

Southern Planning Committee

Agenda

Date:	Wednesday, 10th January, 2024
Time:	10.00 am
Venue:	Council Chamber, Municipal Buildings, Earle Street, Crewe CW1 2BJ

Please note that members of the public are requested to check the Council's website the week the Southern Planning Committee meeting is due to take place as Officers produce updates for some or all of the applications prior to the commencement of the meeting and after the agenda has been published

The agenda is divided into 2 parts. Part 1 is taken in the presence of the public and press. Part 2 items will be considered in the absence of the public and press for the reasons indicated on the agenda and at the top of each report.

It should be noted that Part 1 items of Cheshire East Council decision making meetings are audio recorded and the recordings will be uploaded to the Council's website

PART 1 – MATTERS TO BE CONSIDERED WITH THE PUBLIC AND PRESS PRESENT

1. Apologies for Absence

To receive apologies for absence.

2. Declarations of Interest/Pre Determination

To provide an opportunity for Members and Officers to declare any disclosable pecuniary interests, other registerable interests, and non-registerable interests in any item on the agenda and for Members to declare if they have pre-determined any item on the agenda.

3. Minutes of Previous Meeting (Pages 5 - 10)

To approve the minutes of the meeting held on 29 November 2023.

For requests for further information

Contact: Rachel Graves

E-Mail: rachel.graves@cheshireeast.gov.uk

4. **Public Speaking**

A total period of 5 minutes is allocated for each of the planning applications for the following:

- Ward Councillors who are not members of the Planning Committee
- The relevant Town/Parish Council

A total period of 3 minutes is allocated for each of the planning applications for the following:

- Members who are not members of the planning committee and are not the Ward Member
- Objectors
- Supporters
- Applicants

5. **22/1303N - THE GABLES, 55, BEAM STREET, NANTWICH, CW5 5NF: Demolition of existing two storey and single storey rear extensions and construction of a 2.5-storey rear extension; conversion of the ground floor and basement for use as a beauty salon; conversion of first and second floor to 4 no. flats and ancillary works** (Pages 11 - 36)

To consider the above planning application.

6. **23/2158C - LAND TO REAR OF 203 AND 205, MIDDLEWICH STREET, CREWE, CHESHIRE: Erection of 2 No. dwelling houses with associated access and landscaping** (Pages 37 - 56)

To consider the above planning application.

7. **23/3998N - MUNICIPAL BUILDINGS, EARLE STREET, CREWE, CW1 2BJ: The proposal is to convert the Municipal Building Annex into flexible workspaces. Works will include the demolition and remodelling of internal walls, reconfiguration of toilet facilities and replacement of ceilings. Externally, 5 windows and 2 doors will be removed to make way for a curtain wall and new frontage to the Annex via the courtyard. The works will also involve remodelling the existing and under-utilised service yard into an outdoor courtyard** (Pages 57 - 78)

To consider the above planning application.

8. **23/4000N - MUNICIPAL BUILDINGS, EARLE STREET, CREWE, CW1 2BJ: Listed Building consent for the proposal is to convert the Municipal Building Annex into flexible workspaces. Works will include the demolition and remodelling of internal walls, reconfiguration of toilet facilities and replacement of ceilings. Externally, 5 windows and 2 doors will be removed to make way for a curtain wall and new frontage to the Annex via the courtyard. The works will also involve remodelling the existing and under-utilised service yard into an outdoor courtyard** (Pages 79 - 98)

To consider the above planning application.

THERE ARE NO PART 2 ITEMS

Membership: Councillors R Bailey, J Bird, J Bratherton (Chair), L Buchanan, A Burton, L Crane, A Gage, A Kolker (Vice-Chair), M Muldoon and J Wray

This page is intentionally left blank

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Southern Planning Committee**
held on Wednesday, 29th November, 2023 in the Council Chamber, Municipal
Buildings, Earle Street, Crewe CW1 2BJ

PRESENT

Councillor J Bratherton (Chair)

Councillors M Beanland, J Bird, L Buchanan, A Burton, L Crane, A Gage,
M Muldoon and J Wray

OFFICERS IN ATTENDANCE

Daniel Evans, Principal Planning Officer
Andrew Goligher, Highways Officer
Andrew Poynton, Senior Planning and Highways Lawyer
Emma Hood, Senior Arboricultural Officer
Sam Jones, Democratic Services Officer

41 APOLOGIES FOR ABSENCE

Apologies were received from Councillors R Bailey and A Kolker.
Councillor M Beanland attended as a substitute.

42 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interest of openness, Councillor Bratherton declared that, with reference to application 23/3824N, the property in question was previously owned by a family member, but they are not subject to this application.

In the interest of openness, Councillor Bird declared that, with reference to application 22/4984N, Councillor Bird had a social relationship with the individual who has submitted the application, but it was not a close relationship.

43 MINUTES OF PREVIOUS MEETING**RESOLVED:**

That the minutes of the meeting held on 27 September 2023 be approved as a correct record.

44 PUBLIC SPEAKING**RESOLVED:**

That the public speaking procedure be noted.

45 **21/6417N - FLETCHERS POOL, BRIDGEMERE LANE, HUNSTERTON:
CHANGE OF USE OF LAND FOR THE SITING OF 5 NO. HOLIDAY
LODGES AND ANCILLARY WORKS**

Consideration was given to the above planning application.

The following attended the meeting and spoke in relation to the application:

Ward Councillor, Councillor Janet Clowes, Parish Councillor, Councillor Paul Moore, Chair of Doddington & District Parish Council, Mr Bob Frodsham (objector) and Mr Richard Lee (agent).

Councillor J Bird arrived at the meeting during consideration of the application and did not take part in the debate, or vote on the application.

RESOLVED:

That for the reasons set out in the report the application be APPROVED as recommended, subject to the following conditions, and amendment to condition 4:

1. Standard Time
2. Approved Plans
3. Details of Lodges (dimensions, materials etc) – details to be submitted
4. Number of Units limited to 5 lodges and no camping/touring caravans within the site.
5. Siting of Units
6. Visibility Splays – implementation of approved details
7. Contamination – details to be submitted
8. Landscaping – details to be submitted
9. Ground and Slab Levels – details to be submitted
10. Updated Badger Survey – details to be submitted
11. Biodiversity Enhancement – details to be submitted
12. Drainage – details to be submitted
13. Contamination (Verification Report) – details to be submitted
14. Closure of Existing Access – details to be submitted
15. Parking, Turning and Access Facilities – implementation of approved details
16. Management Pack – details to be submitted
17. Refuse and Recycling Facilities – details to be submitted
18. Cycle Storage Facilities – details to be submitted
19. External Lighting – details to be submitted
20. Great Crested Newts – implementation of reasonable avoidance measures
21. Soil Brought onto Site – details to be submitted
22. Unidentified Contamination
23. Landscaping – implementation of approved details
24. Holiday Purposes Only

25. Removal of Permitted Development Rights – gates, fences, walls and other means of enclosures

In order to give proper effect to the 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 Southern Planning Committee, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

46 **22/4984N - LAND TO NORTH OF, CHECKLEY LANE, CHECKLEY, CW5 7PX: SITING OF SIX MOBILE CAMPING PODS, ACCESS IMPROVEMENTS, PARKING AND ANCILLARY WORKS**

Consideration was given to the above planning application.

The following attended the meeting and spoke in relation to the application:

Ward Councillor, Councillor Janet Clowes, Parish Councillor, Councillor Paul Moore, Chair of Doddington & District Parish Council, and Mr Richard Lee (agent).

RESOLVED:

That for the reasons set out in the report the application be APPROVED as recommended:

1. Standard Time
2. Approved Plans
3. Materials – details to be submitted
4. Number of Units
5. Siting of Units
6. Visibility Splays – implementation of approved details
7. Landscaping – details to be submitted
8. Ground and Slab Levels – details to be submitted
9. Protection of Water Vole – details to be submitted
10. Biodiversity Enhancement – details to be submitted
11. Drainage – details to be submitted
12. Closure of Existing Access – details to be submitted
13. Parking, Turning and Access Facilities – implementation of approved details
14. Management Pack – details to be submitted
15. Refuse and Recycling Facilities – details to be submitted
16. Cycle Storage Facilities – details to be submitted
17. External Lighting – details to be submitted
18. Landscaping – implementation of approved details
19. Holiday Purposes Only
20. Removal of Permitted Development Rights – gates, fences, walls and other means of enclosures

With the following additional conditions:

21. EV Charging
22. Importation of soil
23. Unexpected contamination
24. Details of the car park including cross sections, retaining walls and protection against erosion to be submitted and approved. Development shall be carried out in accordance with the approved details.

In order to give proper effect to the 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 Southern Planning Committee, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

**47 23/3824N - 173, MINSHULL NEW ROAD, CREWE, CW1 3PW:
DEMOLITION OF EXISTING GARAGE AND CREATING OF A NEW
BUILD 7 ROOM HMO**

Consideration was given to the above planning application.

The following attended the meeting and spoke in relation to the application:

Ward Councillor: Councillor James Pratt.

RESOLVED:

That for the reasons set out in the report, and update report, the application be REFUSED as recommended for the following reasons:

1. The proposal is considered to be unacceptable in terms of existing and future occupier amenity, in terms of loss of light, amenity space, overbearing impact and privacy. The proposal is therefore considered to be contrary to Policies SD2 Sustainable Development Principles of the Cheshire East Local Plan Strategy; HOU 4 Houses in multiple occupation, and HOU 12 Amenity and of the Site Allocations and Development Policies Document, the Houses in Multiple Occupation SPD and the NPPF.
2. The proposal is considered to be of a design which would cause harm to the character and appearance of the area and therefore is contrary to Policies SE1 Design, and SD2 Sustainable Development Principles of the Cheshire East Local Plan Strategy; GEN1 Design Principles, and HOU 4 Houses in multiple occupation of the Site Allocations and Development Policies Document, the Houses in Multiple Occupation SPD and the NPPF.

3. The proposed development would have a lack of parking provision which would have a detrimental impact on Highway Safety contrary to Policies SE1 Design, and SD2 Sustainable Development Principles of the Cheshire East Local Plan Strategy; GEN1 Design Principles, HOU 4 Houses in multiple occupation, and INF 3 Highway safety and access of the Site Allocations and Development Policies Document, the Houses in Multiple Occupation SPD and the NPPF.

In order to give proper effect to the 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 Southern Planning Committee, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

48 CHURCH LAWTON - BARLEYBAT HALL, 47 LIVERPOOL ROAD WEST) TREE PRESERVATION ORDER 2023

Consideration was given to the above planning application.

RESOLVED:

That the Tree Preservation Order be CONFIRMED as recommended with no modifications:

- The site benefits from extensive and established tree cover and the anticipated change of ownership of the property could arise in a threat to/or loss of trees which could result in a significant impact on the amenity and sylvan setting of the area. The confirmation of this Tree Preservation Order will ensure that the Council maintains adequate control over the trees of high amenity value.

In order to give proper effect to the 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 Southern Planning Committee, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

The meeting commenced at 10.01 am and concluded at 12.50 pm

Councillor J Bratherton (Chair)

This page is intentionally left blank

Application No: 22/1303N

Location: The Gables, 55, BEAM STREET, NANTWICH, CW5 5NF

Proposal: Demolition of existing two storey and single storey rear extensions and construction of a 2.5-storey rear extension; conversion of the ground floor and basement for use as a beauty salon; conversion of first and second floor to 4 no. flats and ancillary works

Applicant: Mr Richard Lee, Richard Lee Ltd

Expiry Date: 12-Jan-2024

SUMMARY

The application site is a two and a half storey period building situated in a prominent position on Beam Street within Nantwich Town Centre and Conservation Area. To the rear is a later two storey flat roof extension.

The proposal is for the demolition of existing two storey and single storey rear extensions and construction of a 2.5-storey rear extension with flat roof and stairwell; conversion of the ground floor and basement for use as a beauty salon; conversion of first and second floor to 4 no. flats and ancillary works to an existing building situated within the Nantwich Town Centre and Conservation Area which is acceptable in principle providing that the design is appropriate, and that the development does not give rise to any detrimental impact on the amenities of adjacent properties, the surrounding Conservation Area or the street-scene in general.

Policy EG.5 of the CELPS states that the council will support the following hierarchy of retail centres in Cheshire East:

The Principal Towns will be the main focus for high quality comparison retail, supported by a range of retail, service, leisure, tourism, office and other town centre-type uses, including residential.

Town centres will be promoted as the primary location for main town centre uses including retail, leisure, cultural and office development.

The proposed use and extension of the basement and ground floor as a beauty salon is considered to be an appropriate use for the location and will not have any detrimental impact upon existing businesses or services in the locality. As such, this part of the proposed development is considered to be in accordance with Policy EG.5 of the CELPS.

Policy RET.8 of the SADPD states that:

1. The provision of additional residential accommodation in principal town centres and town centres, as defined on the adopted policies map, will be supported in principle, including through:

i. the conversion of under-utilised upper floors of commercial buildings into flats;

2. In line with Policy ENV 15 'New development and existing uses', proposals for new residential accommodation in the town centre should be integrated effectively with existing businesses and community facilities.

3. Proposals for residential accommodation in the town centre should ensure:

- i. appropriate and safe access arrangements;*
- ii. secure, well designed and accessible cycle parking; and*
- iii. appropriate and well-located waste and recycling facilities.*

With the above in mind, the residential element of the proposed will be to the upper two floors of the application building above the proposed commercial use. These floors have previously been used as offices and storage, as such there will be no loss of any commercial or retail provision within the Town Centre.

Therefore, it is considered that the principle of development is acceptable, given that the proposal accords with the above Policies.

SUMMARY RECOMMENDATION

Approve with conditions

REASON FOR REFERRAL

This application had been referred to the Southern Planning Committee as the application has been submitted by an immediate family member of a staff member employed by Development Management and representations objecting to the application have been received.

DESCRIPTION OF SITE AND CONTEXT

The application site is a two and a half storey period building with an associated car parking area situated in a prominent position on Beam Street within Nantwich Town Centre and Conservation Area. To the rear is a later two storey flat roof extension.

The building is currently empty having been previously used as a community club with offices and storage to the first and second floors.

DETAILS OF PROPOSAL

The application seeks approval for the demolition of existing two storey and single storey rear extensions and construction of a 2.5-storey rear extension with flat roof and stairwell;

conversion of the ground floor and the extension of the existing basement for use as a beauty salon; conversion of first and second floor to 4 no. flats and ancillary works.

RELEVANT HISTORY

4/3/1344 - Conversion to 2 flats – approved 1965

4/3/1238 - Change of use. 2 semi-detached houses to shop premises and living accommodation – approved with conditions 1964

POLICIES

Cheshire East Local Plan Strategy

MP1 – Presumption in Favour of Sustainable Development

SD1 - Sustainable Development in Cheshire East

SD2 - Sustainable Development Principles

SE1 – Design

SE3 – Biodiversity and Geodiversity

SE7 – The Historic Environment

SE13 – Flood Risk and Water Management

EG1 – Economic Prosperity

EG5 - Promoting a Town Centre First Approach to Retail and Commerce

Site Allocations and Development Policies Document

PG9 – Settlement Boundaries

GEN1 – Design Principles

HER1 – Heritage Assets

HER3 – Conservation Areas

HER7 – Non-Designated Heritage Assets

HER8 - Archaeology

HOU8 – Space, Accessibility and Wheelchair Standards

HOU11 – Extensions and Alterations

HOU12 – Amenity

HOU13 – Residential Standards

RET1 – Retail Hierarchy

RET7 – Supporting the Vitality of Town and Retail Centres

RET8 – Residential Accommodation in the Town Centre

Neighbourhood Plan

There is no Neighbourhood Plan in Nantwich

National Planning Policy Framework

CONSIDERATIONS (External to Planning)

Environmental Health: No objection subject to the imposition of conditions relating to contaminated land, and low emission boilers and noise.

Head of Strategic Transport: No objection.

Archaeology: No objection.

Public Rights of Way: No objection subject to the imposition of an informative.

VIEWS OF THE PARISH / TOWN COUNCIL

Nantwich Town Council: Nantwich Town Council have no objections or comments in relation to this planning application.

OTHER REPRESENTATIONS

One letter of objection has been received which raises the following points:

- Disruption
- Non-residents parking on Lady Helen Walk

One letter of general observation received which raises the following points:

- That the proposed extension will remove their rear entrance exit including parking facilities.

OFFICER APPRAISAL

Principle of Development

The proposal is for the demolition of existing two storey and single storey rear extensions and construction of a 2.5-storey rear extension with flat roof and stairwell; conversion of the ground floor and basement for use as a beauty salon; conversion of first and second floor to 4 no. flats and ancillary works to an existing building situated within the Nantwich Town Centre and Conservation Area. The principle of development is acceptable providing that the design is appropriate, and that the development does not give rise to any detrimental impact on the amenities of adjacent properties, the surrounding Conservation Area or the streetscene in general.

Policy EG.5 of the CELPS states that the council will support the following hierarchy of retail centres in Cheshire East:

The Principal Towns will be the main focus for high quality comparison retail, supported by a range of retail, service, leisure, tourism, office and other town centre-type uses, including residential.

Town centres will be promoted as the primary location for main town centre uses including retail, leisure, cultural and office development.

The proposed use and extension of the existing basement and ground floor as a beauty salon is considered to be an appropriate use for the location and will not have any detrimental impact upon existing businesses or services in the locality. As such, this part of the proposed development is considered to be in accordance with Policy EG.5 of the CELPS.

There is also support within Policy RET7 of the SADPD which advises that development proposals for use class E(a) retail development or investment to enhance the existing use class E(a) retail provision will be supported in principle. In this case a beauty salon would not fall within use class E(a) but is a use which is appropriate within a town centre and it would support investment.

Policy RET.8 of the SADPD states that:

1. The provision of additional residential accommodation in principal town centres and town centres, as defined on the adopted policies map, will be supported in principle, including through:

i. the conversion of under-utilised upper floors of commercial buildings into flats;

2. In line with Policy ENV 15 'New development and existing uses', proposals for new residential accommodation in the town centre should be integrated effectively with existing businesses and community facilities.

3. Proposals for residential accommodation in the town centre should ensure:

- i. appropriate and safe access arrangements;*
- ii. secure, well designed and accessible cycle parking; and*
- iii. appropriate and well-located waste and recycling facilities.*

With the above in mind, the residential element of the proposed will be to the upper two floors of the application building above the proposed commercial use. These floors have previously been used as offices and storage, as such there will be no loss of any commercial or retail provision within the Town Centre.

Following on from the above, the access arrangements are considered to be appropriate and safe.

With regard to cycle parking and waste/recycling facilities, a revised site plan has been submitted to show that these can be provided within the car park. Notwithstanding this, conditions can be attached to any permission requiring details of these to be submitted and approved prior to the first occupation of the proposed development.

Overall, it is considered that the proposed development is acceptable and in accordance with Policies EG.5 of the CELPS and RET. 7 and RET.8 of the SADPD.

Design and Conservation Area

The application site is located on Beam Street within Nantwich Town Centre and Conservation Area.

