

Application No: 20/2326C

Location: Land at Crewe Road, (Radway Green North), Alsager

Proposal: Approval of Reserved Matters (appearance) following outline application 19/0529C (appeal APP/R0660/W/19/3234366) for up to 19,236 sqm of employment floorspace

Applicant: Mrs Miranda Bell, Commercial Development Projects Limited

Expiry Date: 25-Sep-2020

### **Summary**

**The site is allocated for employment development under LPS 25 of the CELPS and now has outline consent following the appeal decision for application 19/0529C. The matters of access, layout, landscaping and scale have all been approved at the outline stage, and these issues cannot be reconsidered.**

**This application is to consider the issue of the appearance of the buildings only. This issue is narrowed further through the imposition of condition 5 by the Inspector which requires the appearance to be substantially in accordance with the Detailed Design Guide provided by the applicant at the appeal.**

**As explained within the report the development complies with the Detailed Design Guide and on that basis the application should be approved.**

**The outline consent includes a number of conditions which require approval at the Reserved Matters stage. Acceptable details have been provided for conditions 8, 9, 10 and 11.**

**Soil tests have been requested to deal with the Biodiversity Strategy (condition 7 attached to the outline application). This is the only outstanding issue for condition 7 and the issue could be delegated to the Head of Planning to resolve.**

**Following consultation a concern has been raised from United Utilities, however this issue does not relate to the appearance of the development and therefore permission could not be held on that basis. To allow further investigations/discussions to take place the application could be delegated to the Head of Planning to seek a solution on this matter prior to a decision being issued.**

**The development of the site would provide a number of economic benefits in terms of job creation and during the construction phase of the development. Significant weight should be placed on the need to support economic growth as specified within the NPPF and the application is recommended for approval.**

## **RECOMMENDATION**

**DELEGATE to the Head of Planning in consultation with the Chair of SPB to APPROVE subject to conditions, subject to resolution of the Biodiversity Strategy and subject to further investigation of the concern raised by United Utilities.**

## **REASON FOR REFERRAL**

This application is referred to Strategic Planning Board at the request of Cllr Williams for the following reason;

*'This is a substantial development of great interest to the people of Alsager and to Alsager Town Council. It has been rejected by the CEC Strategic Planning Board in the past and granted approval on Appeal, but with planning conditions that consultation would take place on design aspects to allow residents and councillors to comment. I have been assured by Daniel Evans of CEC Planning that consultations would take place at subsequent stages of this application now that outline planning approval has been granted.*

*I am therefore submitting a call-in request so that the 'Appearance' aspect can be considered at Southern Planning Board to give an opportunity for local residents, Alsager town and Borough Councillors and members of the Board itself to consider this important aspect.*

*For a development of this size and potential visual impact at a major gateway to the town of Alsager it is surely appropriate on these terms and also in compliance with planning conditions stipulated at Approval stage for the application to be considered at Committee level rather than under Delegated Authority'*

## **PROPOSAL**

Application 19/0529C gave outline approval for 19,236sqm of employment floor space (Use Classes B1c/B2/B8) with ancillary office, associated parking, landscaping and profiling of the site. The matters to be determined as part of application 19/0529C were the access, landscaping, layout and scale of the development.

This reserved matters application relates to the appearance of the development only. The application also seeks to discharge conditions 7, 8, 9, 10 and 11 attached to the outline consent.

The built form of the proposed development would be located to the north of the watercourse which crosses the site with part of the southern parcel being utilised for compensatory storage. The plans show a layout of 5 units arranged around an internal access road.

## **SITE DESCRIPTION**

The application site forms three fields which are located to the south east of Crewe Road (B5077). The two fields which adjoin Crewe Road are divided by a hedgerow and track which leads to a pumping station which is located outside the application site. A watercourse runs through the site with the third field located to the south of this watercourse. To the south of the site is railway line with the Radway Green (BAE Site) to the south of the railway.

The site includes a number of trees which are located to the boundary of the site and along the watercourse which bisects the site. Electricity Pylons and cable cross the northern part of the site.

To the north-east the site adjoins the boundary with the Plough Public House with residential development to the opposite side of Crewe Road including a consented residential scheme for Persimmon (which at the time of the case officer's site visit had commenced but did not appear to be occupied) and a Bed and Breakfast.

