

Planning Reference No:	10/3103N
Application Address:	Sainsbury's Store/Fairway Suithouse, Middlewich Road, Nantwich, Cheshire, CW5 6PH
Proposal:	Application for Removal or Variation of a Condition for Approved Planning Permission P09/0126 - Condition 1 requires that the development be carried out in accordance with the approved plans and Condition 18 restricts any future increase in retail floorspace and also prevents internal alterations that would result in an overall increase in the gross floorspace .
Applicant:	Sainsbury's Supermarkets Ltd.
Application Type:	Full Planning Permission
Grid Reference:	353570 365632
Ward:	Birchin
Earliest Determination Date:	13 th September 2010
Expiry Dated:	4 th October 2010
Constraints:	Settlement Boundary Hazardous Installations Consultation Zone

SUMMARY RECOMMENDATION:

- **APPROVE** subject to conditions.

MAIN ISSUES:

- **The acceptability of the development in principle and its impact on the vitality and viability of Crewe and Nantwich town centres.**
- **The suitability of the design**
- **Amenity implications**

1. REASON FOR REFERRAL

The application has been referred to Strategic Planning Board, because it is a variation of conditions relating to an application that was determined by the Board.

2. DESCRIPTION OF SITE AND CONTEXT

The application relates to the existing Sainsbury's Store (6,702sqm gross external area) and a surface customer car park accommodating 397 spaces and a customer recycling area. The existing building is predominantly single storey, with gable roof features and is constructed of red brick with pitched tiled roofs around the perimeter. The shop front elevation has an extended gable roof entrance feature with shop front ATM units and trolley storage areas.

There is an existing petrol filling station adjacent to the site entrance road, which is accessed via a roundabout junction from Middlewich Road.

The application site also includes the site of the former Fairway Suithouse industrial unit, which has now been demolished, and where work has commenced to construct the new Sainsbury's store.

The site is bounded to the north by the A500 Nantwich Bypass, to the south by Nantwich Trade Yard, to the West by the Vauxhall Masterfit Centre and to the East by residential properties on the opposite side of Middlewich Road.

3. DETAILS OF PROPOSAL

Full planning permission was granted for the demolition of the existing store and the adjacent warehouse unit and the erection of a new food store (providing a total of 9,407sqm of gross external floor space on two levels) with associated car parking, access, service yard and landscaping. (P09/0126 refers) This application seeks to vary two conditions attached to that planning permission.

Condition 1 requires that the development be constructed in accordance with the approved plans and condition 18 restricts any future increase in retail floorspace and also prevents internal alterations that would result in an overall increase in the gross floorspace of the development. This application seeks to vary those conditions to provide for an extension of 153 square metres to the bulk storage area of the store and an increase to the height of the parapet wall to the external elevations of 275mm.

4. RELEVANT HISTORY

P93/0016	Retail store, petrol station, car park and service area – approved on Appeal
P98/0586	Extension to store – approved 17 th September 1998
P09/0126.	Full planning permission for demolition of the existing store and the adjacent warehouse unit and the erection of a new food store (providing a total of 9,407sqm of gross external floor space on two levels) with associated car parking, access, service yard and landscaping – approved 4 th June 2010

5. POLICIES

Borough of Crewe and Nantwich Replacement Local Plan 2011

BE.1 (Amenity)
BE.2 (Design Standards)
BE.3 (Access and Parking)
S.10 (Major Shopping Proposals)

National policy

PPS 1: Delivering Sustainable Development
PPS 4: Planning for Sustainable Economic Growth

6. CONSULTATIONS (External to Planning)

None received at the time of report preparation.

7. VIEWS OF THE PARISH / TOWN COUNCIL:

The Town Council understand that this relaxation of conditions is made to permit some minor alterations to storage and parking facilities. Assuming that to be the case the Council have no observations on changes. However, the Council would remind the Planning Authority that condition 18 restricts an increase in retail floor space. This was specifically imposed to help protect retailers in the town and to mitigate the effect of an extended superstore a mile outside the town boundary. It is therefore essential that the effect of this condition is fully maintained in future

8. OTHER REPRESENTATIONS:

None received at the time of report preparation.

9. APPLICANT'S SUPPORTING INFORMATION:

Supporting Statement

- The size and scale of the proposed extension is proportionate with that of the approved food store and will be located at any appropriate location within the service yard to minimise impact on the operational arrangements in the store.
- The extension will be constructed using a cladding system to match the approved development
- The increase in the height of the parapet is necessitated by the need to ensure that the roof can be accessed safely for plant maintenance.
- Overall the prop[osed amendments do not change the principle of development which has planning permission but only change in a minor way some of the constituent details of the approved scheme.
- The proposed external alterations are minor in nature and are proposed to improve the efficiency and working of the store to meet customer requirements.
- No new planning issues are raised

10. OFFICER APPRAISAL

Principle of Development

The application site is located outside the Primary Shopping Area for Nantwich and, in accordance with Government guidance, after careful consideration the Council came to the view that the amount and nature of retail floorspace proposed would not adversely affect the vitality and viability of the town centre. However, conditions were imposed to ensure that the size of the store could not be increased without a further planning permission having first been granted, in

order to protect the town centre from any further adverse impact. The condition states *“the total floorspace of the replacement store hereby permitted shall not exceed 9,407 sq m and the net sales area shall not exceed 5,778 sq m.”*

This application seeks to vary that condition to increase the gross floorspace of the store, in order to allow for the construction of a larger bulk store room. There will be no increase in the net sales area. Consequently, it is considered that the proposal will not draw trade away from the town centre or impact on its vitality and viability. The development is therefore considered to be acceptable in principle.

There are no matters of principle associated with the proposed increase in the height of the parapet wall.

Design

The proposed store room extension is a very utilitarian, flat roofed box shaped structure, which will project from the rear elevation of the new store. However, it will be located within the service yard to the rear of the building and will be largely screened by the main part of the new store to the east, the screen planting along the boundary with the bypass to the north and the commercial and industrial premises to the east. Consequently it will not be visible from public vantage points. It will be finished in white composite panels to match the main part of the store. It will also be lower in overall height, creating the appearance of being subservient to the main building. The design is therefore considered to be acceptable.

The increase in the height of the parapet will be very marginal, relative to the size of the building, and will not therefore materially impact upon its overall design or appearance within the street scene.

Amenity

The proposed store will be sited approximately 150m away from the dwellings on the opposite side of Middlewich Road, at the closest point. Therefore it is not considered that the increase in height or the proposed extension would have any impact on the amenity of neighbouring properties.

11. CONCLUSIONS

In summary it is considered that proposal will not impact on the vitality and viability of Nantwich town centre. The proposed amendments are acceptable in terms of design and amenity and therefore comply with the relevant development plan policies. Accordingly the application is recommended for approval.

12. RECOMMENDATIONS

APPROVE subject to the following conditions:-

1. Approved plans

2. The total floorspace of the replacement store shall not exceed 9,560sq m and the net sales area shall not exceed 5,778 sq m.



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