Policy HER.3 (Conservation Areas) states that:

'Development within or affecting the setting of a conservation area must pay special attention to the desirability of preserving or enhancing the character or appearance of the area.'

Proposals should take account of the established townscape and landscape character of the area and its wider setting', and

'Proposals for the demolition of a building or group of buildings that positively contribute to the character or appearance of a conservation area will not be supported unless the harm or loss is outweighed by the public benefits of an approved replacement scheme'.

Following on from the above, Policy HER.7 states that:

'When considering the direct or indirect effects of a development proposal on a non-designated heritage asset (including locally listed buildings), a balanced judgement will be required, having regard to the significance of the heritage asset and the scale of any loss or harm'.

The proposed development involves the demolition of an existing two storey rear extension. This extension was constructed some time ago and does not have any architectural merit in its own right.

The application building is a distinctive building which will be put forward for local listing via the current consultation program. It is an important and prominent building in this part of the Nantwich Conservation Area.

Following considerable discussions with the applicant and their agent the scheme has been reduced in massing and scale and redesigned to better fit with the character of the existing building. As such, the Council's Conservation Officer is satisfied that the proposed development, as revised, will not have any detrimental visual impact on either the application building or the surrounding Conservation Area. Furthermore, it will serve to remove the rather unsightly existing two storey rear extension, as such the proposal will enhance the Conservation Area. Notwithstanding this, conditions relating to the submission of details of all external materials, windows and doors shall attached to any permission.

Therefore, the proposed development is in accordance with Policies SE7 of the CELPS, and HER.3 and HER.7 of the SADPD.

In general design terms, the proposed development will be to the rear of the host building and will have limited public viewpoint, mainly when travelling along Beam Street from the east. As such, it is not considered that the proposed extension will have any significant visual impact on the streetscene of Beam Street or the locality in general when viewed from this perspective.

The proposed development will also be viewed from the north on Lady Helen Walk, however it will be viewed against the backdrop of the existing development allow it not to appear as visual discordant in the streetscene from this perspective. Furthermore, it will replace the existing two storey rear extension which currently detracts from the visual appearance.

It is therefore not considered that the proposed development will have any detrimental visual impact on the streetscene. The proposed development is considered to be in accordance with Policies SE.1 of the CELPS and GEN.1 of the SADPD.

Archaeology

The application sits within the area of archaeological potential as defined in the Cheshire Historic Towns Survey (1997-2002) report for Nantwich, which forms part of the Key Evidence supporting Policy SE7, Historic Environment in the Cheshire East Local Plan Strategy, 2010-2030 (adopted July 2017). Having reviewed the supporting documentation along with the information held on the Cheshire Historic Environment Records, the proposed development will demolish part of the extant structure.

The building is evident on the second edition OS Map of the area (1894) and is located on the southwest corner of a former timber yard, seen on the first edition OS map (1874). The Council's Archaeologist considers that it is likely that the construction of the current building destroyed any below ground remains relating to the timber yard in this section and therefore it is unlikely that there will be any significant below ground remains relating to the timber yard. Therefore, it is unlikely that this current proposed development will have any archaeological implications.

Amenity

Policy HOU.12 of the SADPD states that development proposals must not cause unacceptable harm to the amenities of adjoining or nearby occupiers of residential properties, sensitive uses, or future occupiers of the proposed development due to:

1. loss of privacy;
2. loss of sunlight and daylight;
3. the overbearing and dominating effect of new buildings;
4. environmental disturbance or pollution; or
5. traffic generation, access and parking.

In terms of the amenity of neighbouring residential amenity there are existing dwellings to the north and one to the west attached to the application building.

The closest dwelling to the north is No 2 Lady Helen Walk (a bungalow) with the closest point being approximately 2.6 metres away from the proposed development. The rear elevation of the proposed extension includes 2 doors and 3 windows. All 3 windows would serve stairways/landings and could be obscure glazed. However, the neighbouring facing elevation at 2 Lady Helen Walk is staggered and does not contain any principal windows serving habitable rooms. As such there would not be any significant amenity impacts from this perspective.

Following on from the above, in terms of visual impact the first two storeys of the proposed rear extension will have a height of approximately 6.2 metres while the existing flat roof projection has a height of approximately 5.6 metres. The third storey of the proposal will be stepped back from the storey below by approximately 2.1 metres and will not be readily visible from the ground level below. Therefore, it is not considered that the proposed development will have an overbearing impact on the neighbouring dwellings to the north of the site.

To the west of the application site is a two-storey terraced dwelling (53A Beam Street) sandwiched between the application building and a former dwelling which is now a dental practice. This neighbour dwelling has two windows to the rear elevation, one to the first floor

and one to the ground floor. The window to the first floor does not appear to serve a habitable, while the window to the ground floor serves a kitchen which is not classed as a habitable room.

Following on from the above, this neighbouring dwelling has an outdoor amenity area to the rear with the windows of the existing building overlook this area. The existing relationship to the small yard area at 53A Beam Street is below standard, and this would be worsened via the increase the bulk and mass of development onto this boundary which would cause some harm to this small yard area. In response, revised plans have been submitted to show obscure glazing to the three existing windows in the west elevation and the two nearest windows in the same elevation of the proposed extension. This will mitigate any potential overlooking of this amenity area caused by the proposed development. Notwithstanding this, a condition requiring the obscuring glazing of these windows, as shown on the plan, will be attached to any permission.

Therefore, the proposed development will have increased bulk and mass onto the boundary with 53A Beam Street, but this harm would be outweighed by the provision of obscure glazing to the windows within the existing side elevation which represents an improvement from a privacy point of view. On balance the proposed development is acceptable from a residential amenity point of view.

The property to the east is in commercial use and as such there would be no amenity harm to this side.

With regard to the future amenity of the occupiers of the proposed residential units, all habitable rooms will be served by at one clear glazed window.

The use of the ground floor of the proposal as a beauty salon is considered to low impact and an appropriate use for the location and will not raise any significant amenity issues to any neighbouring dwellings.

Overall, it is not considered that the proposed development will have any significant impact on neighbouring residential amenity. As such, the proposed development is in accordance with Policies HOU12 and HOU13 of the SADPD.

Space Standards

Policy HOU.8 of the SADPD states that:

'Proposals for new residential development in the borough should meet the Nationally Described Space Standard'.

The above standards require:

- A one-bedroom single storey dwelling with two bed spaces to have an internal floor area of 50sq metres. Apartments 2 and 4 are one-bedroom units and have an internal floorspace of approximately 70sq and 67sq metres respectively.
- A two-bedroom single storey dwelling with four bed spaces to have an internal floor area of 70sq metres. Apartments 1 and 3 are two-bedroom units and have an internal floorspace of approximately 103sq and 98sq metres respectively.

Therefore, the residential element of the proposed development is in accordance with Policy HOU.8 of the SADPD.

Highways

The application building has an existing car park on the opposite side of Lady Helen Walk in which six parking spaces will be allocated to future residents. This is a private car park and not for public use.

The Council's Highways Officer considers that, relative to the existing use, the net highways impact would be minimal, and the site is located within a sustainable location. Off-road parking provision will also remain and there will be no changes to access.

Overall, the Council's Highways Officer does not raise any objections to the proposed development.

With regard to the parking issues highlighted by the submitted representation, this is an existing separate situation and not a material planning consideration. In any event there is sufficient public parking provision within walking distance of the site.

Contaminated Land

The application is for a proposed use that would be particularly vulnerable to the presence of contamination. Residential properties are a sensitive end use and could be affected by any contamination present or brought onto the site.

The application area has a history of saw mill/timber yard use and therefore the land may be contaminated. The application area and area to the north and east has been prioritised for further inspection under Part 2A of the Environmental Protection Act 1990 due to the former use of the area.

The basement is proposed to be a beauty salon, which is likely to be more heavily occupied compared with the current use. Any volatile contaminants present from the previous saw mill use may pose a risk to the proposed use of this area.

There is the potential for unexpected contamination in the ground associated with the site's former use. This should be considered during excavation works.

With the above in mind, a Phase I Preliminary Risk Assessment has been submitted in support of the planning application. No significant contaminant linkages have been identified.

The basement is proposed to be extended underneath the whole building, and tanked. As made ground underlying the property is proposed to be removed in its entirety, there is a limited potential for any volatiles present to build up and pose a risk to future occupants. Made ground may still be present adjacent to the basement, as such the Council's Environmental Protection Officer would expect information to be provided to the LPA prior to development commencing which should describe the proposed works and confirm that the tanking will also prevent ingress of vapours in line with BS 8102. Evidence of the tanking works shall be provided to the LPA

prior to first occupation/use to ensure this potential contaminant linkage has been satisfactorily addressed.

A watching brief for signs of contamination during the excavation of the basement is proposed. The results of this watching brief should be provided to the LPA prior to first occupation/use of the development. Should any adverse ground conditions be encountered, all work in that area should cease and we should be contacted for advice.

Condition relating to the above have been recommended by the Council's Environmental Protection Officer and will be attached to any permission granted.

Air Quality

The Council's Environmental Protection Officer considers that, whilst this scheme itself is of a small scale, and as such would not require an air quality impact assessment, there is a need for the Local Planning Authority to consider the cumulative impact of a large number of developments in a particular area.

Nantwich has an Air Quality Management Area and, as such, the cumulative impact of developments in the town is likely to make the situation worse, unless managed. Therefore, in order to minimise the proposed development's impact on the surrounding air quality a condition relating to the installation of ultra low NOX emission boilers is recommended to be attached to any permission.

Noise

In terms of potential noise generation caused by the proposed commercial use of the application building a noise assessment has been submitted in support of the application. The Council's Environmental Protection Officer has considered the report and found that while addresses potential ancillary equipment for the commercial use, it does not have any with regard to noise transmission from the retail unit on the ground floor to the flats on the first floor. In addition, there is no mention of the acoustic attenuation of the windows of the flats on all the upper floors as they are in a town centre location. However, there is no objection to the proposed development subject to the following conditions:

- Ancillary mounted equipment not to be used (except for the purposes of undertaking an acoustic assessment) until acoustic assessment has been carried out, submitted to and approved by the LPA.
- Prior to the occupation of the first floor and once the beauty salon is operating an acoustic assessment to be carried out in relation to the proposed first floor flat. This assessment to be submitted to and approved by the LPA prior to the first occupation of the first floor flat.
- Prior to occupation of the flats a suitable acoustic assessment and where required suitable glazing and other relevant attenuation should be installed. The details of the acoustic assessment and any associated attenuation works required should be submitted to and approved by the LPA prior to occupation.

With the above in mind, it is not considered that the proposed development, subject to the recommended conditions, will have any significant impact on the future occupiers or existing neighbouring residents in terms of noise.

Other issues

With regard to the issues raised regarding the neighbouring 53A Beam Street the rear access to this property will not be affected by the proposed development. In any event this is a separated civil issue between the interested parties.

Following on from this, the parking space being used by the occupiers of this dwelling appears to be in the ownership of the application building, as such this is not a material planning consideration.

CONCLUSIONS

It is considered that the proposal is of an acceptable design that would not have visual harm to the surrounding Conservation Area or the building itself. No significant harm would be caused to the amenities of the surrounding residential properties or highway safety. Furthermore, the commercial use of the basement and ground floors is considered to be acceptable given the location.

RECOMMENDATIONS

APPROVE with conditions

1. **Three-year time limit**
1. **Approved Plans**
2. **Submission of material**
3. **Submission of window and external door details**
4. **Details of basement tanking measures**
5. **Electric Vehicle Infrastructure**
6. **Low emission boilers**
7. **Land contamination**
8. **Unexpected contaminated land**
9. **Obscure glazing – All windows within the North facing elevation and those within the west facing elevation identified on the approved plan**
10. **Bin storage details**
11. **Cycle storage details**
12. **Acoustic assessment – ancillary equipment**
13. **Acoustic assessment – beauty salon & first floor accommodation**
14. **Acoustic assessment – glazing**
15. **Public Rights of Way Standard conditions**

In order to give proper effect to the Committee's intent and without changing the substance of its decision, authority is delegated to the Head of Planning (Regulation) in consultation with the Chair (or in their absence the Vice Chair) to correct any technical slip or omission in the resolution, before issue of the decision notice.