The application site is located largely within Flood Zone 1 although land on either side of the existing watercourse is located within Flood Zone's 2 and 3.

Public Right of Way Alsager FP5 is located to the north-east of the site just beyond the boundary of the site.

## **RELEVANT HISTORY**

19/0529C - Application seeking outline planning permission for up to 19,236 sqm of employment floorspace (Use Class B1c/B2/B8) with ancillary (integral) office floorspace (Use Class B1a), associated parking, landscaping and reprofiling of site. Matters of Access, Layout, Landscaping and Scale are applied for in detail, with Appearance reserved for future determination. – Refused 29<sup>th</sup> April 2019 for the reason set out below. Appeal Lodged – Appeal Allowed 26<sup>th</sup> March 2020

*The Local Planning Authority considers that the proposed development by reason of its layout and massing does not allow sufficient space for landscaping to mitigate the adverse impacts of the development, or ensure a design solution which achieves a sense of place by protecting and enhancing the quality, distinctiveness and character of Alsager. As a result the proposed development is contrary to Policies SE 1 (Design), SE 4 (The Landscape) and LPS 25 (Radway Green North, Alsager) of the Cheshire East Local Plan Strategy and the NPPF.*

18/2522C - Application seeking outline planning permission for up to 19,695 sqm of employment floorspace (Use Class B1c/B2/B8) with ancillary (integral) office floorspace (Use Class B1a), associated parking, landscaping and reprofiling of site (all matters, except for layout and access, reserved for future determination) – Refused 21<sup>st</sup> November 2018

17/6274S - EIA screening opinion for a proposed employment development, comprising warehouse and ancillary office space – EIA Not Required 26<sup>th</sup> January 2018

24242/3 - Pumping Station South of Crewe Road - Change of use to rabbit breeding for meat – Refused 28<sup>th</sup> April 1992

23108/3 - Pumping Station South of Crewe Road - Change of use to pony and trap hire on seven days a week – Refused 26<sup>th</sup> March 1991

## **POLICIES**

### **Cheshire East Local Plan Strategy (CELPS)**

LPS25 – Radway Green North, Alsager  
MP1 – Presumption in Favour of Sustainable Development  
PG1 – Overall Development Strategy  
PG2 – Settlement Hierarchy  
PG7 – Spatial Distribution of Development  
SD1 - Sustainable Development in Cheshire East  
SD2 - 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 6 – Green Infrastructure  
SE 7 – The Historic Environment  
SE 9 – Energy Efficient Development  
SE 12 – Pollution, Land Contamination and Land Instability  
SE 13 - Flood Risk and Water Management  
EG3 - Existing and Allocated Employment Sites  
IN1 – Infrastructure  
IN2 – Developer Contributions  
CO1 – Sustainable Travel and Transport  
CO2 – Enabling Business Growth through Transport Infrastructure

### **Congleton Borough Local Plan**

PS4 Towns  
PS8 Open Countryside  
GR6 Amenity and Health  
GR7 Amenity and Health  
GR8 Amenity and Health  
GR9 Accessibility, servicing and provision of parking  
GR10 Accessibility, Servicing and Parking Provision (New Development)  
GR13 Public Transport Measures  
GR14 Cycling Measures  
GR15 Pedestrian Measures  
GR16 Footpaths Bridleway and Cycleway Networks  
GR17 Car parking  
GR18 Traffic Generation  
GR20 Public Utilities  
NR2 Statutory Habitats  
NR3 Habitats  
NR4 Non-statutory sites  
NR5 Habitats

## E12 Distribution and Storage Facilities

### **National Policy:**

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

Of particular relevance are paragraphs:

11 Presumption in favour of sustainable development.

80-82 Building a Strong Competitive Economy

102-107 Promoting Sustainable Transport

124-132 Requiring good design

### **Alsager Neighbourhood Plan (ANP)**

The ANP was made on 15<sup>th</sup> April 2020.

