an existing employment site with B1, B2 and B8 Use Classes allowed. 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.

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.**

**DEFERRAL**

Members deferred the application from the September Committee Meeting for the following reasons:

- A site visit to enable members to evaluate the effectiveness of the noise mitigation measures
- Further information on landscaping details for the site
- A swept path analysis for the access to be provided by the Highways Department  
Further clarification regarding car parking details within the site

- Details of the noise mitigation measures for the northern and eastern boundaries to be provided
- To allow an Environmental Health Officer to attend the meeting when the application is reconsidered

## **CALL IN**

This application was originally called in by Cllr Janet Clowes for the following reasons:

*“Weston and Basford parish Council has asked me (as Ward Councillor) to Call-In this application. Their concerns relate to:*

- 1. Lack of adequate acoustic mitigation conditions*
- 2. Acoustic mitigation to the building and to the site boundaries to be completed prior to work resuming in the new building*
- 3. The need for appropriate warning signage on left-hand entry to the site from the west (bridge side) and egress from the site turning right onto the bridge of Newcastle Road*
- 4. That HGV traffic movement is restricted through Weston village (routes to be limited to A500 and Shavington By-Pass)*
- 5. That due to the new constrained nature of this site, no further related or other industrial process plant be permitted on site*
- 6. That all acoustic mitigation conditions associated with the phase 1 application (15/4224N) be completed (as stated in that decision notice) before phase 2 (16/1987N0 construction commences in order to safe guard the amenity of residents living adjacent to the site to the west and south*

## **PROPOSAL**

This application is for a new industrial building, to replace existing buildings, retaining the B1, B2 and B8 Use Classes. The new replacement building would be single storey, constructed of insulated, composite steel panels. The existing brick buildings would be demolished.

## **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 and a new replacement industrial building.

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 adjacent to, but just outside the HS2 Safeguarding Zone.

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                       |
| 15/0556N | 2015 | Approval for modular building and change of use of existing B8 unit to B2   |
| 15/4224N | 2016 | Approval for demolition of existing buildings and erection of replacement detached single storey industrial unit for B1, B2 and B8 classifications. Erection of acoustic walling to boundaries. |

## **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 Proposed Changes (Consultation Draft) March 2016 (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:**

At the time of report writing, discussions are still ongoing relating to the swept path analysis drawings.

### **Environmental Protection:**

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

### **United Utilities**

No objection subject to conditions.

### **Weston & Basford Parish Council**

Have concerns relating to noise, disturbance, compliance with conditions, they also express concerns about health and safety on the site. They also request signage and traffic mitigation methods. They also request further development on the site is restricted. This can be viewed in full on the website.

### **Hough & Chorlton Parish Council:**

Have concerns relating to noise, road safety, working hours, parking and health and safety on the site. This can be viewed in full on the website.

### **Wybunbury Parish Council:**

Support the comments of Weston and Basford Parish Council.

## **REPRESENTATIONS:**

At the time of report writing, no objections have been received relating to this 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 building would be for an industrial use within an existing employment site and is therefore 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 demolition of the existing brick buildings as they are no longer suitable for the industrial uses for which they are required. The modular building is a flat roofed structure and given its appearance in this industrial context, the design is considered to be acceptable.

The buildings to be demolished are no longer of a standard for their current use. The replacement buildings would have a typical industrial appearance that is considered to be acceptable within this existing industrial 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**

One of the reasons for deferral of the application was for the submission of swept path details and clarification of car parking provision on the site.

Having regard to car parking, there are 21 spaces shown within the site and as stated below, this meets the Council's recommended standards.

The swept path details are currently being discussed between the applicant and the Council's Highways Officer and an update will be provided to Members prior to determination of the application.

The Highways Assessment from the report to Committee in September is set out below:

### **Highways (September Report)**

The proposal will increase the size of the gross floor area from 703sqm to 1559sqm. The parking provision will be retained and the existing vehicle access onto Newcastle Road will be utilised.

The site access width is adequate and visibility of over 200m is achievable to the east and approximately 150m to the west. Accident data indicates no existing safety concerns.