This page is intentionally left blank

22/1303N

THE GABLES, 55 BEAM
STREET, NANTWICH,
CHESHIRE, CW5 5NF





Front Elevation



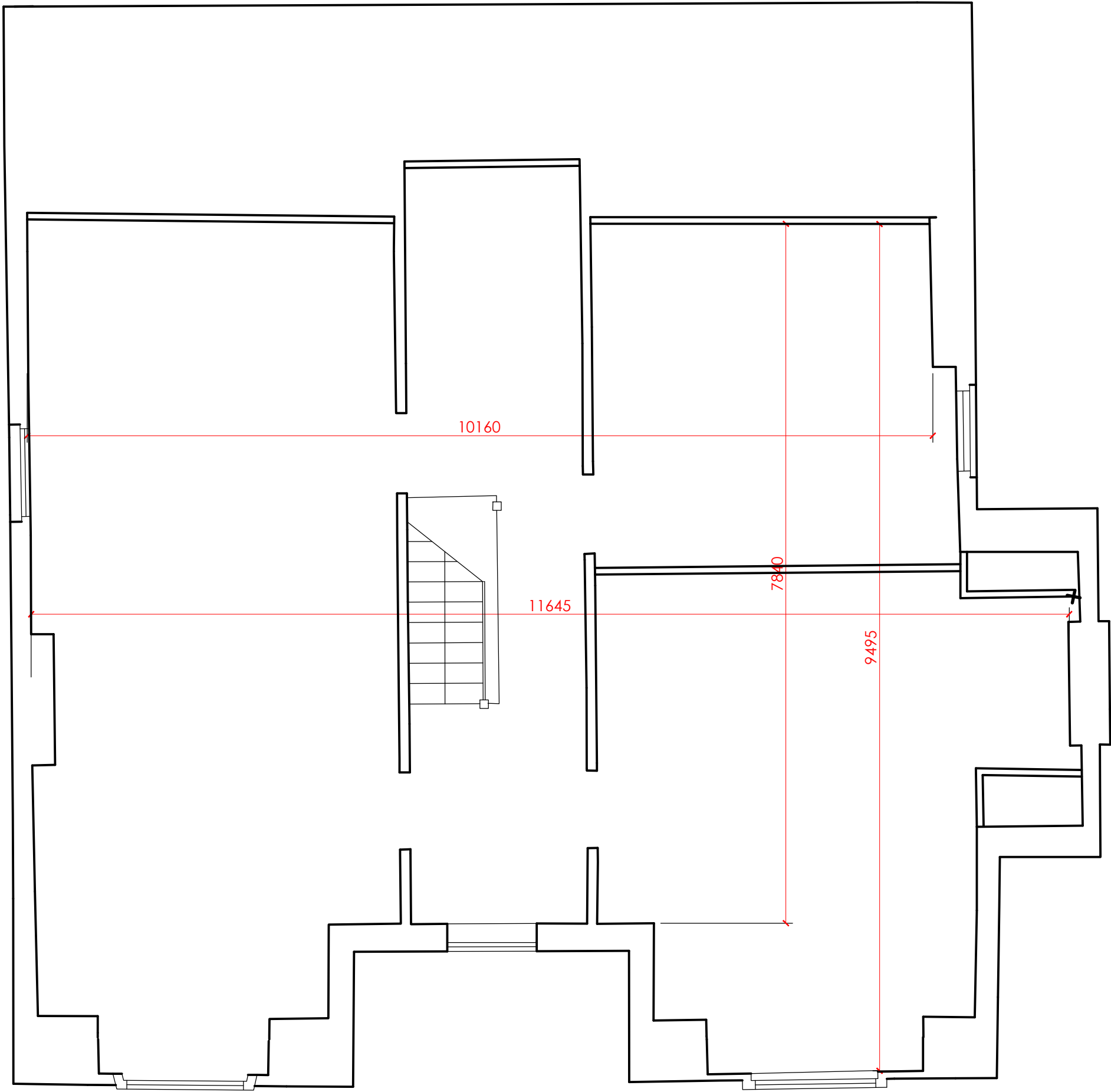
Side Elevation Lady Helen Walk



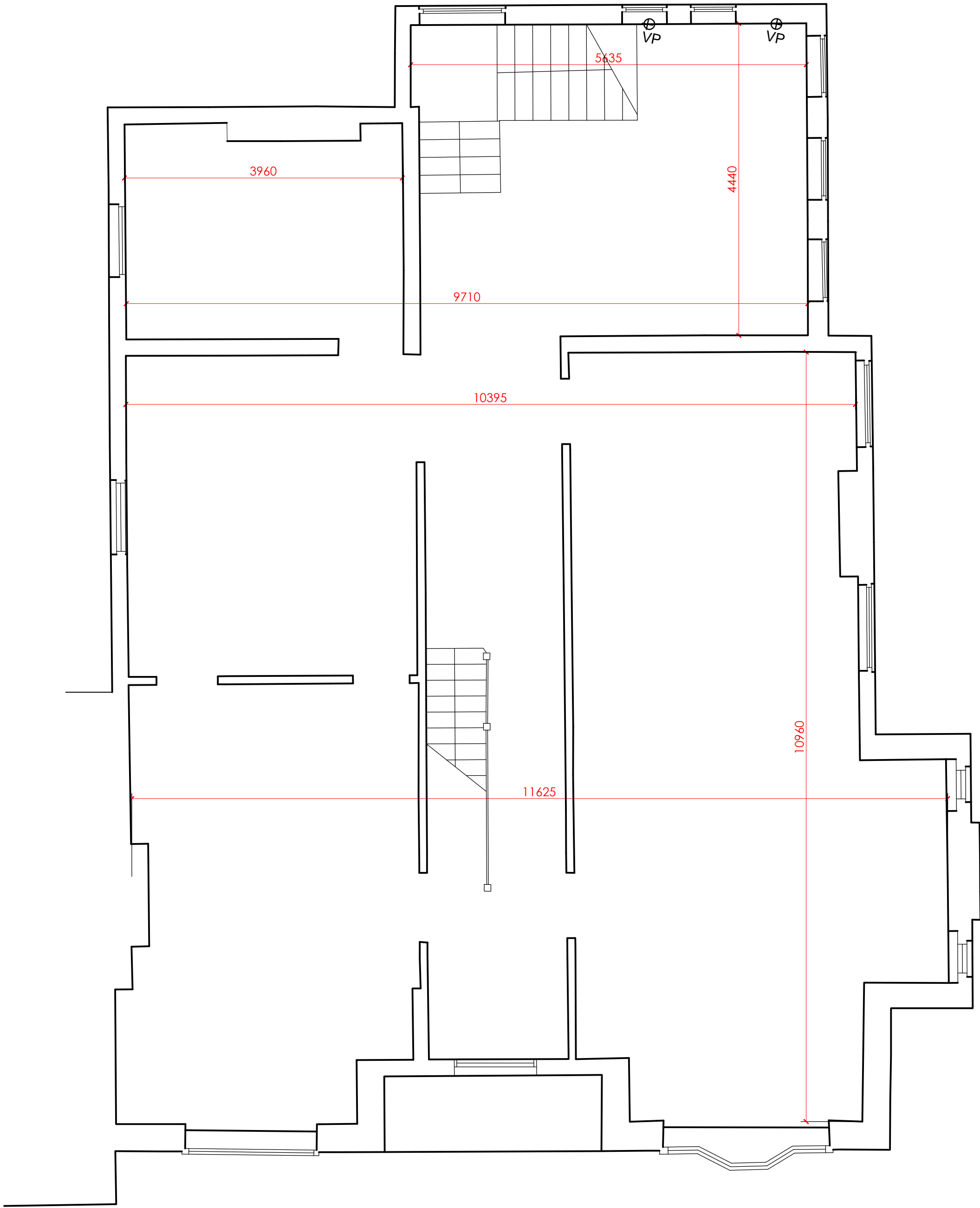
Rear Elevation



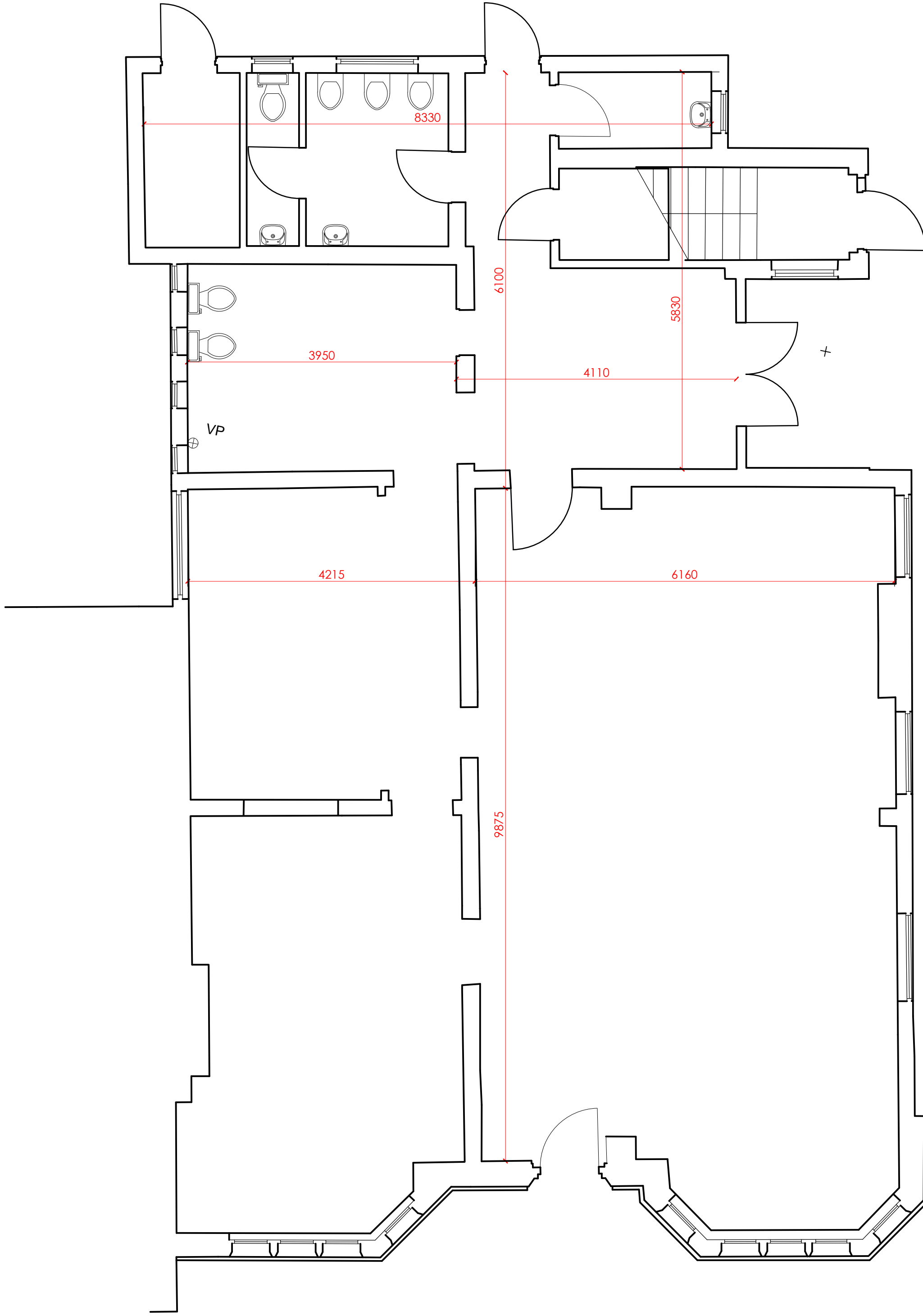
Side Elevation



SECOND FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN

Do not scale from this drawing
The Contractor is to check all
dimensions on site and report
discrepancies to the designer.
All rights described in Chapter
IV of the Copyright, Designs
and Patents Act 1988 have
been generally asserted

Rev	Date	Drawn: DRN	Check: CHK
Initial issue			

ASK

Architecture - Design - Project Management
Leisure | Retail | Commercial | Sports
Web: www.askaptm.co.uk Tel: 0114 245 5775

PROJECT:
The Gables
Beam Street
Nantwich, CW5 5NF

DRAWN:	RE	CHECK:	CHK
--------	----	--------	-----

DRAWING:
Existing
Floor Plans
DIMS

SCALE:	1:50 @A1	DATE:	26/01/2021
--------	----------	-------	------------

REF:	1376
NUMBER:	02
REVISION:	-



Front Elevation Proposed

Notes

This drawing is not intended to represent compliance with the current Building Regulations. All steelwork and structural members locations and sizes are indicative only and are to be designed by the Structural Engineer. The base survey information of this drawing has been provided by others.

Do not scale from this drawing. This drawing must only be used for the purpose for which it is supplied. The copyright of this drawing remains with Ian Bright Architects Ltd and cannot be used by any other party for any purpose without prior written agreement.

Ian Bright Architects
Chartered Architects – Conservation Architects

Short House
1-5 Short Street
Macclesfield
SK11 6JY

RIBA 
Chartered Practice

t : 0161 818 2225
m: 0777 56 88825
w: www.ianbrightarchitects.com
e : ib@ianbrightarchitects.com

arb 
Architects Registration Board

job title	The Gables
drawing purpose	Planning Application

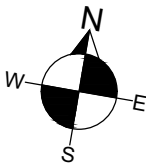
drawing title	Front Elevation Proposed
drawing status	For Submission

scale	1:100
job no.	2538


sheet print size	A3
drawing no.	02-31-01

date of this issue	11/12/2023
drawn by	ITB
rev	A


revisions record		
rev	date	details
A	11.12.23	Design Amended




KEY




Brick



Render



Timber



Glass



East Side Elevation (onto LadyHelen Walk) Proposed

Notes

This drawing is not intended to represent compliance with the current Building Regulations. All steelwork and structural members locations and sizes are indicative only and are to be designed by the Structural Engineer. The base survey information of this drawing has been provided by others.


Ian Bright Architects
Chartered Architects – Conservation Architects

Short House
1-5 Short Street
Macclesfield
SK11 6JY

t : 0161 818 2225
m: 0777 56 88825
w: www.ianbrightarchitects.com
e : ib@ianbrightarchitects.com

RIBA

Chartered Practice



job title
The Gables

drawing title
Side (East) Elevation
Proposed

drawing purpose
Planning Application

drawing status
For Submission

scale
1:100

sheet print size
A3

date of this issue
11/12/2023

job no.
2538

drawing no.
02-31-02


drawn by
ITB

rev
A

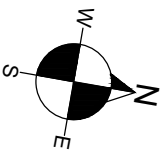
revisions record

rev	date	details
A	11.12.23	Design Amended

012345




scale in metres = 1 : 100 @ A3




Do not scale from this drawing. This drawing must only be used for the purpose for which it is supplied. The copyright of this drawing remains with Ian Bright Architects Ltd and cannot be used by any other party for any purpose without prior written agreement.


KEY




Brick



Render



Timber



Glass



Rear Elevation Proposed

Notes

This drawing is not intended to represent compliance with the current Building Regulations. All steelwork and structural members locations and sizes are indicative only and are to be designed by the Structural Engineer. The base survey information of this drawing has been provided by others.

Do not scale from this drawing. This drawing must only be used for the purpose for which it is supplied. The copyright of this drawing remains with Ian Bright Architects Ltd and cannot be used by any other party for any purpose without prior written agreement.

Ian Bright Architects
Chartered Architects – Conservation Architects

Short House
1-5 Short Street
Macclesfield
SK11 6JY

RIBA 

Chartered Practice
t : 0161 818 2225
m: 0777 56 88825
w: www.ianbrightarchitects.com
e : ib@ianbrightarchitects.com

arb 

job title	The Gables
drawing purpose	Planning Application

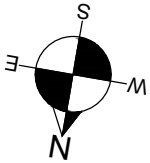
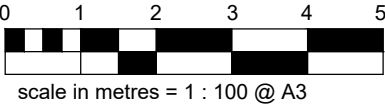
drawing title	Rear Elevation Proposed
drawing status	For Submission

scale	1:100
job no.	2538

sheet print size	A3
date of this issue	11/12/2023
drawing no.	02-31-03

drawn by	ITB
rev	A

revisions record		
rev	date	details
A	11.12.23	Design Amended



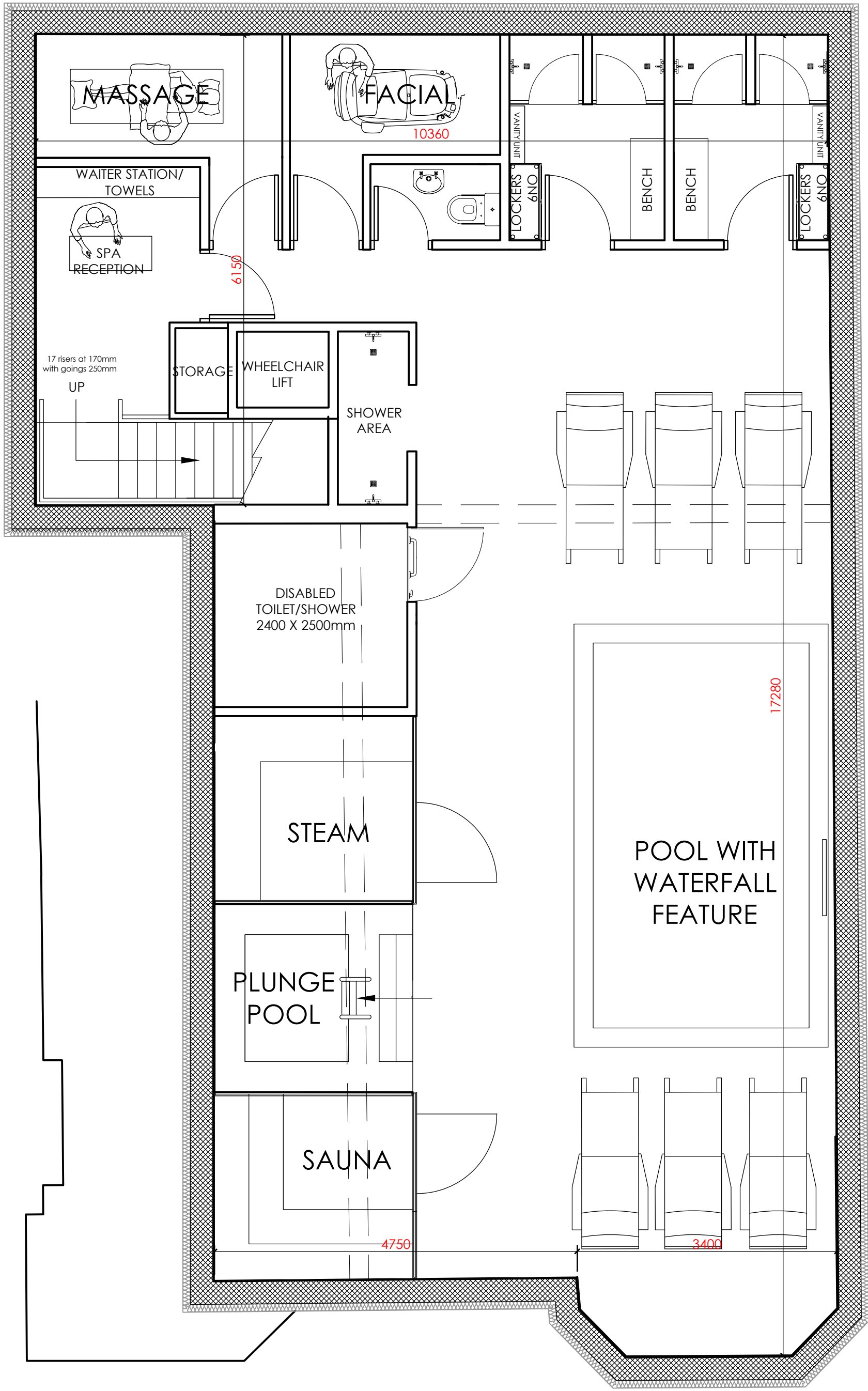


West Side Elevation Proposed

Notes

This drawing is not intended to represent compliance with the current Building Regulations. All steelwork and structural members locations and sizes are indicative only and are to be designed by the Structural Engineer. The base survey information of this drawing has been provided by others.

<div><div>Ian Bright Architects</div><div>Chartered Architects – Conservation Architects</div></div> <div><div>Short House</div><div>1-5 Short Street</div><div>Macclesfield</div><div>SK11 6JY</div></div> <div><div>t : 0161 818 2225</div><div>m: 0777 56 88825</div><div>w: www.ianbrightarchitects.com</div><div>e : ib@ianbrightarchitects.com</div></div>	<div><div>RIBA</div><div>Chartered Practice</div></div> <div><div>arb</div><div>Architects Registration Board</div></div>	<div>job title</div> <div>The Gables</div>	<div>drawing title</div> <div>Side (West) Elevation Proposed</div>	<div>scale</div> <div>1:100</div>	<div>sheet print size</div> <div>A3</div>	<div>date of this issue</div> <div>11/12/2023</div>	<div>drawn by</div> <div>ITB</div>	<div>revisions record</div> <table><tr><td>rev</td><td>date</td><td>details</td></tr><tr><td>A</td><td>11.12.23</td><td>Design Amended</td></tr><tr><td>A1</td><td></td><td>Amended Glazing</td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr></table>			rev	date	details	A	11.12.23	Design Amended	A1		Amended Glazing							<div><div><div><div>0</div><div>1</div><div>2</div><div>3</div><div>4</div><div>5</div></div><div>scale in metres = 1 : 100 @ A3</div></div><div><div><div><div></div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div><div></div></div></div><div><div>N</div><div>E</div><div>S</div><div>W</div></div></div></div> <div><div>Do not scale from this drawing. This drawing must only be used for the purpose for which it is supplied. The copyright of this drawing remains with Ian Bright Architects Ltd and cannot be used by any other party for any purpose without prior written agreement.</div></div>
		rev	date	details																						
		A	11.12.23	Design Amended																						
		A1		Amended Glazing																						
<div>drawing purpose</div> <div>Planning Application</div>	<div>drawing status</div> <div>For Submission</div>	<div>job no.</div> <div>2538</div>	<div>drawing no.</div> <div>02-31-04</div>	<div>rev</div> <div>A1</div>																						



BASEMENT FLOOR PLAN

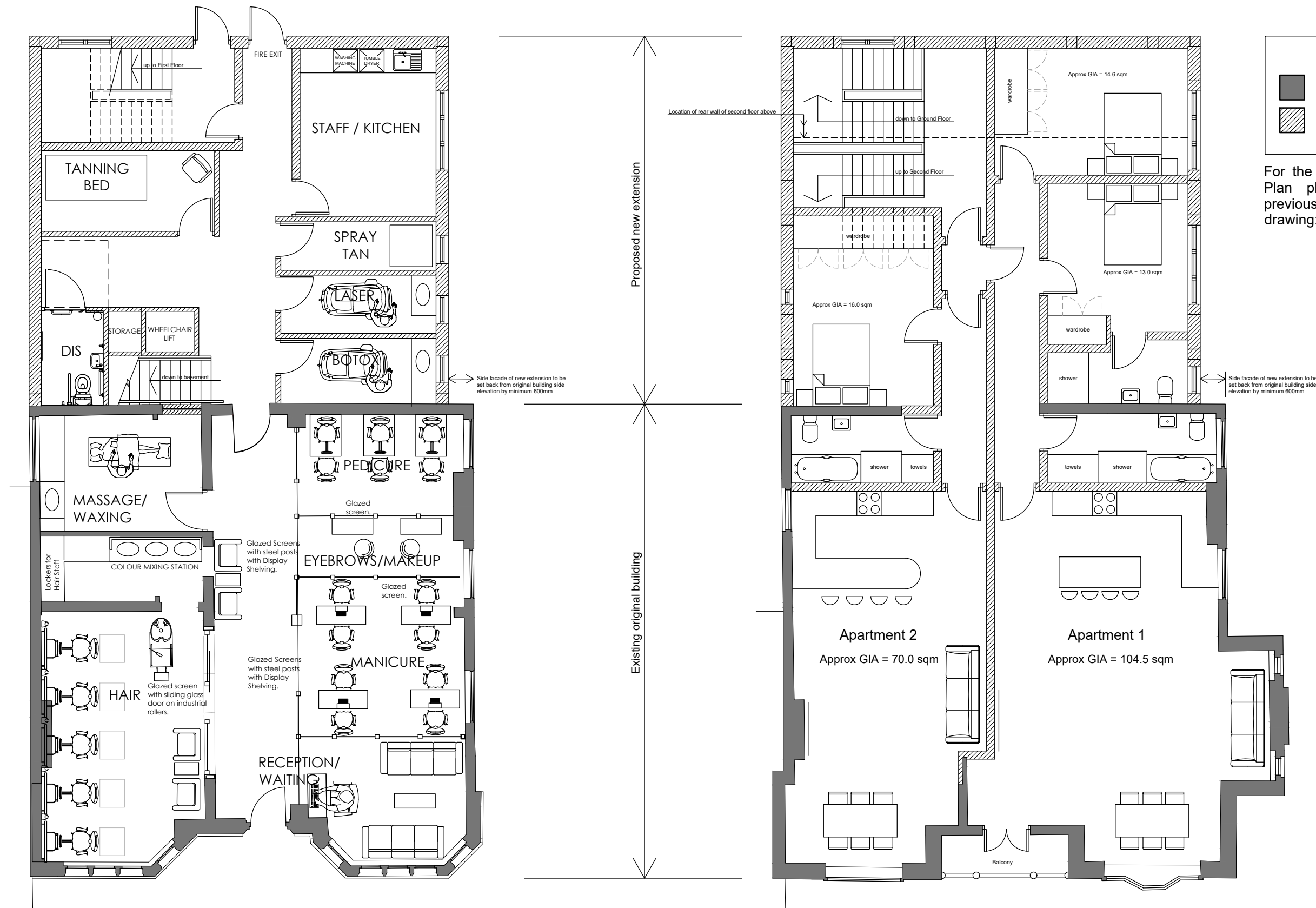


B 12/2023 Drawn: RE Check: CHK
GF plan shown on drawing Ref: 02-21-01
Proposed Ground and First Floor Plans