EE1 – New Businesses

EE4 – Scale, Design and Amenity

NBE2 – Landscape Quality, Countryside and Open Views

NBE3 – Alsagers Wildlife Corridors

NBE4 – Woodland, Trees and Hedgerows

NBE5 – Wildlife and Housing

CW2 – Health and Leisure Facilities

CW3 – Safe and Accessible Routes

TTS1 – Promoting Sustainable Transport

TTS2 – Congestion and Highway Safety

TTS3 – Parking and Electric Charging Points

TTS4 – Accessibility

TTS5 – Footpath, Bridleway and Cycleway Networks

TTS6 – Infrastructure

TTS7 – Fibre Optic Cabling to Premises

TTS8 – Improving Air Quality

TTS9 – Drainage – SUDS design and management

TTS10 – Surface Water

### **CONSULTATIONS**

**United Utilities:** The points raised in the response to application 19/0529C have not been addressed and the plans approved at the appeal do not meet the necessary requirements to protect UU assets. The proposed development remains unacceptable to United Utilities.

The concerns include the proposed level changes and landscaping to both the water and wastewater infrastructure. The applicant must be made aware of this concern before commencing the development.

If the application is approved a condition is suggested to protect UU infrastructure.

**CEC Environmental Health:** Informatives suggested in relation to construction hours, piling and a dust management plan.

**Cadent Gas:** No comments received.

**Health and Safety Executive:** The Explosives Inspectorate has no comment to make on this application provided that the development is not a vulnerable building. A vulnerable building is defined as follows;

- A building of more than three storeys above ground or 12m in height constructed with continuous non-load bearing curtain walling with individual glazed or frangible panels larger than 1.5m<sup>2</sup> and extending over more than 50% or 120m<sup>2</sup> of the surface of any elevation
- A building of more than three storeys above ground or 12m in height with solid walls and individual glass panes or frangible panels larger than 1.5m<sup>2</sup> and extending over at least 50% of any elevation
- A building of more than 400m<sup>2</sup> plan area with continuous or individual glazing panes larger than 1.5m<sup>2</sup> extending over at least 50% or 120m<sup>2</sup> of the plan area; or
- Any structure that, in consequence of an event such as an explosion, may be susceptible to disproportionate damage such as progressive collapse

**Natural England:** No comment to make on this application.

**CEC Head of Strategic Infrastructure:** Access and layout have already been determined at appeal and the reserved matters concerns only appearance and as such raises no highway issues.

**CEC Archaeology:** Repeat the comments made as part of the earlier outline application.

**Network Rail:** Network Rail reiterates the comments made in 2019 as follows;

- The Council and developer should consider the impact of the proposal on the Radway Green Level Crossing. Network Rail have requested that;
  - Yellow box markings are installed at the level Crossing
  - The speed limit should be lowered on the section of road around the Level Crossing
- The developer will be required to contact the Asset Protection department of Network Rail.

**CEC PROW:** It appears unlikely that the proposal would affect the PROW. General advice is provided in terms of cycle and pedestrian provision.

**CEC Flood Risk Manager:** No objection – conditions suggested.

**Environment Agency:** No objection.

#### **VIEWS OF THE TOWN COUNCIL:**

**Alsager Town Council:** Objects to the application and makes the following comments;

- The appeal decision states that there is sufficient space to mitigate the overbearing nature of units 1 and 2. It does not say that the scheme is fit to be built as it is. The appearance must include position and height of the units.

- Units 1 and 2 are sited close to the highway and mitigation is needed to reduce the overall appearance and height of the units. It is appreciated that there will be a 12-metre buffer zone but understand this will take some years to mature and a scheme should be in place from the outset to offset the imposing size of the development. Paragraph 13 of the appeal decision states: *“The development would lead to a change in the landscape and related views and character of the area. However, this is inevitable as a consequence of the Local Plan allocation and wider development taking place in the locality”*.
- Units 1 and 2 do not conform with the Cheshire East Local Plan policy. LPS25 relates to this site and justifies it with the following: *15.316 The incorporation of green infrastructure, notably trees and hedgerows, together with sensitive design in terms of the scale and massing of any new structures, has the potential to mitigate any potential adverse impacts on visual amenity from main public vantage points. This will also assist in enhancing the environment of the local area and improving the health and wellbeing of employees.*
- The Town Council does not believe that the submitted plans have sufficient landscaping mitigation as stated in paragraph 12 of the appeal decision notice (26th March 2020) see extract: *“The necessary break in planting to accommodate the overhead cable easement would not be so significant as to alter my view that the layout, scale and massing of the scheme would allow sufficient space for adequate landscaping mitigation.”*
- The development must conform to the adopted Alsager Neighbourhood Plan including Policy EE4: All new employment development must be of a high quality of design.
- The Town Council asks that a condition is attached to the decision that funding is given by the developer to a cycle way on Crewe Road into the centre of Alsager to provide an opportunity for a safer route to the site. Item 15.317 of the CELPS states *“further improvements to the public transport network, together with a new pedestrian/cycle links, will enhance the site’s accessibility to Key/Local Services Centres and the principal rail hub at Crewe.”*
- The Town Council requests that a condition is made that HGV vehicles over 7.5 tonnes must turn left onto Crewe Road during the construction phase and once the site is complete to avoid HGV traffic driving through the centre of Alsager. In addition, that the road speed on Crewe Road is reduced considering the proximity to residential properties.
- That the developer works with the Town Council on matters including the type of colour and cladding used in the construction of the units. The Town Council has nominated three Town Councillors to sit on a panel and requests that Network Rail and two residents also are invited to join the panel.
- The Town Council asks that a living wall or other forms of evergreen planting is considered on the walls closest to residential dwellings to mitigate the aspect of the warehouse walls.

