

<b>Planning Reference No:</b>	10/3185N
<b>Application Address:</b>	Units 1-2 Wrights Pies Warehouse, First Avenue, Crewe, CW1 6BG
<b>Proposal:</b>	Demolition of existing building on site and the provision of new warehouse for the storage and distribution of dry goods to compliment existing cold storage facility on neighbouring site – owned by the same company
<b>Applicant:</b>	Wright's Pies
<b>Application Type:</b>	Full Planning
<b>Grid Reference:</b>	371592 354625
<b>Ward:</b>	Crewe East
<b>Earliest Determination Date:</b>	20 <sup>th</sup> October 2010
<b>Expiry Dated:</b>	22 <sup>nd</sup> November 2010
<b>Date of Officer's Site Visit:</b>	15 <sup>th</sup> September 2010
<b>Date Report Prepared:</b>	15 <sup>th</sup> October 2010
<b>Constraints:</b>	N/A

## **SUMMARY RECOMMENDATION**

**Approve with Conditions**

### **MAIN ISSUES**

- Principle of development
- Design and impact upon the character and appearance of the area
- Highways

## **1. REASON FOR REFERRAL**

This application is referred to the Southern Planning Committee as it involves industrial development which would exceed 1,000 square meters.

## **2. DESCRIPTION OF SITE AND CONTEXT**

The application site is located on the southern side of First Avenue within the Crewe Settlement Boundary. The site is currently occupied by an existing industrial style unit which has a double pitched roof and is a mix of red brick and green cladding. To the east of the application site is a recently constructed distribution centre which is owned by the applicants. To the opposite side of First Avenue and to the west of the site are smaller scale business and industrial units.

## **3. DETAILS OF PROPOSAL**

This application involves the demolition of the existing building on the site and its replacement with one large warehouse unit for a B8 use. The proposed building would be 44.5 metres in length, would have a maximum width of 31 metres and would have a maximum height of 12.5 metres. A total of 25 car parking spaces would be provided on the site.

## 4. RELEVANT HISTORY

P08/0234 - Single Storey Sub Station and Switch Room – Approved 18<sup>th</sup> August 2008

P07/0613 - New Cold Store Warehouse Unit – Approved 27<sup>th</sup> July 2007

P99/0899 - Increase in roof height and single bay extension to rear – Approved 9<sup>th</sup> December 1999

## 5. POLICIES

### Local Plan Policy

E.4 (Development on Existing Employment Areas)

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)

### Other Material Considerations

PPS1 – Delivering Sustainable Development

PPS4 – Planning for Sustainable Economic Growth

PPS23 – Planning and Pollution Control

## 6. CONSULTATIONS (External to Planning)

**The Strategic Highways and Transportation Manager:** Originally stated that visibility at this location is good with limited on-street parking due to double yellow lines. Recommended an in and out system to facilitate turning movements. Requested a plan to be provided to demonstrate offsite turning movements into both accesses for all large vehicles. Following the receipt of an amended plan to address these concerns the Strategic Highways and Transportation Manager has no objection to the proposal.

**Environmental Health:** Conditions requested in relation to contaminated land, hours of construction, pile driving, details of any external lighting and details of any acoustic enclosure of any fans, compressors or other equipment

## 7. OTHER REPRESENTATIONS

No representations received

## 8. APPLICANT'S SUPPORTING INFORMATION

### Design and Access Statement (*Produced by Unwin Jones Partnership*)

- The site sits within an industrial estate to the south east of Crewe Town Centre with good access to Western Road (A5020) and Crewe Road (A534).
- The existing building is to be used for the storage and distribution of dry goods to compliment the existing storage facility on the adjacent site.
- The building has been designed to compliment the existing cold store in shape, mass and style.
- The site is readily accessible to the main roads and is within 4 miles of junction 16 of the M6

## **9. OFFICER APPRAISAL**

### **Principle of Development**

The site is an existing employment site within Crewe; the site is not allocated for any purpose in the Local Plan. However, Policy E.4 allows for the redevelopment of sites for employment purposes. All new development should meet the requirements of general policies BE.1 - BE.5.

### **Design**

The proposed building is a warehouse which would be located on the southern side of First Avenue. The proposal would measure 12.5 metres in height to its highest point which is similar to the distribution centre to the north which is 15 metres in height. The proposal would be seen in relation to the adjacent building and its size and bulk are considered to be appropriate. The building would have a curved roof with a staggered front elevation and a curved canopy across the front elevation of the building. Although the building would have a utilitarian appearance it is considered that this would be appropriate given the location of the site within the Crewe Gates Industrial Estate.

### **Amenity**

There are no residential properties in close proximity to the site. As a result the proposal does not raise any amenity issues.

### **Highways**

Following the receipt of an amended plan to address his original concerns, the Strategic Highways and Transportation Manager has raised no objection to the proposed development. Given these comments and the site's location within an existing industrial estate it is not considered that the proposed development would raise any significant highway/parking implications.

## **10. CONCLUSIONS**

In conclusion it is considered that the development of this site within the Crewe Gates Industrial Estate for a warehouse development is in principle acceptable and in accordance with Policy E.4. The proposed development is considered to be acceptable in terms of its impact upon the highway network. The design and height of the proposed building are also considered to be acceptable.

## **11. RECOMMENDATIONS**

**APPROVE** subject to the following conditions

- 1. Standard time limit 3 years**
- 2. External materials to be submitted to the LPA and approved in writing and implemented**
- 3. Surfacing materials to be submitted to the LPA and approved in writing and implemented**
- 4. Development to be completed in accordance with the approved plans**
- 5. Car parking provision shown on the approved plans to be provided**

- 6. Details of cycle parking to be submitted and approved in writing by the LPA and implemented**
- 7. Details of shower facilities which are to be provided within the building to be submitted and approved in writing by the LPA and implemented**
- 8. Details of bin storage to be submitted to the LPA and approved in writing and implemented**
- 9. Details of boundary treatment to be submitted to the LPA and approved in writing and implemented**
- 10. Consent for B8 use only**
- 11. Details of external lighting to be submitted to the LPA and approved in writing and implemented**
- 12. No external storage on the site**
- 13. Details of drainage to be submitted to the LPA and approved in writing**
- 14. Prior to the commencement of development a Contaminated Land Assessment shall be submitted to the Local Planning Authority and approved in writing and any remediation measures shall be implemented**
- 15. Details of any pile driving to be submitted to the LPA and approved in writing**
- 16. Details of any acoustic enclosure of any fans, compressors or other equipment to be submitted to the LPA and approved in writing and implemented**
- 17. The hours of construction (and associated deliveries to the site) of the development shall be restricted to 08:00 to 18:00 hours on Monday to Friday, 08:00 to 13:00 hours on Saturday, with no work at any other time including Sundays and Public Holidays.**

Location Plan: Licence No 100049045