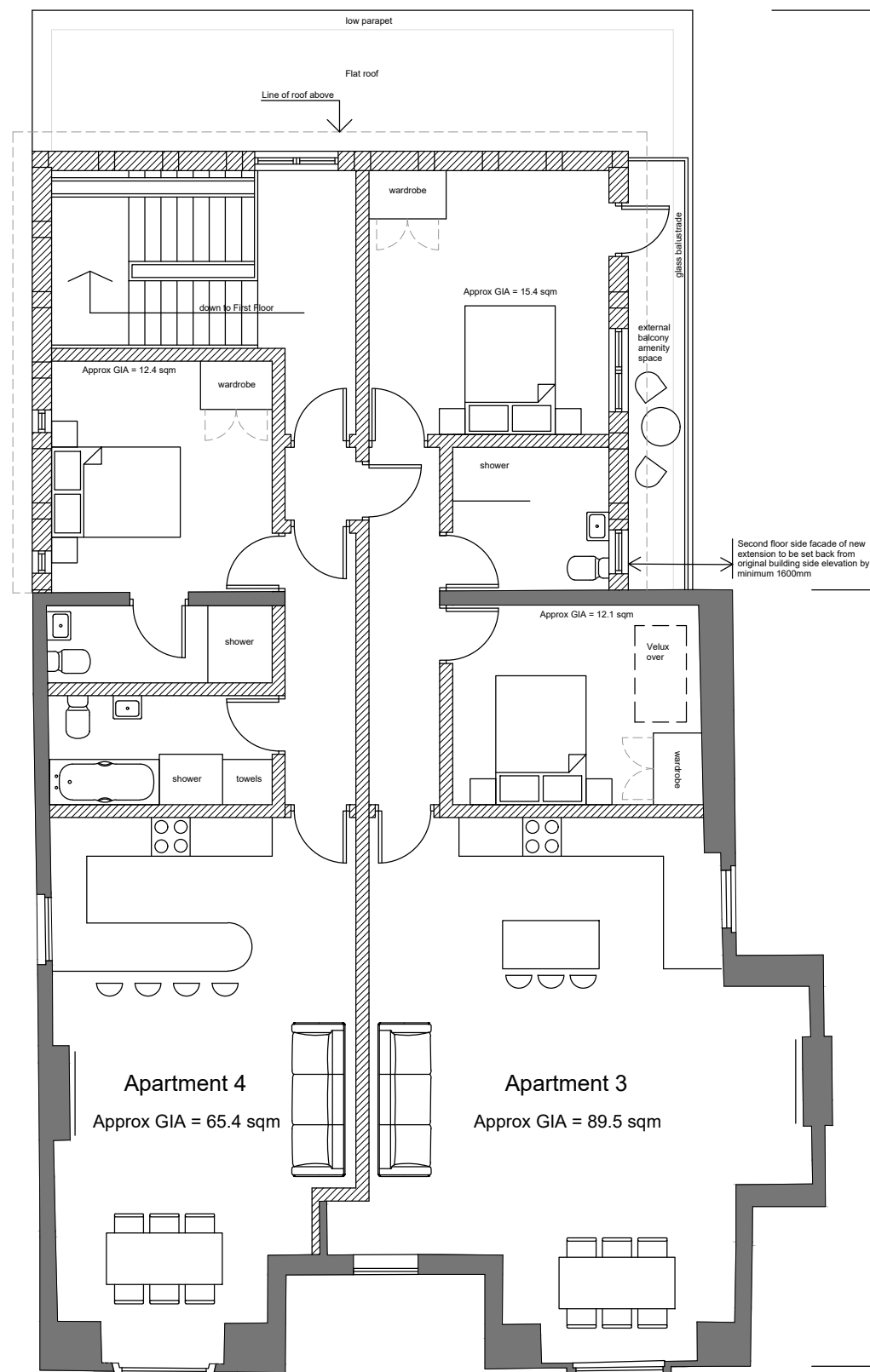
DRAWN :	DRN	CHECK :	CHK
PROJECT			
The Galbes			
Beam Street			
Nantwich, CW5 5NF			
DRAWING			
Proposed			
Basement Plan			

SCALE		DATE	
1:50 @ A1		26/01/2021	
REF	NUMBER	REV	
1376	04	B	

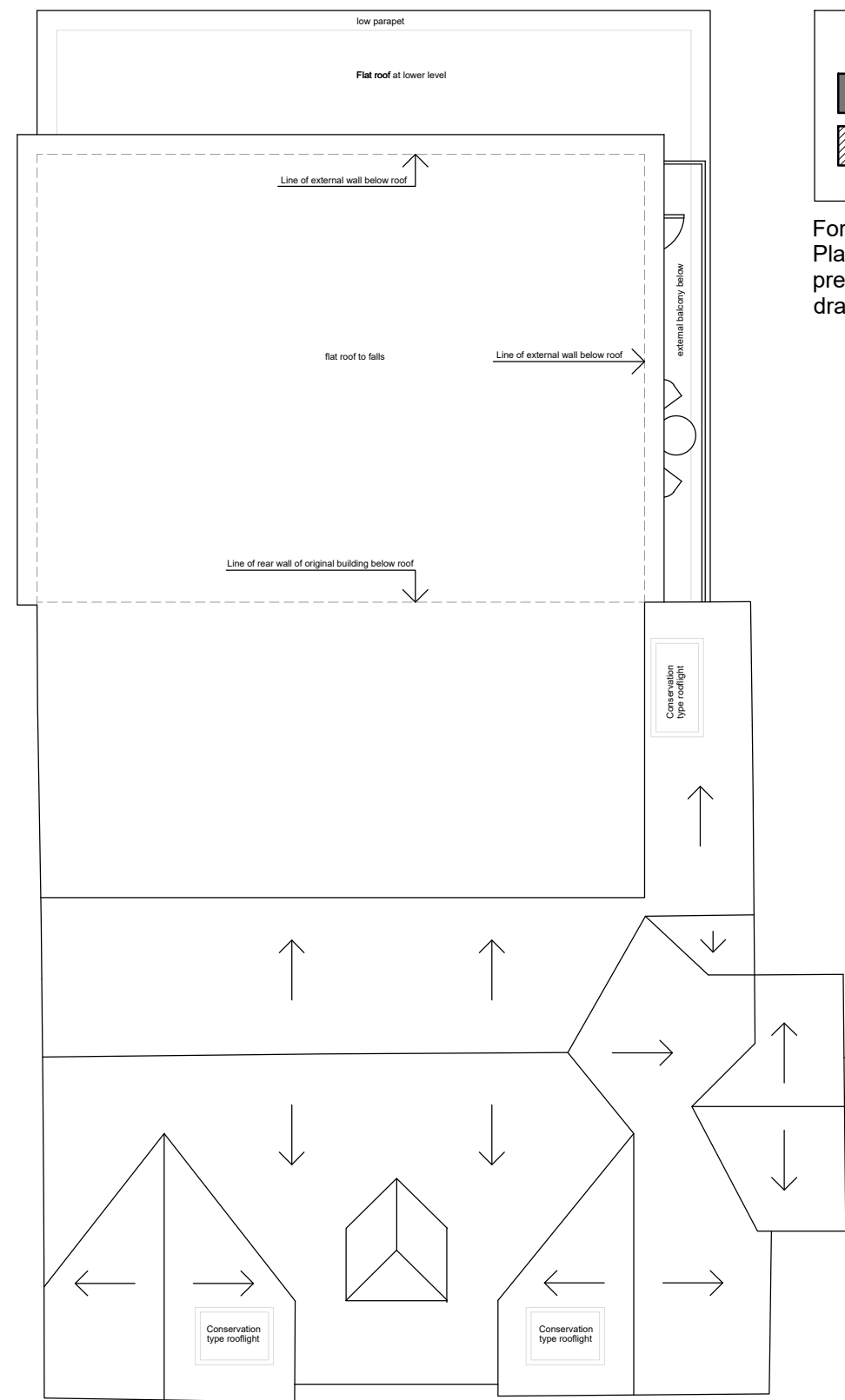


Ground Floor Plan Proposed

First Floor Plan Proposed



Second Floor Plan Proposed



Roof Plan Proposed

KEY

Existing walls retained

New walls

For the Proposed Basement Plan please refer to the previously submitted plan drawing: Ref: ASK 1376-04 A

Notes

This drawing is not intended to represent compliance with the current Building Regulations. All steelwork and structural members locations and sizes are indicative only and are to be designed by the Structural Engineer. The base survey information of this drawing has been provided by others.

Do not scale from this drawing. This drawing must only be used for the purpose for which it is supplied. The copyright of this drawing remains with Ian Bright Architects Ltd and cannot be used by any other party for any purpose without prior written agreement.

This page is intentionally left blank

Application No: 23/2158C

Location: Land To Rear Of 203 And 205, MIDDLEWICH STREET, CREWE, CHESHIRE

Proposal: Erection of 2 No. dwelling houses with associated access and landscaping.

Applicant: Mr Nicholas Reynolds, NAW Reynolds Building (Marthall) Ltd

Expiry Date: 12-Jan-2024

SUMMARY

The application site is found to the rear of 203 and 205 Middlewich Street within the settlement boundary of Crewe.

The site is within the Crewe Settlement Boundary, and there is existing residential development to all sides of the application site.

Policy PG9 of the SADPD states that:

'Within settlement boundaries, development proposals (including change of use) will be supported where they are in keeping with the scale, role and function of that settlement and do not conflict with any other relevant policy in the local plan'.

Following on from the above, Policy HOU16 of the SADPD states that:

'The particular benefits of providing well-designed new homes on small and medium-sized sites, up to 30 homes, will be given positive weight in determining planning applications'

The principle of residential development on the application is considered to be acceptable.

The proposed development will not have an adverse impact upon neighbouring amenity. It achieves an acceptable standard of design which respects the pattern, character and form of the surroundings. There are adequate access arrangements, drainage, utilities and existing infrastructure.

SUMMARY RECOMMENDATION

Approve with conditions

REASON FOR REFERRAL

The application is referred to Southern Planning Committee at the request of Cllr Rhodes for the following reasons:

‘The applicant does not own the means of access to the site. Nor is it a public highway. This is a private parking area for houses on Russet Close.

The proposed access road where it passes between the 2 houses is not wide enough for a refuse or emergency vehicle’

SITE DESCRIPTION

The application site is found to the rear of 203 and 205 Middlewich Street within the settlement boundary of Crewe.

The site itself formed part of the rear gardens of 203 and 205 Middlewich Street

There is existing residential development to all sides of the application site.

PROPOSAL

This application seeks full planning permission for the erection of a pair of semi-detached two storey dwellings with associated access and landscaping. The vehicular access to the site will be taken from Russet Close.

RELEVANT HISTORY

17/4594N - Single storey side and rear facing extension - Approved with conditions 2012

12/1129N - Rear First Floor Extension - Approved with conditions 2012

P07/1463 - Outline Application for One Pair of Semi-Detached Two Storey Houses – Withdrawn

P01/0176 - Detached Garage – Approved with conditions 2001

P99/0733 – Garage – Approved 1999

7/16329 - Bedroom and garage extension – Approved 1988

7/12494 - Vehicular access – approved 1985

7/11394 - Extensions and alterations – approved 1984

PLANNING POLICY

Cheshire East Local Plan Strategy (CELPS)

PG.1 - Overall Development Strategy

PG.2 – Settlement Hierarchy
PG.7 - Spatial Distribution of Development
SD.1 - Sustainable Development in Cheshire East
SD.2 - Sustainable Development Principles
IN.1 – Infrastructure
IN.2 - Developer contributions
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.9 - Energy Efficient Development,
SE.12 - Pollution, Land contamination and land instability
SE.13 - Flood risk and water management
CO.1 - Sustainable Travel and Transport

Site Allocations and Development Policies Document

PG.9 – Settlement Boundaries
GEN.1 – Design Principles
ENV.1 – Ecological Network
ENV.2 – Ecological Implementation
ENV.3 – Landscape Character
ENV.5 – Landscaping
ENV.6 – Trees, Hedgerows and Implementation
ENV.16 – Surface Water Management and Flood Risk
HOU.8 – Space, Accessibility and Wheelchair Housing Standards
HOU.10 – Backland Development
HOU.11 – Extensions and Alterations
HOU.12 – Amenity
HOU.13 – Residential Standards
HOU.14 – Housing Density
HOU.15 – Housing Delivery
HOU.16 – Small and Medium-sized Sites
INF.3 – Highway Safety and Access

Neighbourhood Plan

There is no Neighbourhood Plan in Crewe.

National Planning Policy Framework

CONSULTATIONS (EXTERNAL TO PLANNING)

Highways – No objection.

United Utilities - No objection subject to the imposition of a drainage condition.

Environmental Protection – No objection, subject to the imposition of conditions relating to EV charging and contaminated land (x4).

TOWN COUNCIL COMMENTS

Crewe Town Council: Objects to the proposal on the following grounds

- Back land development in this location demonstrates over development of the site with an overcrowding effect from the proposed development.
- Inadequate access to support development, e.g. access by waste and emergency services.
- Loss of amenity to existing residents of Russet Close due to proximity of access and additional traffic.
- Access does not provide a safe highway, including lack of identified pedestrian pavement.
- Risk to established trees.
- Loss of amenity due to loss of privacy based on overlooking nature of the proposed development.
- Inadequate access for waste services past the current extent of Russet Close, leading to on street waste.
- Loss of biodiversity, against CE Planning Policy requiring net biodiversity gain.

REPRESENTATIONS

Neighbour notification letters were sent to all adjacent occupants, a site notice was erected. In response, there have been letters of representation received from 9 addresses objecting to the proposal for the following reasons:

- Overlooking
- Loss of trees
- Lack of infrastructure
- Loss of privacy
- Substandard access
- Ownership of access
- Previous refusals
- Boundary treatments
- Trees and landscaping
- Unclaimed land being used as a dumping ground
- Highway safety
- Saturation of residential dwellings
- Increase in drainage problems
- Impact of ecology
- Over development
- Existing issues on Russet Close

APPRAISAL

Principle of Development

The application site is located within the settlement boundary of Crewe, and within a predominantly residential area.

Policy PG.9 of the SADPD states that:

'Within settlement boundaries, development proposals (including change of use) will be supported where they are in keeping with the scale, role and function of that settlement and do not conflict with any other relevant policy in the local plan'.

Following on from the above, Policy HOU.16 of the SADPD states that:

'The particular benefits of providing well-designed new homes on small and medium-sized sites, up to 30 homes, will be given positive weight in determining planning applications'.

Policy HOU.10 (Backland Development) of the SADPD states that proposals for tandem or backland development will only be permitted where they:

- 1. demonstrate a satisfactory means of access to an existing public highway in accordance with Policy INF 3 'Highway safety and access', that has an appropriate relationship with existing residential properties.*
- 2. do not cause unacceptable harm to the amenity of the residents of existing or proposed properties, in accordance with Policy HOU 12 'Amenity'*
- 3. are equal or subordinate in scale to surrounding buildings, particularly those fronting the highway; and*
- 4. are sympathetic to the character and appearance of the surrounding area through its form, layout, boundary treatments and other characteristics.*

Notwithstanding the above, the scheme is also aligned with housing delivery policies; PG1, PG2 and PG7 of the CELPS. As such, the principle of erecting dwellings in this location is acceptable subject to the scheme's adherence with other relevant local plan policies. These are considered below.

Design

Policy GEN.1 of the SADPD states that development proposals should:

- create high quality, beautiful and sustainable buildings and places, avoiding the imposition of standardised and/or generic design solutions where they do not establish and/or maintain a strong sense of quality and place*
- reflect the local character and design preferences set out in the Cheshire East Borough Design Guide supplementary planning document unless otherwise justified by appropriate innovative design or change that fits in with the overall form and layout of their surroundings*

As noted above there are also design requirements within policy HOU10 (Backland Development) of the SADPD (see points 3 and 4).

The two proposed dwellings would be two storey and will be read in context with the existing dwellings on Russet Close. They will have a slightly lower roof height than these properties and be of a similar sized footprint, as such they will be subordinate in scale and will not lead to any significant visual impact. Furthermore, given the above, there will not be any over domination of the properties along Middlewich Street or Greenway.

Following on from the above, the proposed dwellings are relatively simple in design and are of a similar appearance to those along Russet Close. Furthermore, the layout of the proposed development will be similar to that of Russet close (which have previously been constructed on a backland site).

With regard to boundary treatments, a condition will be attached to any permission requiring the submission and approval of these details before commencement of the development. However, the submitted plans indicate that timber fencing up to 1.8 metres in height, this is considered to be acceptable in this location.

With the above in mind, it is considered that the proposed development will be subordinate to the existing neighbouring development and will be sympathetic to the character and appearance of the surrounding area.

There is a substantial turning area to the front of the proposed dwelling to allow for a turning head for emergency vehicles should the need arise. While this amount of hardstanding is not ideal, it will have very limited public viewpoints and no visual impact on the existing street scene. Given this, it is not considered that this would be a sustainable reason for refusal.

There will be limited viewpoints of the proposed dwellings from Middlewich Street or Greenway, as such there will not be any significant visual impact on either of these two street scenes. The proposed dwellings will be a little more visible from Russet Close, however they will be read in context with these existing dwellings and have no significant visual impact on the street scene of Russet Close.

Overall, it is considered that the proposed development is of an acceptable design that is sympathetic to the existing development and will not have any significant visual impact on the street scene. As such, it is considered that the proposal is in accordance with Policies SE.1 of the CELPS and GEN.1 and HOU.10 of the SADPD.

Residential Amenity

Policy HOU.12 states that:

Development proposals must not cause unacceptable harm to the amenities of adjoining or nearby occupiers of residential properties, sensitive uses, or future occupiers of the proposed development due to:

- 1. loss of privacy;*
- 2. loss of sunlight and daylight;*
- 3. the overbearing and dominating effect of new buildings;*
- 4. environmental disturbance or pollution; or*
- 5. traffic generation, access and parking.*

Policy HOU.13 of the SADPD sets out residential standards for new development and states that proposals for housing development should generally:

- i. meet the standards for space between buildings as set out in Table 8.2 'Standards for space between buildings', unless the design and layout of the scheme and its relationship to the site and its characteristics provides an adequate degree of light and privacy between buildings; and*
- ii. include an appropriate quantity and quality of outdoor private amenity space, having regard to the type and size of the proposed development.*

There are neighbouring residential dwellings to all four sides of the application site.

The dwelling to the south stands approximately 19.5 metres away (at the closest point) and has a side elevation facing towards the application site. This relationship between the two properties will be side-to-side elevation and will not be directly facing. As such it is not considered that there will be impact on neighbouring residential amenity from this perspective.