## **REPRESENTATIONS:**

A letter of general observation has been received raising the following points;

- As the building of the warehouses is inevitable is it possible that they are single storey with a living roof

Letters of objection have been received from 17 local households which raise the following points;

- This type of industrial property has no place in a rural area
- The development is out of place with the surrounding residential areas
- This type of development remains empty in Cheshire, Cheshire East and North Staffordshire
- If passed on the basis of jobs then the site should be developed as an office park
- Large companies are looking to relocate offices out of city centres to smaller offices in business parks with parking and the ability to cycle, run or walk. This would mean higher paid jobs.

- This will be an eyesore on the approach into the town
- The development should be located to the opposite side of the Radway Green site with better access to the M6
- The access is onto the B5077 which suffers from congestion.
- There are traffic problems when the level crossing is in use at Radway Green
- Safety risk from the BAE site
- Loss of greenfield sites in Alsager
- Traffic congestion means it can take 15 minutes to pull out of Close Lane
- There should be a bridge or tunnel at the Radway Green Crossing
- This application has been refused by Cheshire East and Alsager Town Council on more than one occasion
- At the appeal hearing it was accepted that the landscaping would take 10 years to be of a sufficient height
- Mature landscaping should be provided to mitigate the impact of the development
- There is a stream which within a flood plane crossing the site
- Noise and pollution levels caused by heavy vehicles entering and leaving the site
- If the site has to be developed then it should be for housing
- The infrastructure of Alsager cannot cope with this kind of development
- There will be the oppressive imposition of a 13.5m building as you enter into Alsager
- The 12m landscape buffer is not sufficient to detract from the impact of the development - particularly units 1 and 2.
- The buildings are too tall to ever be screened successfully
- The proposed colour is not sensitive – a warmer grey should be used
- There needs to be a greater graduation in the colour cladding
- Lack of neighbour notification on this application
- The dwelling known as Holly Barn has a lounge window facing the site and this has not been considered
- The development will be visible from the conservatory and back garden at Holly Barn
- The applicant should undertake meaningful consultation with local residents
- The objections raised as part of the earlier application remain valid
- In light of the Covid-19 pandemic the warehouses will not have sufficient openings to allow fresh air to circulate
- This is a speculative development

An objection has been received from Cllr Phil Williams which raises the following points;

- This is an important application at a key gateway into Alsager
- It is important that the design aspects are discussed with individual residents, residents groups and ward members at town and borough level
- There are some aspects that go some way to mitigating the impact the overwhelming effect of the development. The preservation of wildlife corridors along Valley Brook is a welcome aspect as is the setting back of units 3, 4 and 5 from the main road
- Units 1 and 2 remain at an overbearing scale and would form an unremitting wall of out of scale development along the B5077. Whatever efforts are made in terms of colour schemes and shading, the proposed units would remain featureless, windowless and present a depressing frontage alongside the main approach into the town
- There are welcome attempts to incorporate green infrastructure such as tree planting in accordance with LPS25 but there is little indication of 'sensitive design in terms of scale and massing of any new structures' as stated in the policy.



- The scale and massing of Units 1 and 2 should be taken into account and subject to discussion and scrutiny at committee level.

## **APPRAISAL**

### **Principle of Development**

This is a Reserved Matters application to consider the appearance of the development only.