Although off-road parking provision is not being increased, it currently exceeds Cheshire East Council's recommended levels and the proposal will bring them in line.

Both Hough and Chorlton and Weston and Basford Parish Councils have stated that large vehicles should not be allowed to turn right out of the site, nor turn left into the site as they consider visibility to be sub-standard and they have also requested warning signage and road markings be provided. However, given the assessment of the Head of Strategic Infrastructure that visibility is acceptable at the access, this would not be reasonable, necessary or indeed enforceable.

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.

### **Landscape**

Plans showing additional landscape planting on the boundary of the site have been submitted with the application. This would soften the boundaries of the site and will also help with noise attenuation. However, the submitted plans specify the planting of Leyland Cypress and this is not considered to be a suitable species in this location. It is therefore considered that a condition should be imposed requiring the submission of amended details of landscaping.

## **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 building works.

## **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.

The proposal is to demolish the existing buildings and replace them with a modern industrial unit to accommodate the existing steel fabrication company operating from the site.

Steel cutting will take place within the new building using a laser cutting machine and there will be no cutting of steel by this business, elsewhere within the site

The proposed replacement building will have insulated cladding panels designed to minimise noise associated with the assembly of the portal frames including the installation of an internal overhead crane helping to limit noise from the turning of steel work for painting purposes.

Environmental Protection has assessed all the information submitted including the information on sound propagation submitted by ACIA Engineering Acoustics. This states that the building itself will be a substantial barrier to sound propagation in the direction of the village of Weston, which Environmental Protection are in agreement with.

The Parish Council has put forward the construction of an acoustic screen behind planting on the entire northern and eastern boundary. However due to the configuration of the existing and proposed buildings, the layout of the site and the Network Rail access route, a barrier of this sort would have a limited impact on sound propagation. Environmental Protection are in agreement with this.

Conditions should be imposed relating to hours of operation, including deliveries and requiring steel fabrication to take place within the building.

This application relates only to a building for the steel fabrication business operating from the site. However, the site edged red includes the whole of the Basford Creamery site which also contains a concrete panel manufacturing business that is subject to a condition relating to concrete cutting operations. In order to ensure that this condition is retained and remains enforceable, it is recommended that it be imposed on this application should it be approved.

In addition, should external lighting be proposed on the site, details should be submitted for approval by the Local Planning Authority.

### **Listed Building**

The proposed works to remove the existing converted brick building will not have a detrimental impact on the historic setting of the listed former dairy farmhouse, as this building has little remaining historic interest.

The proposed works to build a replacement building will similarly have a limited impact on the setting of the former dairy farmhouse, given the existing use of the site, the replacement building's single storey height and its set back from the former dairy farmhouse.

### **Conclusion – The Planning Balance**

The site is an existing employment site with B1, B2 and B8 Use Classes allowed. 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.

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 the following conditions:**

- 1. Time limit**
- 2. Approved plans**
- 3. Materials in accordance with the details submitted with the application**
- 4. Restriction on operational hours (including deliveries to and from the site) to 8am to 6pm Monday to Friday, 8am to 2pm Saturday and no working on Sundays or public holidays**
- 5. Restriction on the hours of steelwork fabrication to 8am to 6pm Monday to Friday with no working on Saturdays, Sundays or public holidays**
- 6. Submission of details of external lighting**
- 7. Any cutting operations that take place outside the buildings shall be restricted to the acoustic cutting area**
- 8. All other fabrication activities shall take place within the building**
- 9. While fabrication and concrete work is taking place inside the buildings, all external doors shall remain closed**
- 10. Submission of a detailed design and method statement including the structure and foundations of the proposed building (for HS2 Safeguarding)**
- 11. Provision of an electrical vehicle charging point**
- 12. Submission of phase I Preliminary Risk Assessment and if necessary a Phase II Ground Investigation and Risk Assessment (Contaminated Land)**
- 13. Submission of details of any external lighting**
- 14. Submission of a revised scheme of landscaping**

**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.**