The closest neighbouring dwellings to the north are 14 and 15 Russet Close which both have rear elevations facing towards the application site. These elevations will be off set from the proposed dwellings and stand approximately 15.5 metres away from the nearest of the two proposed dwellings. Given the off-set relationship, it is considered that the impact upon neighbouring residential amenity is acceptable.

The existing dwellings to the west, along Greenway, will share a principal elevation to principal elevation relationship with the two proposed dwellings. There will be a separation distance of approximately 38 metres between the facing elevations, this distance in excess of the recommended separation distance (21 metres) as prescribed in table 8.2 of Policy HOU.13 for a back-to-back facing habitable rooms. Therefore, it is considered that there will be impact on neighbouring residential amenity.

The existing dwellings to the east, along Middlewich Street, will share a principal elevation to principal elevation relationship with the proposed dwellings. The distance between these two elevations is approximately 40 metres at the closest point. As with above, this is in excess of the recommended 21 metres. As a result, it is not considered that there will be impact on the neighbouring residential amenity of the existing dwellings to the east.

Each of the proposed dwellings will have a reasonable amount of private amenity space in accordance with Policy HOU.13 and exceed the 50sqm set out in the Crewe and Nantwich SPD.

Overall, it is considered that the proposed development will not have any significant impact on neighbouring residential amenity or the future occupiers of the proposed development. As such, it is considered to be in accordance with Policy HOU.12 and HOU.13 of the SADPD.

Space Standards

Policy HOU.8 of the SADPD states that:

'Proposals for new residential development in the borough should meet the Nationally Described Space Standard'.

The above standards require a two bedroom two storey dwelling with three bed spaces to have an internal floor area of 70sq metres. Both of the proposed dwellings have an internal floor area of 73sq metres.

Therefore, the residential element of the proposed development is in accordance with Policy HOU.8 of the SADPD.

Highway Safety / Access / Parking

Policy INF.3 of the SADPD states that development proposals should:

- comply with the relevant Highway Authority's and other highway design guidance.
- provide safe access to and from the site for all highway users and incorporate safe internal movement in the site to meet the requirements of servicing and emergency vehicles.
- make sure that development traffic can be satisfactorily assimilated into the operation of the existing highway network so that it would not have an unacceptable impact on highway safety or result in severe residual cumulative impacts on the road network.
- incorporate measures to assist access to, from and within the site by pedestrians.

The proposal is for 2 dwellings to the rear of existing properties, with off-road parking and an existing access via Russet Close.

The access will be taken via Russet Close which is a small cul-de-sac and forms part of the public highway. The site access is a private drive with a width of approximately 3.5m-4m, it is effectively single car width and serves the car parking spaces for two existing properties. As the access is off a quiet cul-de-sac and the vehicle numbers that would use it would be small, it does not raise a highways safety concern.

There would be sufficient parking for the existing and the new properties and refuse collection would be the same arrangement as for the existing properties.

Overall, the Council's Highways Officer considers that the parking and access are acceptable, and no objection is raised.

Landscape and Trees

Policy SE.5 of the CELPS states that:

Development proposals which will result in the loss of, or threat to, the continued health and life expectancy of trees, hedgerows or woodlands (including veteran trees or ancient semi-natural woodland), that provide a significant contribution to the amenity, biodiversity, landscape character or historic character of the surrounding area, will not normally be permitted, except where there are clear overriding reasons for allowing the development and there are no suitable alternatives. Where such impacts are unavoidable, development proposals must satisfactorily demonstrate a net environmental gain by appropriate mitigation, compensation or offsetting. The council will seek to ensure:

1. The sustainable management of trees, woodland and hedgerows including provision of new planting within the infrastructure of new development proposals to provide local distinctiveness within the landscape, enable climate adaptation resilience, and support biodiversity;

2. The planting and sustainable growth of large trees within new development as part of a structured landscape scheme in order to retain and improve tree canopy cover within the borough as a whole.

At present the application site is formerly garden of 203 and 205 Middlewich Street and is now generally overgrown and while there are some trees present these are not considered to be specimens worthy of formal protection. Further to this, the Council's Arboriculturist does not consider that there will be any significant arboricultural implications arising from the proposed development.

Notwithstanding the above, a condition will be attached to any permission requiring strict adherence to the submitted landscaping scheme.

Overall, it is considered that the proposed development will not pose any significant landscape or arboricultural issues, as such the application proposal is therefore considered to adhere with Policy SE5 of the CELPS.

Ecology

The Council's Ecologist is satisfied that the proposed development will not have any significant impact on Protected Species or ecology in general. However, it is advised that a condition be attached to any permission requiring the submission of an ecological enhancement strategy.

Subject to the above recommended conditions, it is considered that the proposal would adhere with Policies SE.3 of the CELPS and ENV.3 of the SADPD.

Drainage

United Utilities have also reviewed the application and advised that they have no objections subject to a number of conditions including that foul and surface water be drained on separate systems; the prior submission/approval of a sustainable drainage management and maintenance plan and compliance with the submitted Drainage Design.

As such, subject to the recommended conditions, it is considered that the proposed development would adhere with Policy SE.13 of the CELPS.

Other Matters

The other planning applications/issues relating to Russet Close are separate issues and not material planning considerations for this application.

The unclaimed land between the western edge of the site and the rear gardens of the dwellings on Greenway is outside of the application red edge. The maintenance and ownership of this land is a matter for consideration.

Any easement over the access road leading to the application site is a private matter between the interested parties.

The fact that the proposed dwellings may be rental properties is not a material planning consideration.

CONCLUSIONS AND REASON(S) FOR THE DECISION

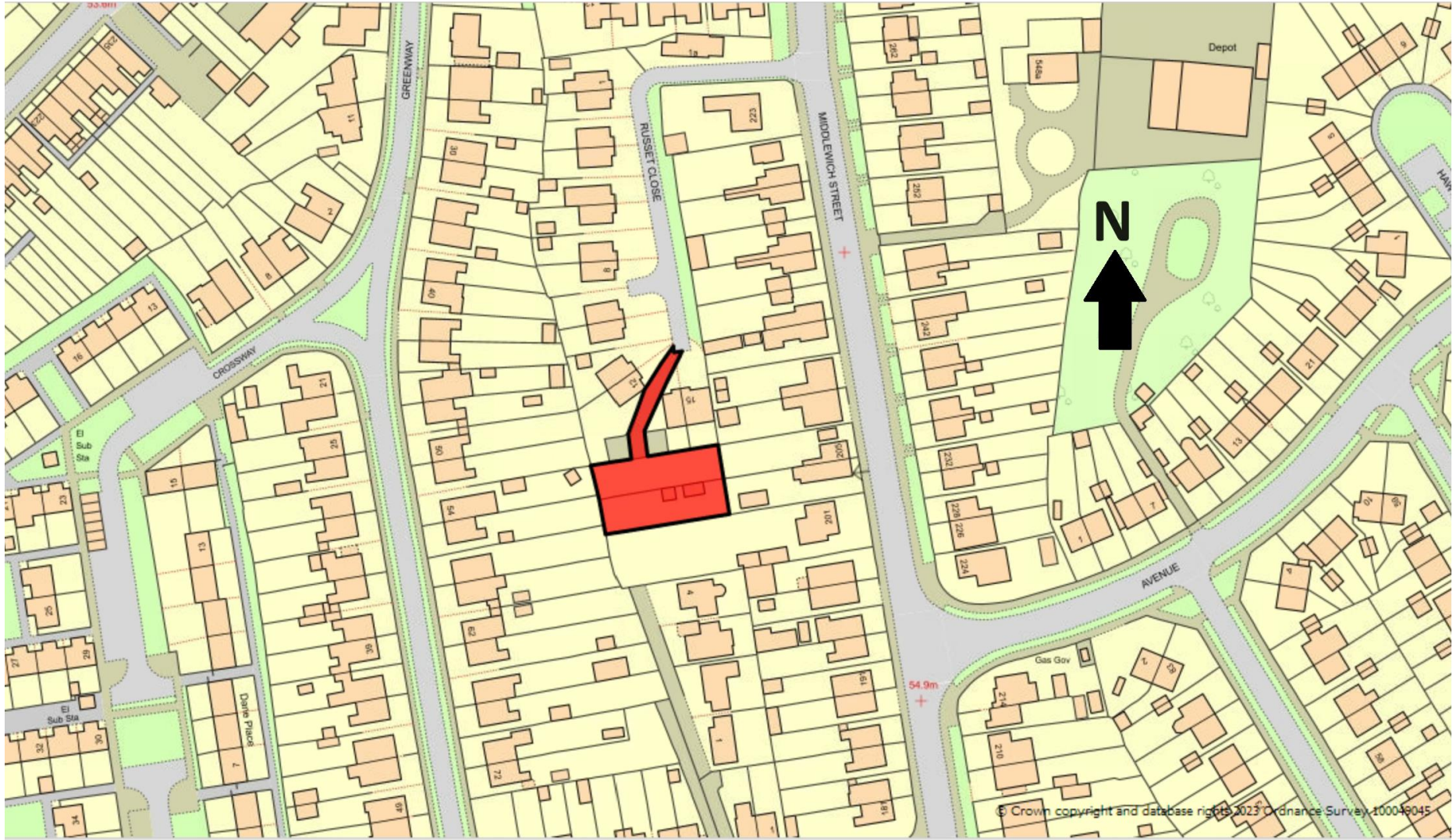
The proposed development is acceptable in principle, it will not have an adverse impact upon neighbouring amenity. It achieves an acceptable standard of design which respects the pattern, character and form of the surroundings. There are adequate access arrangements, drainage, utilities and existing infrastructure.

RECOMMENDATION

APPROVE subject to the following conditions

1. Three year time limit
2. Approved plans
3. Materials as submitted
4. Landscape implementation
5. Submission of boundary treatments
6. Removal of PD rights (Classes A, AA, B, C and E)
7. Provision of EV charging points
8. No removal of vegetation between 1st March and 31st August
9. Submission of ecological enhancement
10. Finished floor levels
11. Drainage in accordance with submitted details
12. Submission of sustainable drainage management plan
13. Testing of imported soil
14. Reporting of not previously identified land contamination
15. Access and Parking to be provided and made available for use prior to first occupation

In order to give proper effect to the Committee's intent and without changing the substance of its decision, authority is delegated to the Head of Planning (Regulation) in consultation with the Chair (or in their absence the Vice Chair) to correct any technical slip or omission in the resolution, before issue of the decision notice.

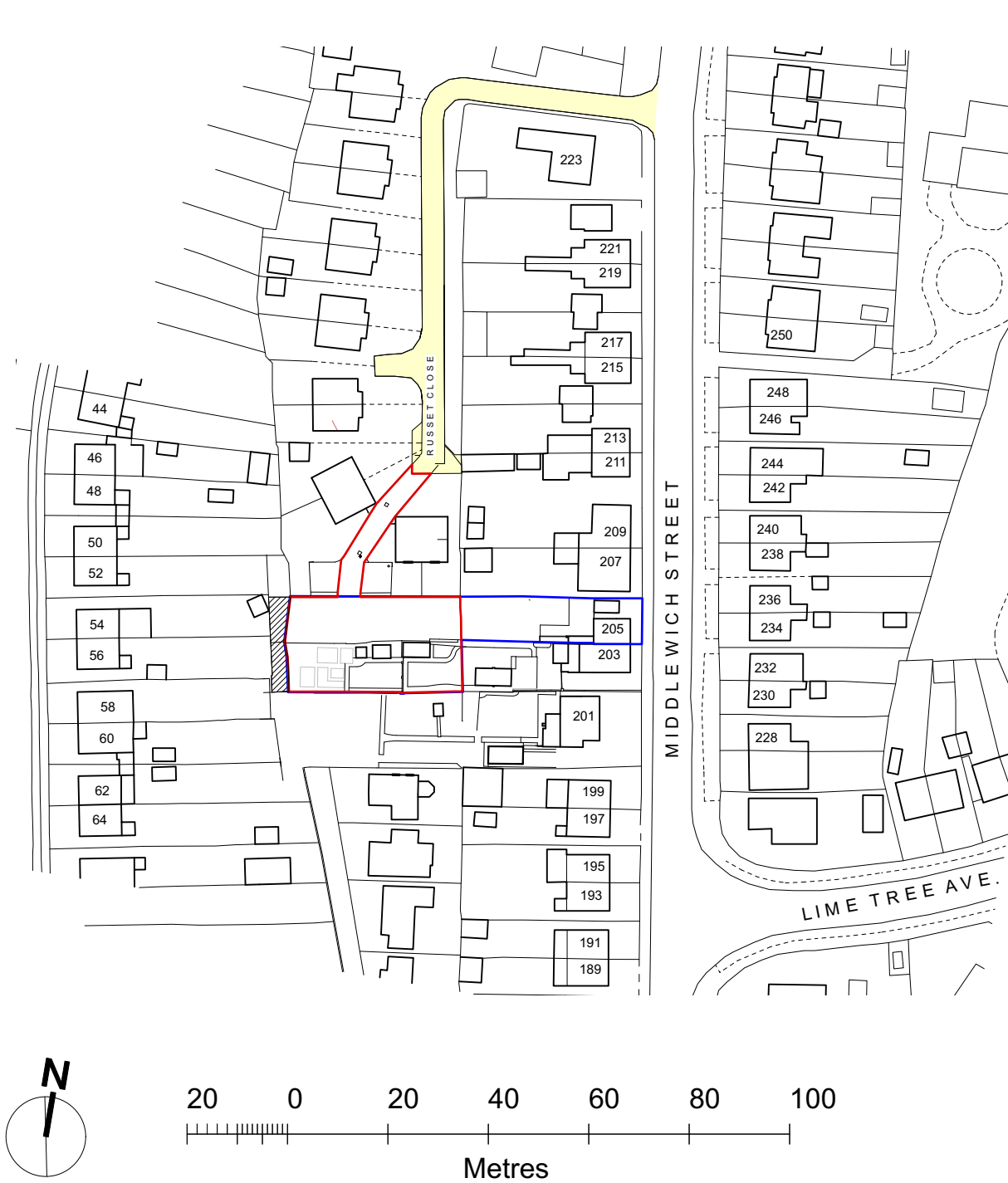


This page is intentionally left blank

23/2158C

LAND TO REAR OF 203 AND
205 MIDDLEWICH STREET
CREWE

© Darwent Architecture Ltd. This drawing must not be copied or reproduced without consent. Unless marked as such, this drawing should not be used for Tender or Construction purposes. Figured dimensions only are to be taken from this drawing.
Contractor to check all dimensions and levels on site prior to commencement and inform architect in writing of any inaccuracies to drawings. All contractors are to be responsible for taking and checking all dimensions relative to their work. All noted dimensions are in millimetres unless stated otherwise. To be read in conjunction with all other consultants' drawings, specifications and schedules. In the event of uncertainty, please consult the Architect.

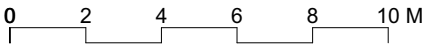


- Key:**
- Site Application Boundary
 - Ownership Boundary
 - Unclaimed land
 - Adopted road / access to site

REV A (14.06.2023) HOUSE NUMBERS ADDED TO MAP AS REQUESTED. (SD)

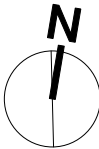
darwent architecture ltd © <small>Trafalgar House, 5-7 High Lane, Chorlton-Cum-Hardy, Manchester, M21 9DJ The Island, Castleton, Hope Valley, Derbyshire, S33 8WN e info@darwentarchitecture.co.uk w www.darwentarchitecture.co.uk Company number: 8246259</small> <small>t (0161) 8813031 t (01433) 695560</small>			
PROJECT 203-205 Middlewich Street, Crewe, CW1 4DN			
CLIENT Nick Reynolds			
DWG. NO. 207_ PL001	Location Plan	REVISION A	DRAWN BY JH
DATE May 2023	ISSUE Planning Issue	SCALE 1:1250@A3	

© Darwent Architecture Ltd. This drawing must not be copied or reproduced without consent. Unless marked as such, this drawing should not be used for Tender or Construction purposes. Figured dimensions only are to be taken from this drawing.
Contractor to check all dimensions and levels on site prior to commencement and inform architect in writing of any inaccuracies to drawings. All contractors are to be responsible for taking and checking all dimensions relative to their work. All noted dimensions are in millimetres unless stated otherwise. To be read in conjunction with all other consultants' drawings, specifications and schedules. In the event of uncertainty, please consult the Architect.