The principle of the development and the matters of access, scale, layout and landscaping were approved as part of outline application 19/0529C which was allowed at appeal.

### **Appearance**

In allowing the appeal the Inspector imposed a number of conditions. This includes condition 5 which states as follows;

*The development hereby approved shall be carried out substantially in accordance with the approved Detailed Design Guide prepared by Randall Thorp dated November 2019.*

Therefore this reserved matters application should be substantially in accordance with the Detailed Design Guide (DDG).

Page 6 of the DDG states that *'the buildings will deliver a simple, uncluttered box form with canopy feature at the office entrance and continuous horizontal skyline when viewed from the ground. In order to achieve this, roofs will be hipped and drainage details hidden behind cladding. Interest will be provided by means of external cladding, careful positioning of signage and careful attention to pedestrian and office space entrances and window outlooks. Each building will incorporate similar entrance features'*. The DDG then provides an illustrative elevation of Unit 3.

Each of the units is of a simple uncluttered box form with a hipped roof and drainage details hidden behind the cladding. The elevations show that the buildings would have office features to the corners and that they include a canopy style feature. The detailed design is replicated with each unit having a *'similar entrance feature'*.

The DDG then identifies that the cladding to the buildings will *'be to high quality modern standards appropriately insulated, robust, secure and designed to discourage crime and anti-social behaviour'*. The DDG then states that profiled metal walls will be installed in horizontal panels and to ensure that shadows are minimised (so half round or sinusoidal). Wall profiles used in feature areas such as around window openings and at building corners may have a more accentuated profile and canopy profiles will be flat. The proposed development would meet these requirements of the DDG.

In terms of colour the DDG stated that other than at corners and entrances, walls will be clad in up to three bands of 'earth' based colour and that a single colour based on either blue or green hues will be selected for the estate. Colours should range from the darkest tones at the base to the lightest tones at the top. The submitted plans show compliance with this requirement. In terms of

the final colour the applicant has suggested the imposition of a condition as they would like to discuss this matter further with the Town Council before the final colours is chosen

The proposed development complies with the requirements of the DDG and the appearance is acceptable.

### **United Utilities**

The impact upon United Utilities infrastructure was discussed at the appeal for the outline application where the applicant stated that they were unable to identify the location of the pipe but they would divert it if necessary.

The position now is that one water main has been identified. The second pipe has been found following a trial hole dug on 14<sup>th</sup> September. A further 4 trial holes will be dug (a minimum of 5 in total) to identify the line and depth of the pipeline with further discussions with United Utilities. Following the further trial pits and discussions with UU a decision will be made as to whether the second pipeline requires diversion.

This matter does not relate to the appearance of the development which is the only issue under consideration. In this case given the concerns it is considered reasonable to delegate the matter back to the Head of Planning to allow further investigations/discussions to take place before a decision is issued.

### **Health and Safety**

As can be seen in the consultations section above the Explosives Inspectorate has no comment to make on this application provided that the development is not a vulnerable building.

The applicant has provided a statement which states that there is only a small amount of curtain walling to the entrance areas so the first point does not apply. As there is only a small amount of windows to the office block elevation the second and third points raised by the HSE does not apply

Finally the applicant has stated that the proposed buildings are single storey buildings with a steel portal frame, they will have horizontal ties at eaves and will not be susceptible to disproportionate damage or progressive collapse.

On the basis of the above the application is acceptable in terms of its Health and Safety implications.

### **Condition 7 – Biodiversity Strategy**

Condition 7 imposed as part of the outline approval requires that the first RM application be supported by a biodiversity strategy for the incorporation of features to enhance the biodiversity value of the site.

The Councils Ecologist has confirmed that an acceptable Biodiversity Strategy has been submitted with this application. However this strategy includes proposals for the creation of species rich grassland. The method used to create this habitat will be dependant upon the existing soil

conditions on site. The Councils Ecologist has advised that soil tests are required on the area proposed for the creation of this habitat. The soil tests should record soil nutrient levels and a test hole should also be dug to establish the depth of top-soil present. The results of these surveys should then be used to inform the proposed method statement for the creation of this habitat. The soil tests have not been provided at this stage and this technical issue could be delegated back to the Head of Planning to resolve.