Key:

- Tarmac
- Permeable paving
- Private lawns
- Public areas (grass)
- Timber fences @ 1.8m tall
- Timber fences @ 1m tall



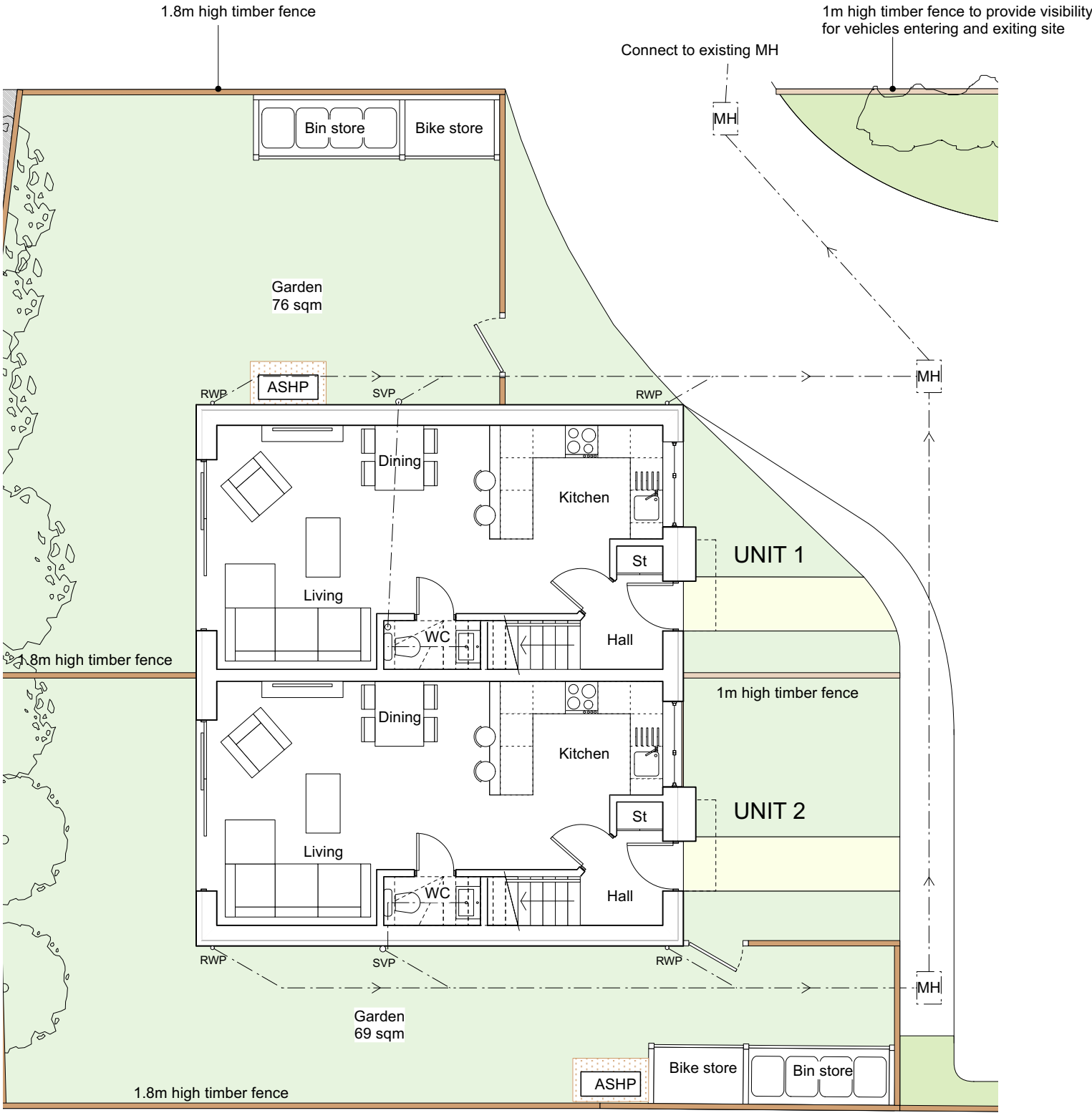
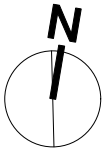
REV A (23.11.2023) Fence line adjusted to increase garden amenity space of Unit 2. (JD)

darwent architecture ltd ©

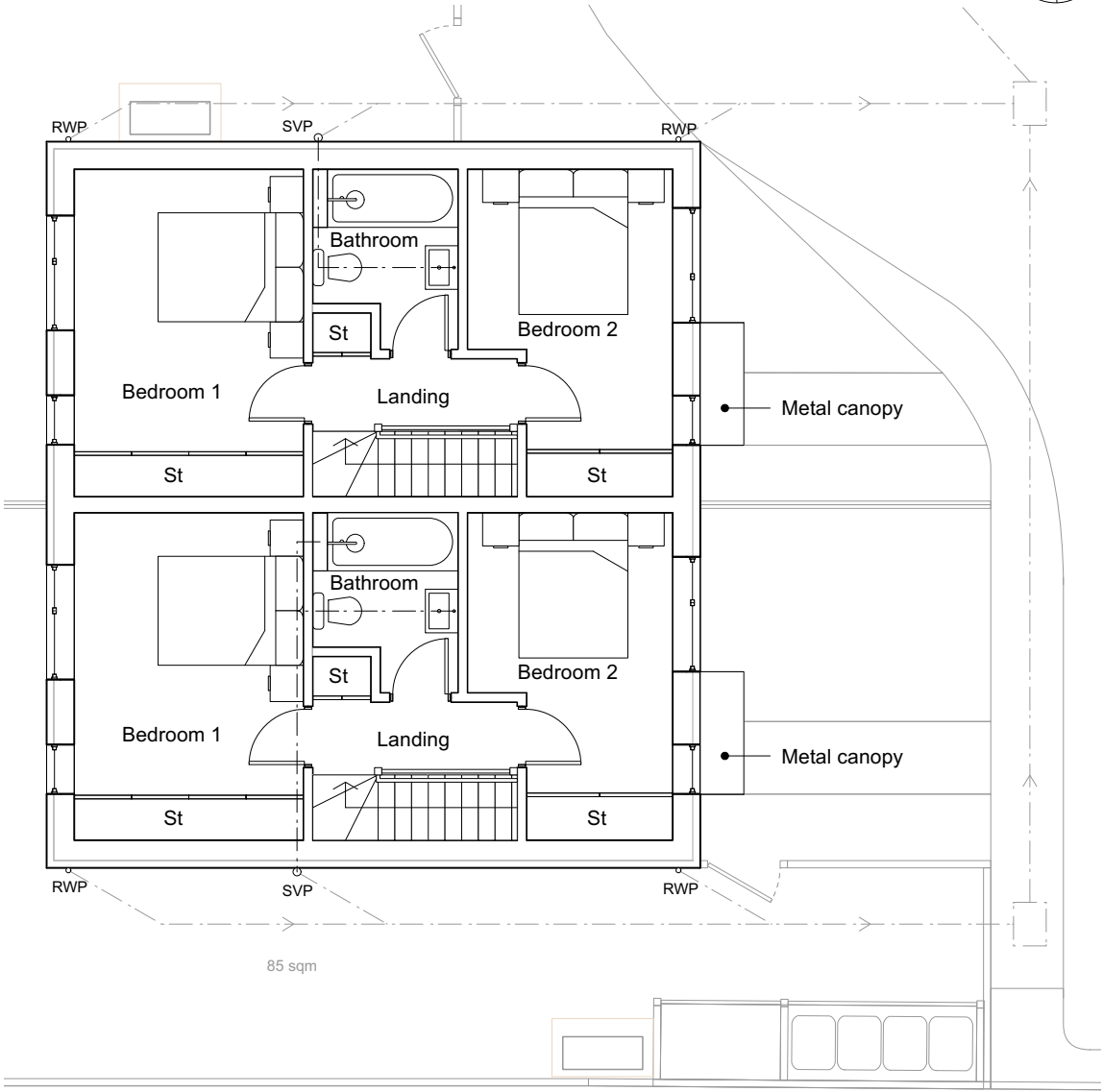
Trafalgar House, 5-7 High Lane, Chorlton-Cum-Hardy, Manchester, M21 9DJ
The Island, Castleton, Hope Valley, Derbyshire, S33 8WN
e info@darwentarchitecture.co.uk w www.darwentarchitecture.co.uk
Company number: 8246259 t (0161) 8813031 f (01433) 695560

PROJECT 203-205 Middlewich Street, Crewe, CW1 4DN			
CLIENT Nick Reynolds			
DWG. NO. 207_ PL004	Proposed Landscape and Roof Plan	REVISION A	DRAWN BY JH
DATE May 2023	ISSUE Planning Issue	SCALE 1:200@A3	

0 1 2 3 4 5 M



Ground Floor

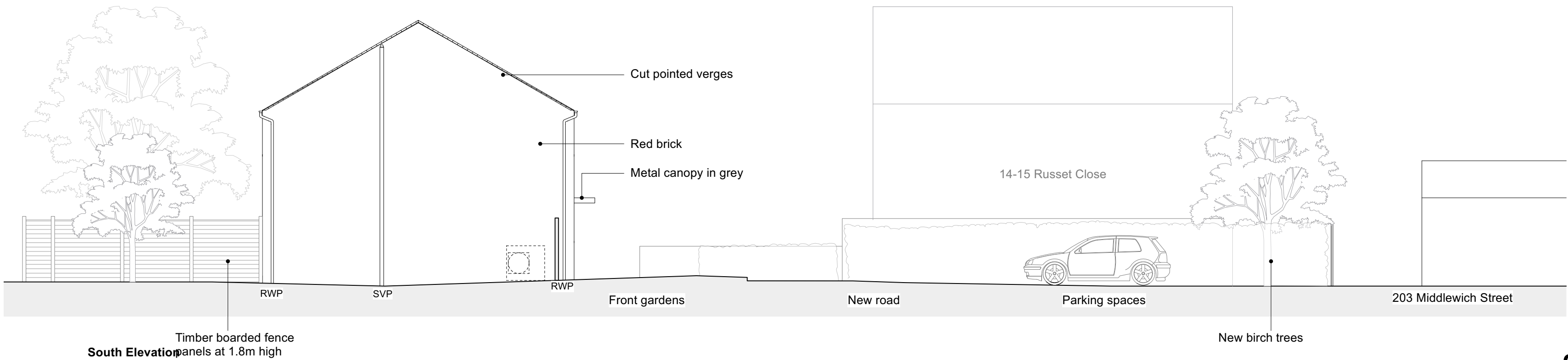
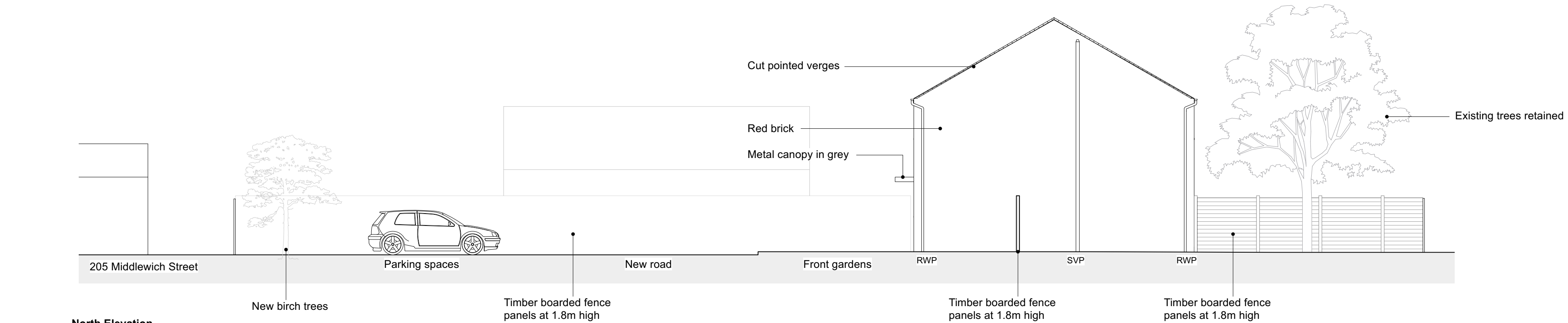


First Floor

REV A (23.11.2023) Fence line adjusted to increase garden amenity space of Unit 2. (JD)

darwent architecture ltd ©			
Trafalgar House, 5-7 High Lane, Chorlton-Cum-Hardy, Manchester, M21 9DJ The Island, Castleton, Hope Valley, Derbyshire, S33 8WN e info@darwentarchitecture.co.uk w www.darwentarchitecture.co.uk Company number: 8246259			
t (0161) 8813031 t (01433) 695560			
PROJECT 203-205 Middlewich Street, Crewe, CW1 4DN			
CLIENT Nick Reynolds			
DWG. NO.	207_ PL005	Proposed Floor Plans	REVISION A
DATE	May 2023	ISSUE Planning Issue	DRAWN BY JH
		SCALE	1:100@A3

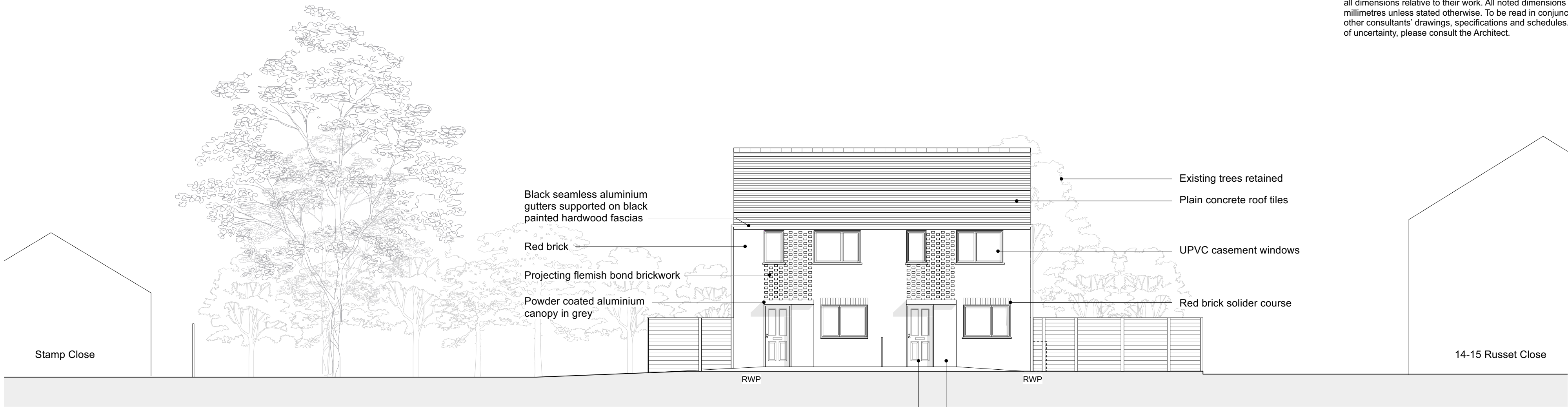
© Darwent Architecture Ltd. This drawing must not be copied or reproduced without consent. Unless marked as such, this drawing should not be used for Tender or Construction purposes. Figured dimensions only are to be taken from this drawing. Contractor to check all dimensions and levels on site prior to commencement and inform architect in writing of any inaccuracies to drawings. All contractors are to be responsible for taking and checking all dimensions relative to their work. All noted dimensions are in millimetres unless stated otherwise. To be read in conjunction with all other consultants' drawings, specifications and schedules. In the event of uncertainty, please consult the Architect.



darwent architecture ltd ©
Trafalgar House, 5-7 High Lane, Chorlton-Cum-Hardy, Manchester, M21 9DJ
The Island, Castleton, Hope Valley, Derbyshire, S33 8WN
info@darwentarchitecture.co.uk
Company number: 8246259
t (0161) 8813031
t (01433) 695560
www.darwentarchitecture.co.uk

PROJECT 203-205 Middlewich Street, Crewe, CW1 4DN			
CLIENT Nick Reynolds			
DWG. NO. 207_ PL007	Proposed Side Elevations	REVISION -	DRAWN BY JH
DATE May 2023	ISSUE Planning Issue	SCALE 1:100@A2	

© Darwent Architecture Ltd. This drawing must not be copied or reproduced without consent. Unless marked as such, this drawing should not be used for Tender or Construction purposes. Figured dimensions only are to be taken from this drawing. Contractor to check all dimensions and levels on site prior to commencement and inform architect in writing of any inaccuracies to drawings. All contractors are to be responsible for taking and checking all dimensions relative to their work. All noted dimensions are in millimetres unless stated otherwise. To be read in conjunction with all other consultants' drawings, specifications and schedules. In the event of uncertainty, please consult the Architect.



East (Front) Elevation



West (Rear) Elevation

0 1 2 3 4 5 M







darwent architecture ltd ©

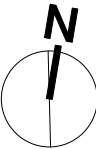
Trafalgar House, 5-7 High Lane, Chorlton-Cum-Hardy, Manchester, M21 9DJ
The Island, Castleton, Hope Valley, Derbyshire, S33 8WN
info@darwentarchitecture.co.uk w www.darwentarchitecture.co.uk
Company number: 8246259 t (0161) 8813031 t (01433) 695560

PROJECT 203-205 Middlewich Street, Crewe, CW1 4DN			
CLIENT Nick Reynolds			
DWG. NO. 207_ PL006	Proposed Elevations	REVISION -	DRAWN BY JH
DATE May 2023	ISSUE Planning Issue	SCALE 1:100@A2	

© COPYRIGHT DARWENT ARCHITECTURE LTD

0 2 4 6 8 10 M

-  Tarmac
-  Permeable paving
-  Private lawns
-  Public areas (grass)
-  Timber fences @ 1.8m tall
-  Timber fences @ 1m tall



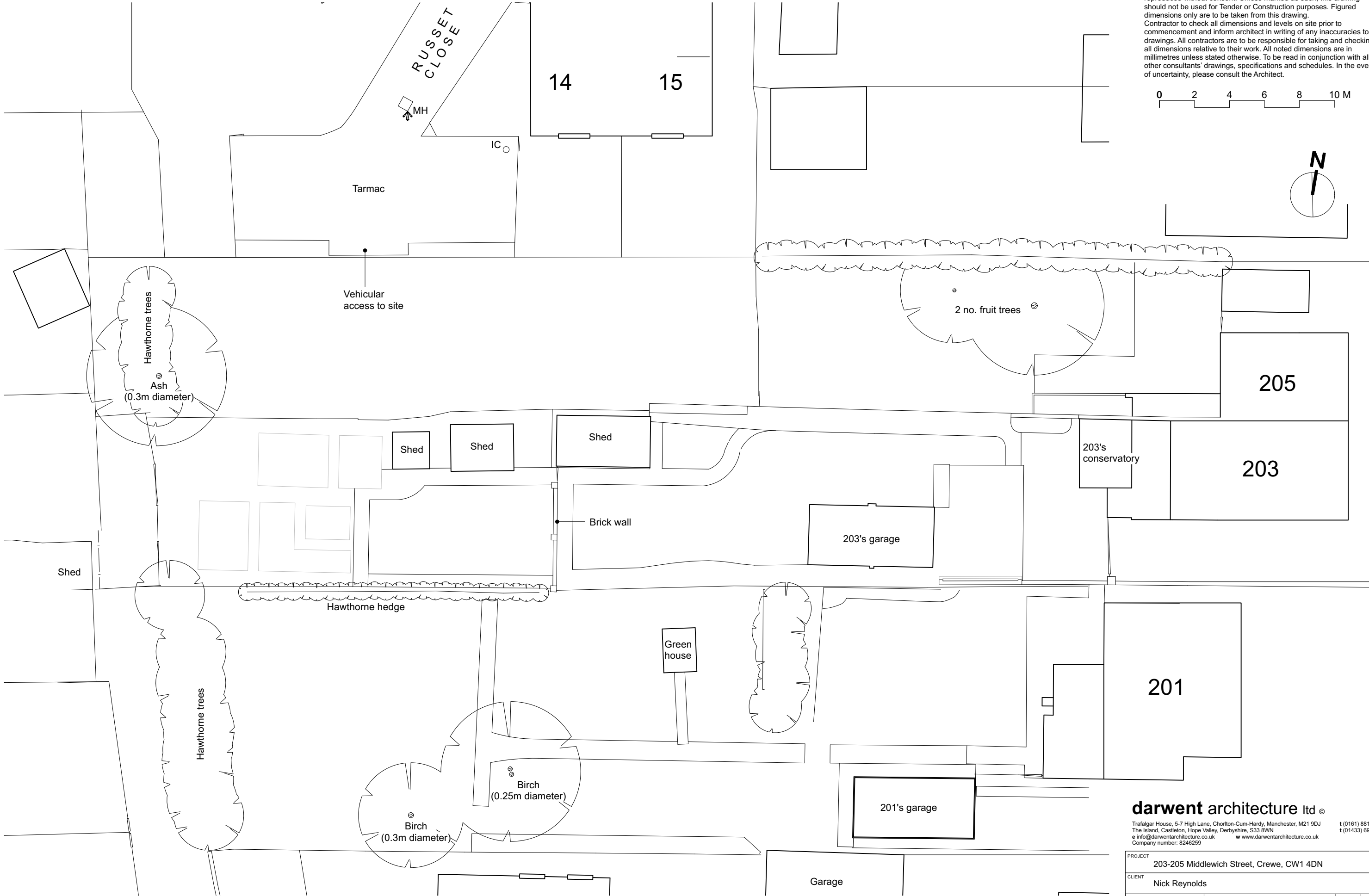
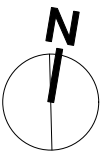
Trafalgar House, 5-7 High Lane, Chorlton-Cum-Hardy, Manchester, M21 9DJ t(0161) 8813031
The Island, Castleton, Hope Valley, Derbyshire, S33 8WN t(01433) 695560
e info@darwentarchitecture.co.uk w www.darwentarchitecture.co.uk
Company number: 8246259

PROJECT			
203-205 Middlewich Street, Crewe, CW1 4DN			
CLIENT			
Nick Reynolds			
DWG. NO.		REVISION	
207_PL004		-	
DATE		DRAWN BY	
May 2023		JH	
ISSUE		SCALE	
Planning Issue		1:200@A3	

© COPYRIGHT DARWENT ARCHITECTURE LTD

© Darwent Architecture Ltd. This drawing must not be copied or reproduced without consent. Unless marked as such, this drawing should not be used for Tender or Construction purposes. Figured dimensions only are to be taken from this drawing. Contractor to check all dimensions and levels on site prior to commencement and inform architect in writing of any inaccuracies to drawings. All contractors are to be responsible for taking and checking all dimensions relative to their work. All noted dimensions are in millimetres unless stated otherwise. To be read in conjunction with all other consultants' drawings, specifications and schedules. In the event of uncertainty, please consult the Architect.

0 2 4 6 8 10 M



darwent architecture ltd ©

Trafalgar House, 5-7 High Lane, Chorlton-Cum-Hardy, Manchester, M21 9DJ
The Island, Castleton, Hope Valley, Derbyshire, S33 8WN
e info@darwentarchitecture.co.uk w www.darwentarchitecture.co.uk
Company number: 8246259

t (0161) 8813031
t (01433) 695560

PROJECT 203-205 Middlewich Street, Crewe, CW1 4DN			
CLIENT Nick Reynolds			
DWG. NO. 207_ PL003	Existing Landscape Plan	REVISION -	DRAWN BY JH
DATE May 2023	ISSUE Planning Issue	SCALE 1:200@A3	

© COPYRIGHT DARWENT ARCHITECTURE LTD

Application No: 23/3998N

Location: MUNICIPAL BUILDINGS, EARLE STREET, CREWE, CW1 2BJ

Proposal: The proposal is to convert the Municipal Building Annex into flexible workspaces. Works will include the demolition and remodelling of internal walls, reconfiguration of toilet facilities and replacement of ceilings. Externally, 5 windows and 2 doors will be removed to make way for a curtain wall and new frontage to the Annex via the courtyard. The works will also involve remodelling the existing and under-utilised service yard into an outdoor courtyard

Applicant: Tim Allen, Cheshire East Council

Expiry Date: 15-Jan-2024

SUMMARY

The design of the proposed development is considered to be acceptable.

The proposal is considered to be acceptable in terms of its design, Impact upon the host Grade II Listed Building (neutral impact). The proposed development would comply with the relevant policies of the development plan.

The impact upon residential amenity and the highway impact is considered to be acceptable.

RECOMMENDATION

APPROVE with conditions

PROPOSAL

This proposal is to use the Municipal Buildings Annex as a Technology and Design Innovation Centre (TADIC) to provide flexible, co-working office space for individuals and small start-up companies.

The proposed works are as follows:

- Re-configuration of the internal space (office space, meeting rooms and kitchen facilities)
- Re-configuration of the toilet facilities
- Alterations to the south and west elevations (curtain walling and a new entrance)
- Remodelled fenestration

- Landscaped rear courtyard
- Bin storage/cycle storage to be redesigned and relocated
- Changes to the parking layout
- Minor alterations in the form of roof ventilation terminals, through wall vents and a stainless steel vent.

This application is accompanied by Listed Building Consent application 23/4000N.

SITE DESCRIPTION

The Municipal Buildings is a Grade II listed building which lies within Crewe Town Centre.

The Listing for the property states as follows;

‘GV II Council Offices, 1902-1905 by H T Hare in English Baroque style. Yellow sandstone ashlar with stone slate gable roof. 2½ storeys and basement, 5 bays. 3 centre bays recessed for 2 storeys, flanked and separated by giant unfluted Ionic columns. Small Tuscan column mullions to ground floor windows, in outer bays. Deeply recessed semi-circular headed entrance with wrought iron gates and oak screen with double doors. This is flanked by timber mullion and centre-arched transome windows with matching archivolt and cartouche keystones. Pairs of large reclining figures, carved in relief by F.E.E.Schenck, surmount the three centre openings. Cross windows with stone eared architraves at first floor level and segmental bracketted balconies to outer bays. Dentilled and bracketted eaves cornice. Dormer windows to second floor centre bays with small pediments above and fronted by balustraded parapet. End bay windows are bullseyes with egg and dart and festoon treatment. Copings to gables, stone chimneys and cupola with vane and locomotive finial. Interior: Tuscan columns in entrance hall, York stone geometrical staircase, marble Ionic columns and a window in Venetian style in the Council Chamber. Hardwood doors, in elaborate frames, and plasterwork based on festoons and egg and dart moulds’

This application relates to the Municipal Buildings Annex which is a three-storey office block constructed in the 1990s.

RELEVANT HISTORY

23/4000N - The proposal is to convert the Municipal Building Annex into flexible workspaces. Works will include the demolition and remodelling of internal walls, reconfiguration of toilet facilities and replacement of ceilings. Externally, 5 windows and 2 doors will be removed to make way for a curtain wall and new frontage to the Annex via the courtyard. The works will also involve remodelling the existing and under-utilised service yard into an outdoor courtyard – Application Undetermined

23/2368N - Listed building consent for proposals for repair of Crewe Municipal Buildings main facade windows, doors and wrought iron railing and gates including replacement of two existing flag poles and associated temporary works – Application Undetermined

23/2367N - Proposals for repair of Crewe Municipal Buildings main facade windows, doors and wrought iron railing and gates including replacement of two existing flag poles and associated temporary works – Application Undetermined

20/2606N - Listed Building Consent for Installation of new and replacement CCTV cameras within Original Part of Crewe Municipal Buildings. Works consist of installation of new cameras and cable routes – Application Undetermined

12/1730N - Proposals to provide access to the principal elevation of the Municipal Building by re-grading the external path and integrating a Sesame access lift to the internal flight of steps. Refurbishment and minor alterations to the front range of ground floor suite of rooms to incorporate the registrations department. The internal refurbishment work includes redecoration to all the front range of ground floor rooms and reconfiguration to allow access to the suite of rooms to be designated as the registrations department – Approved 16th July 2012

11/1024N - Listed Building Consent to Provide Access to the Principal Elevation of the Municipal Building by Integrating a Sesame Access Lift to the External Flight of Steps and a Second Sesame Lift to the Internal Flight of Steps. Refurbishment and Minor Alterations to the Front Range of Ground Floor Suite of Rooms to Incorporate the Registrations Department. The Internal Refurbishment Work Includes Redecoration to all the Front Range of Ground Floor Rooms and Reconfiguration to Allow Access to the Suite of Rooms to be Designated as the Registrations Department – Approved 24th August 2011

11/1023N - Proposal to Provide Access to the Principal Elevation of the Municipal Building by Integrating a Sesame Access Lift to the External Flight of Steps and a Second Sesame Lift to the Internal Flight of Steps. Refurbishment and Minor Alterations to the Front Range of Ground Floor Suite of Rooms to Incorporate the Registrations Department. The Internal Refurbishment Work includes Redecoration to all the Front Range of Ground Floor Rooms and Reconfiguration to Allow Access to the Suite of Rooms to be Designated as the Registrations Department – Approved 5th September 2011

P06/0069 - Listed Building Consent for Alterations to Front and Rear Entrances and Internal Alterations – Approved 3rd April 2006

P98/0179 - LBC for attaching notice board to front elevation – Approved 27th April 1998

P98/0080 - Removal of condition 6 on advertisement consent for sign boards and addition of extra sign – Approved 5th March 1998

P96/0020 - LBC for handrail to front entrance steps – Approved 29th February 1996

P94/0366 - LBC Brass lettering – Approved 23rd August 1994

P94/0335 - LBC Substation – Approved 30th June 1994

P94/0334 – Substation – Approved 30th June 1994

7/18455 - Three storey office extension to rear and associated car parking – Approved 22nd May 1990

7/18499 - LBC for demolition of corn exchange, three storey office extension to rear and internal alterations. To municipal buildings – Approved 22nd May 1990

NATIONAL & LOCAL POLICY

Cheshire East Local Plan Strategy (CELPS)

MP1 – Presumption in Favour of Sustainable Development
SD1 - Sustainable Development in Cheshire East
SD2 - Sustainable Development Principles
SE1 - Design
SE7 – The Historic Environment
SE8 – Renewable and Low Carbon Energy
EG1 – Economic Prosperity
EG4 – Existing and Allocated Employment Sites
EG5 – Promoting a Town Centre First Approach to Retail and Commerce
LPS1 – Central Crewe

Site Allocations and Development Policies Document

PG9 – Settlement Boundaries
GEN1 – Design Principles
HER1 – Heritage Assets
HER4 – Listed Buildings
HOU12 – Amenity
RET10 – Crewe Town Centre
INF3 – Highways Safety and Access
INF9 – Utilities

Neighbourhood Plan

There is no Neighbourhood Plan in Crewe.

National Policy

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

CONSULTATIONS

Head of Strategic Infrastructure: The Highways impact of the proposal will be minimal, and no objection is raised.

Environment Health: Contaminated land and informatives suggested.

VIEWS OF THE TOWN COUNCIL

Crewe Town Council: No comments received.

REPRESENTATIONS

No representations received.

APPRAISAL

Principle of Development

The site lies within the Crewe Settlement Boundary and is a Grade II Listed Building. The principle of the proposed works is acceptable subject to the consideration of the impact upon the Grade II Listed Building, the design of the proposed development, the highways impact and the impact upon residential amenity.

It should be noted that the use of the Municipal Buildings Annex as a Technology and Design Innovation Centre (TADIC), would not represent a change of use. The planning application will consider whether the external works proposed (alterations to the elevations of the annex, alterations to the courtyard layout and the provision of the bin store and cycle store). The internal works do not require planning permission and will be determined as part of the application for Listed Building Consent.

Design and Impact upon the Grade II Listed Building

The NPPF paragraph 197 identifies that

In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) the desirability of new development making a positive contribution to local character and distinctiveness.*

Para 199 states that great weight should be given to the asset's conservation. Para 200 goes on to clarify that any harm to, or loss of, the significance of a designated heritage asset should have clear and convincing justification for the harm.

Policy SE 7 of the CELPS states that *'The character, quality and diversity of the historic environment will be conserved and enhanced. All new development should seek to avoid harm to heritage assets and make a positive contribution to the character of Cheshire East's historic and built environment, including the setting of assets and where appropriate, the wider historic environment'*.

Policy HER4 of the SADPD follows the wording of the NPPF and states that when considering development proposals or works affecting a listed building, including alterations, extensions and changes of use, in line with its statutory duty, the council will have special regard to the desirability of preserving the building, its setting and any features of special architectural or historic interest that it possesses.

The application is subject to an accompanying Listed Building Consent 22/4000N.

The application proposes the following changes to the elevations of the building;

- East facing elevation – Provision of a ‘Levelling Up Funding’ plaque, and re-positioning of the emergency assembly point signage.
- West facing elevation – Replace three windows, one door and one air conditioning unit with a new glazed curtain wall and a new entrance.
- South facing elevation – Replace two windows with a new glazed curtain wall and the removal of five air conditioning units at ground floor level.
- Provision of new plant to the flat roofed section and a new vent to the south facing roof slope. Roof ventilation terminals would be added to the north and east facing roof slopes.
- Through wall vents would be added to the north, south and west elevations.

In addition to the elevational changes to the building, the courtyard would be redesigned, and this would include:

- A reduction in the number of parking spaces from 8 to 4
- The provision of an external seating area for staff
- New entrance ramp
- Landscaping (planters and one new tree)
- Bin storage
- Cycle storage

The Conservation Officer has stated that she has no objection to the proposed development. The scheme will open up the building and allow more light to enter, whilst not impacting on the existing character of the building. The details of all new external materials and window and door details will be controlled via the imposition of planning conditions.

The proposal would have a neutral impact upon the Grade II Listed Building and is considered to be acceptable in terms of its design. The proposed development would comply with the relevant policies of the development plan.

Residential Amenity

The proposed works are relatively minor and would not impact upon residential amenity and relate to an existing office building within Crewe Town Centre. There are no residential properties in close proximity to the site and the impact upon residential amenity would be acceptable. The proposed development complies with Policy HOU12 of the SADPD.

Highways

The site is located within the centre of Crewe and is a short walk from frequent bus services, public car parks, and a number of services and amenities.

The existing courtyard includes 8 parking spaces, and this would be reduced to 4 spaces as part of this application. Given the sustainable location of the site, the small number of spaces which would be lost and the amount of parking available within a short distance from the site the parking provision is considered to be acceptable.

There will be no change of use of the building as part of this application, no increase in floor area and no alteration to the access to the public highway. Refuse collection and deliveries can continue

as existing. The highways impact of the proposed development would be minimal and there is no objection to the application.

The proposed development would comply with Policy INF3 of the SADPD and CO2 of the CELPS.

Trees

There is one small tree located within the courtyard. This tree is shown as being retained and as such there would be no arboricultural impacts as part of this development.

Landscaping

The application provides for additional landscaping within the courtyard (planters and one new tree). In order to ensure that an acceptable landscaping scheme is provided these details will be controlled via the imposition of a planning condition.

Contaminated Land

The application site has a history of warehouse use, and the land may be contaminated, whilst new areas of landscaping including planters are proposed. The use of suggested conditions (the importation of soil and unexpected contamination) will mitigate this potential issue.

PLANNING BALANCE

The design of the proposed development is considered to be acceptable.

The proposal is considered to be acceptable in terms of its design, Impact upon the host Grade II Listed Building (neutral impact). The proposed development would comply with the relevant policies of the development plan.

The impact upon residential amenity and the highway impact is considered to be acceptable.

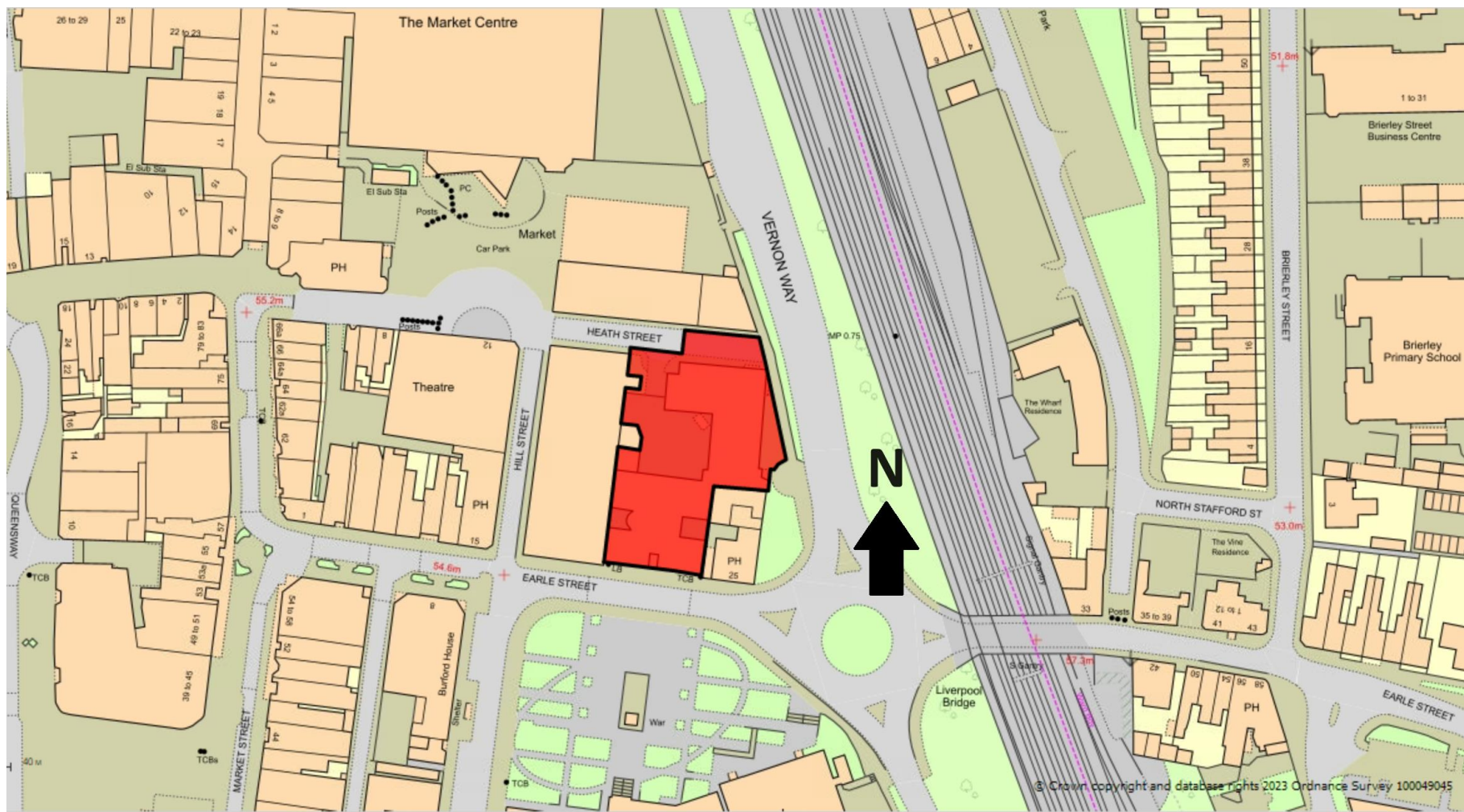
RECOMMENDATION:

APPROVE subject to the following conditions;

- 1. Standard time**
- 2. Approved Plans**
- 3. Details of material to be submitted and approved**
- 4. Details of all new external doors and windows to be submitted and approved**
- 5. Contaminated Land**
- 6. Unexpected Contaminated Land**
- 7. Landscaping details (including planters, furniture and hard landscaping) to be submitted and approved**
- 8. Landscaping implementation**

In order to give proper effect to the Committee's intent and without changing the substance of its decision, authority is delegated to the Head of Planning (Regulation) in consultation

with the Chair (or in their absence the Vice Chair) to correct any technical slip or omission in the resolution, before issue of the decision notice.



This page is intentionally left blank

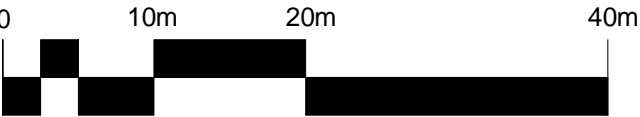
23/3998N
MUNICIPAL BUILDINGS
EARLE STREET
CREWE



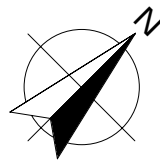
© Copyright: All rights reserved. This drawing must not be reproduced without permission.
Do not scale from this drawing. All dimensions are in millimetres unless otherwise stated.
Any discrepancies should be reported to the Architect.