### **Condition 8 – Arboricultural Method Statement**

Condition 8 imposed as part of the outline approval requires that each RM application be supported by a detailed arboricultural method statement

An Arboricultural Method Statement (AMS) has been submitted with this application. This has been considered by the Councils Tree Officer who considers that it is acceptable and a condition can be imposed to ensure the implementation of the AMS.

### **Condition 9 – Ground Levels**

Condition 8 imposed as part of the outline approval requires that each RM application be supported by a details of the proposed levels and cross sections.

The proposed levels in terms of the impact upon the trees on the site has been considered by the Councils Tree Officer. There is no objection to the proposed levels in terms of the impacts upon the trees on the site.

As part of the previous appeal decision the Inspector stated that;

*'Whilst all the units would be taller than surrounding residential development, the 3 units closest to the dwellings (units 3, 4 and 5) would be set back within the site with units 4 and 5 offset at an angle reducing the appearance of the scale and massing of the development when viewed from Crewe Road. The lower ground level of the site would mean that the buildings would sit some one metre lower than the level of Crewe Road and the lines of sight for residential occupants would also be mitigated by the set back of the properties from the road. Overall, the height, scale and massing would be less than other units at Radway Green South.'*

The submitted plans show that the finished floor levels and the proposed levels within the site would largely work with existing levels. The impact upon the character and appearance of the area and residential amenity is considered to be acceptable.

### **Condition 10 – Updated Surveys for Kingfisher, Otter and Water Vole**

Condition 10 imposed as part of the outline approval requires that each RM application within 15m of the watercourse be supported updated surveys for Kingfisher, Otter and Water Vole.

Updated surveys as required by this condition have been submitted. No evidence of these species was recorded and consequently the proposed development is not reasonable likely to result in an adverse impact upon them.

### **Condition 11 – Cycle Parking and Shower Facilities within the Buildings**

Condition 11 imposed as part of the outline approval requires that each RM application be supported by a details of cycle parking and shower facilities within the buildings.

The submitted site plan indicates the following level of cycle parking;

Unit 1 – 14 spaces

Unit 2 – 6 spaces

Unit 3 – 16 spaces

Unit 4 – 14 spaces

Unit 5 – 14 spaces

The level of parking exceeds the recommended cycle parking requirements contained within Appendix C of the CELPS.

Covered cycle parking is proposed with Sheffield cycle parking stands (as advocated within the CEC Design Guide).

The floor plans for each unit show that there would be a male and female shower within each unit. This meets the requirement of the condition.

## **Letters of Representation**

The letters of representation and the Town Council comments have been fully considered. In most cases they relate to matters which have already been approved as part of the outline consent (such as scale, landscaping and the highways impact of the development). It is not possible to re-consider these issues which have already been approved.

## **CONCLUSION**

The site is allocated for employment development under LPS 25 of the CELPS and now has outline consent following the appeal decision for application 19/0529C. The matters of access, layout, landscaping and scale have all been approved at the outline stage, and these issues cannot be reconsidered.

This application is to consider the issue of the appearance of the buildings only. This issue is narrowed further through the imposition of condition 5 by the Inspector which requires the appearance to be substantially in accordance with the Detailed Design Guide provided by the applicant at the appeal.

As explained within the report the development complies with the Detailed Design Guide and on that basis the application should be approved.

The outline consent includes a number of conditions which require approval at the Reserved Matters stage. Acceptable details have been provided for conditions 8, 9, 10 and 11.

Soil tests have been requested to deal with the Biodiversity Strategy (condition 7 attached to the outline application). This is the only outstanding issue for condition 7 and the issue could be delegated to the Head of Planning to resolve.

Following consultation a concern has been raised from United Utilities, however this issue does not relate to the appearance of the development and therefore permission could not be held on that basis. To allow further investigations/discussions to take place the application could be delegated to the Head of Planning to seek a solution on this matter prior to a decision being issued.

The development of the site would provide a number of economic benefits in terms of job creation and during the construction phase of the development. Significant weight should be placed on the need to support economic growth as specified within the NPPF and the application is recommended for approval.

#### **RECOMMENDATION:**

**DELEGATE to the Head of Planning in consultation with the Chair (or in their absence the Vice Chair) of Strategic Planning Board to resolve the outstanding issues of the Biodiversity Strategy and to allow further investigation regarding the concern from United Utilities and then approve subject to the following conditions;**

- 1. Approved Plans**
- 2. Cladding colour to be submitted and approved in writing**

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