Location Plan

1 : 500 @ A3



1:500 @ a3



A	For Planning	28.09.23	SD	PEH
Revision	Description	Date	Drawn	Checked

Halliday Meecham Architects Limited

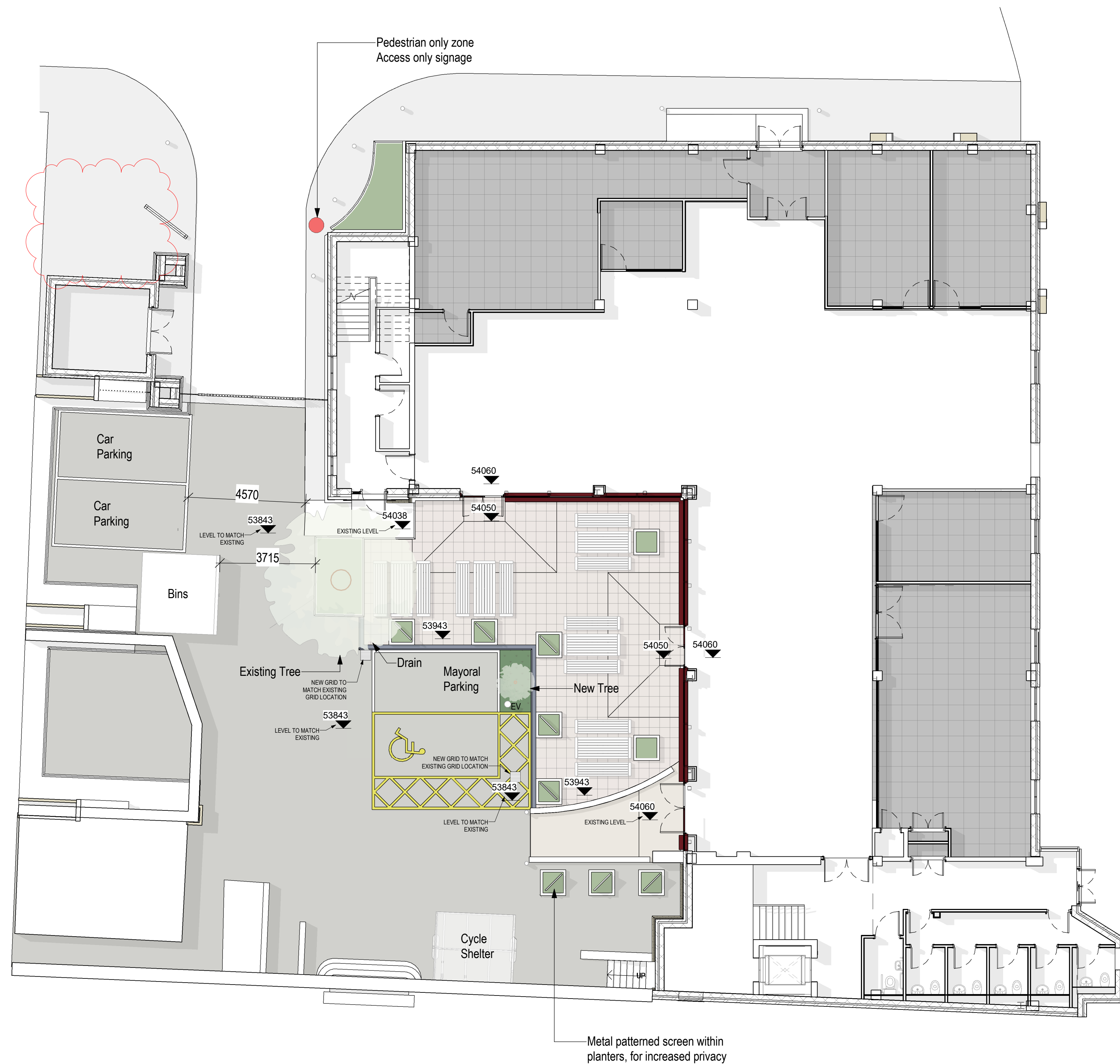
111 Piccadilly Manchester M1 2HY
+44 (0)161 661 5566

4 Devonshire Street London W1W 5DT
+44 (0)203 440 5175

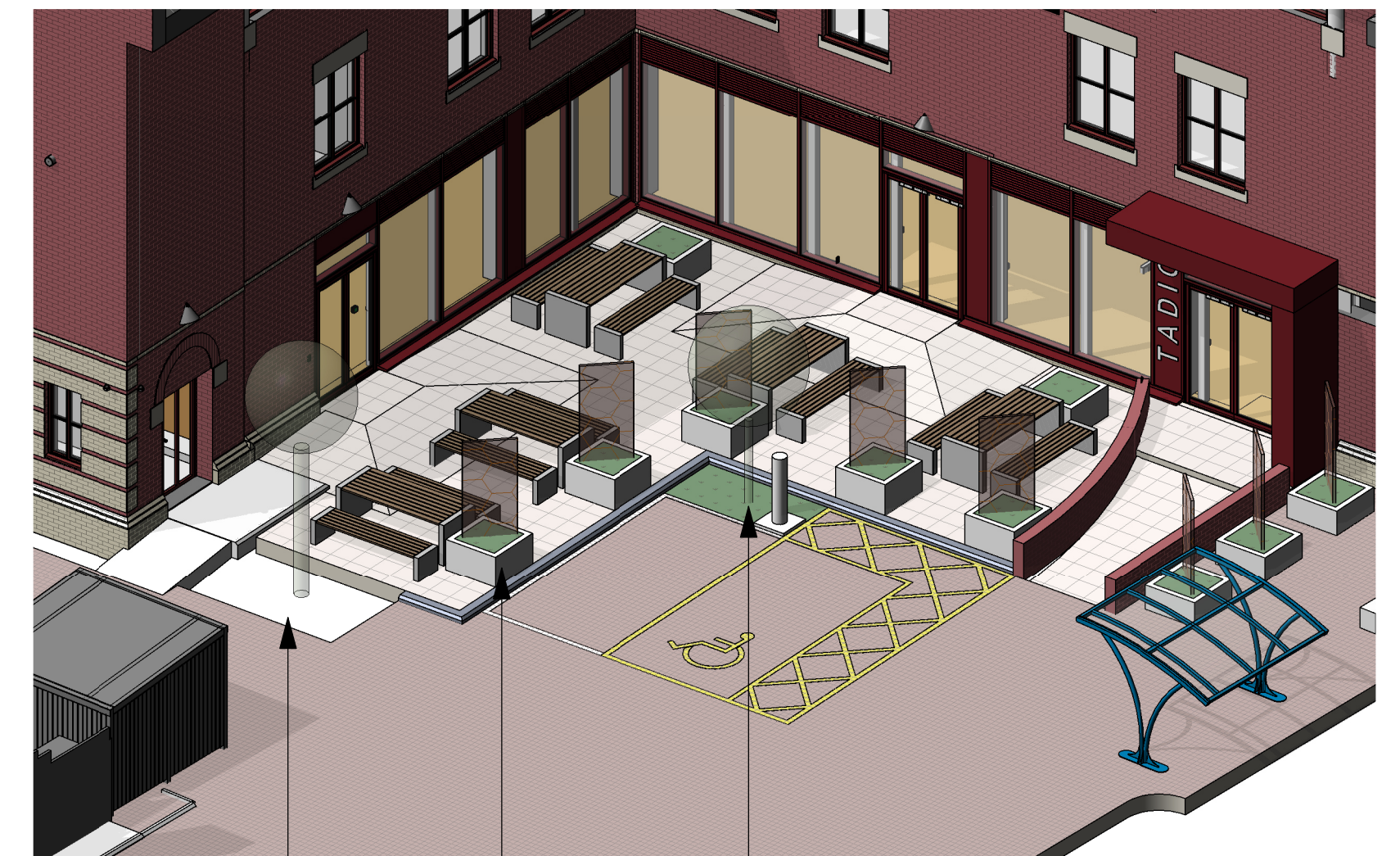
hma@hallidaymeecham.com
www.hallidaymeecham.com



Client:	CE				
Project:	Crewe Municipal Buildings TADIC				
Phase/ Location:	Earle Street, Crewe, Cheshire, CW1 2BJ				
Drawing:	Location Plan				
Scale @ A3	Date: 08/24/23	Drawn: SD	Checked: PEH	Job No. 5659	Drawing No. 00001
Drawing Ref.	5659-HMA-CMB-00-DR-A-00001				Revision A



Proposed Site Plan.
1 : 100 @ A1



- New tree planted
- Metal patterned screen within planters by parking, for increased courtyard privacy and climbing plants
- Existing Tree

T3	Nonexistant tree removed from plan	11.12.23	AL	PEH
T2	Proposed levels around new seating area shown.	22.11.23	CB	PEH
T1	For Comment	02.11.23	SD	PEH
Revision	Description	Date	Drawn	Checked

Halliday Meecham Architects Limited

111 Piccadilly Manchester M1 2HY
+44 (0)161 661 5566

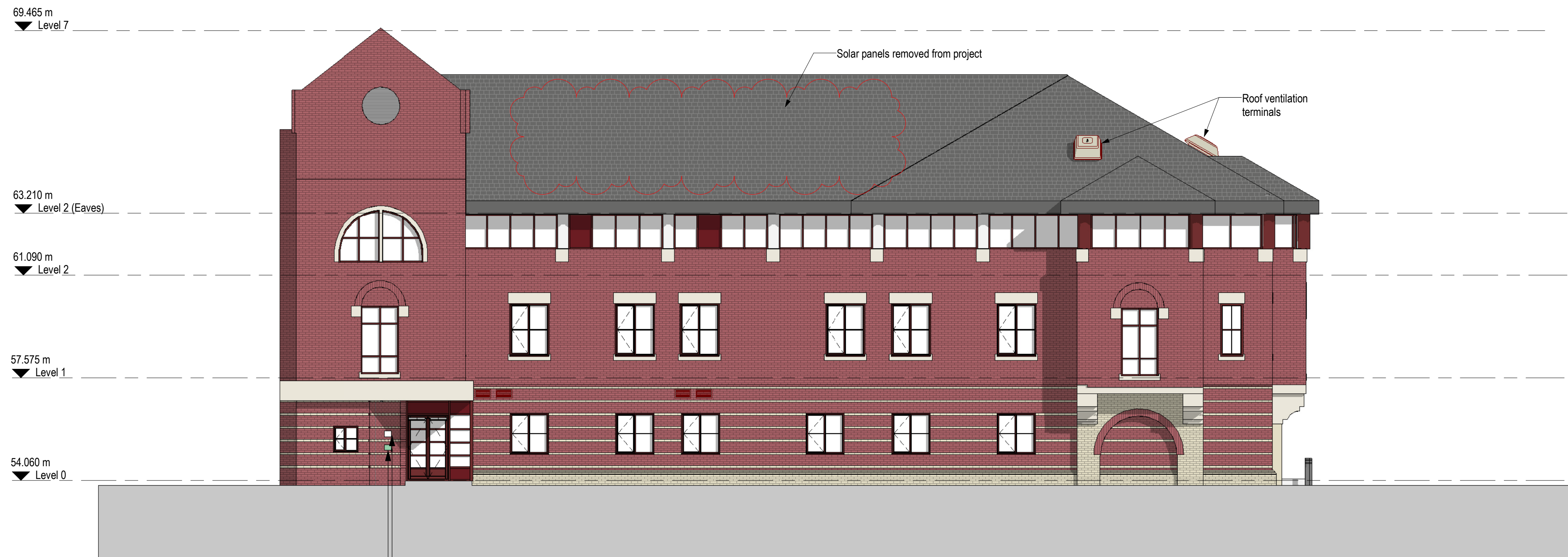
4 Devonshire Street London W1W 5DT
+44 (0)203 440 5175

hma@hallidaymeecham.com
www.hallidaymeecham.com



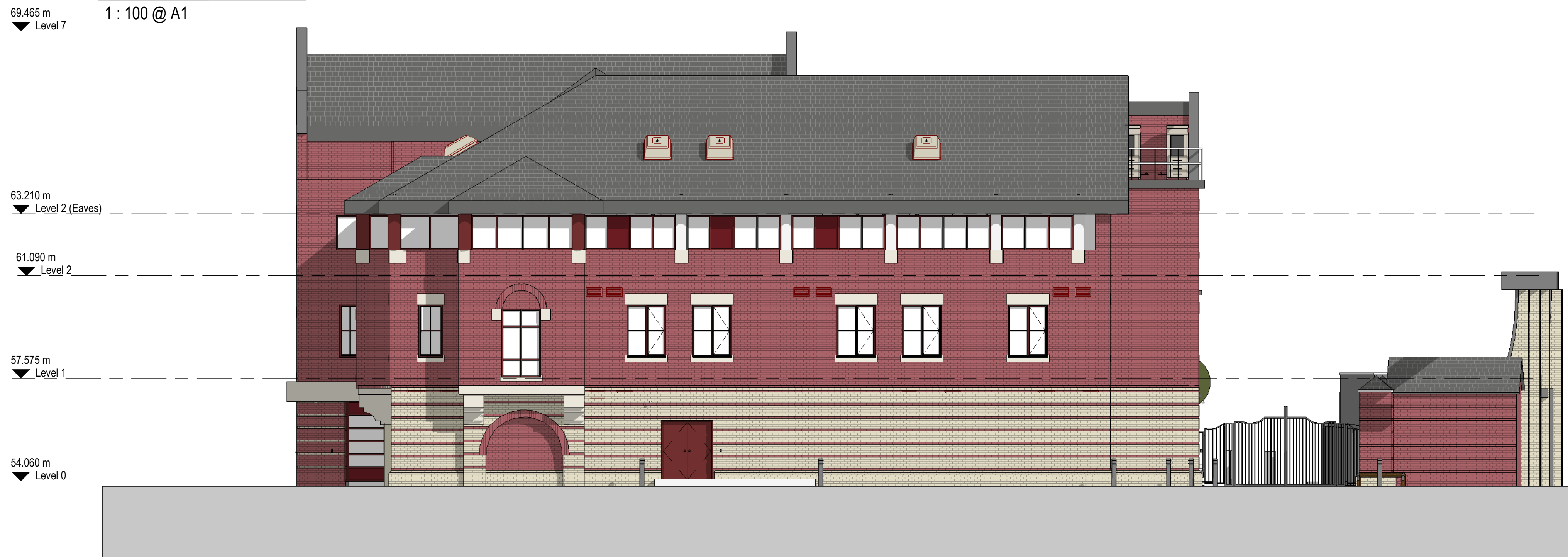
Client:	CE
Project:	Crewe Municipal Buildings TADIC
Phase/ Location:	Earle Street, Crewe, Cheshire, CW1 2BJ
Drawing:	Proposed Site Plan

Scale @ A1	Scale @ A3	Date:	Drawn:	Checked:	Job No.	Drawing No.	Revision
1:100	1:200	20.09.23	SD	PEH	5659	20001	T3
Drawing Ref.	5659-HMA-CMB-00-DR-A-20001						



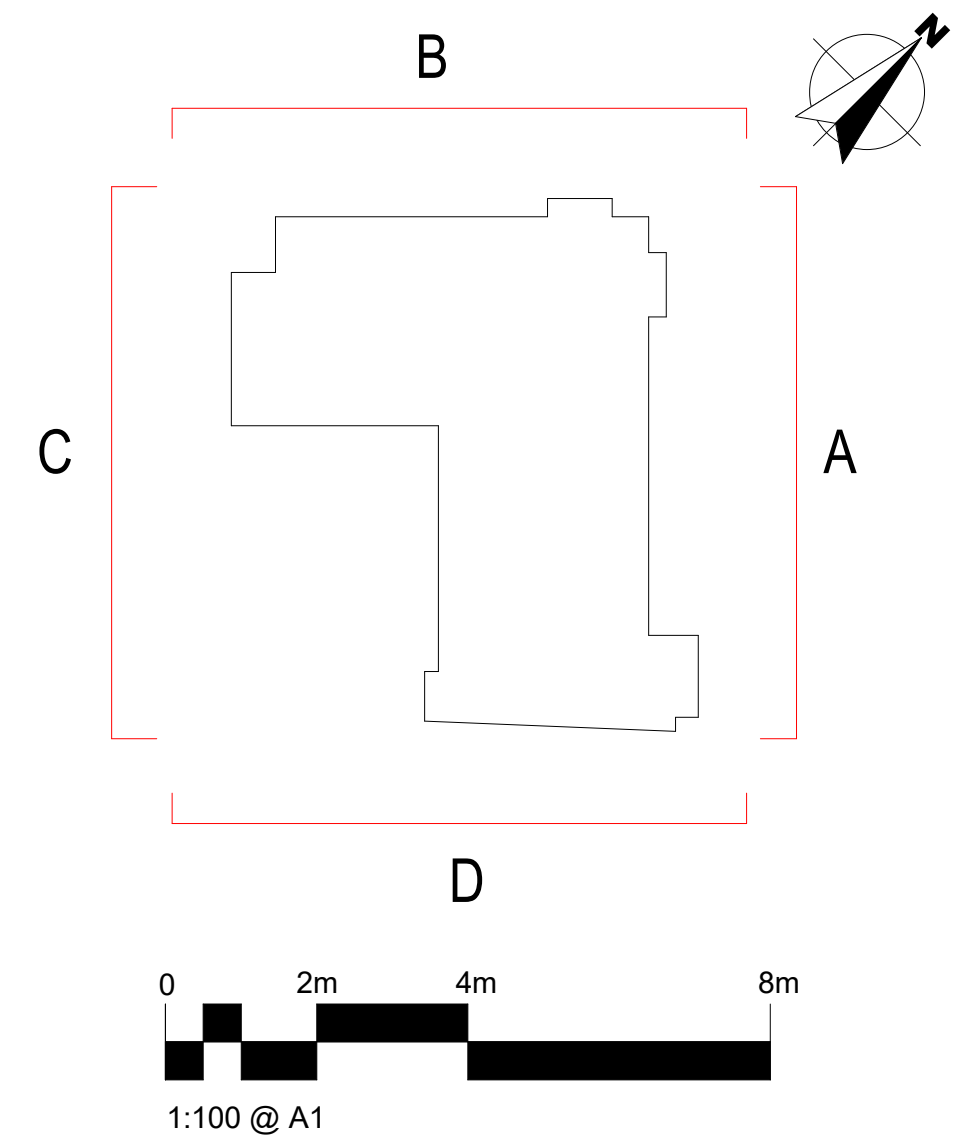
Proposed Elevation A.

1 : 100 @ A1



Proposed Elevation B.

1 : 100 @ A1




T3	Solar panels removed from scheme design as per CE instruction 14.12.23.	14.12.23	CB	PEH
T2	Wall Vents, Roof Vents & PVs indicated on Elevation A	11.12.23	AL	PEH
TENDER				
-	First issue. For Comment/Approval.	-	-	-
PRELIMINARY				
Revision	Description	Date	Drawn	Checked

Halliday Meecham Architects Limited

111 Piccadilly Manchester M1 2HY
+44 (0)161 661 5566

4 Devonshire Street London W1W 5DT
+44 (0)203 440 5175

hma@hallidaymeecham.com
www.hallidaymeecham.com

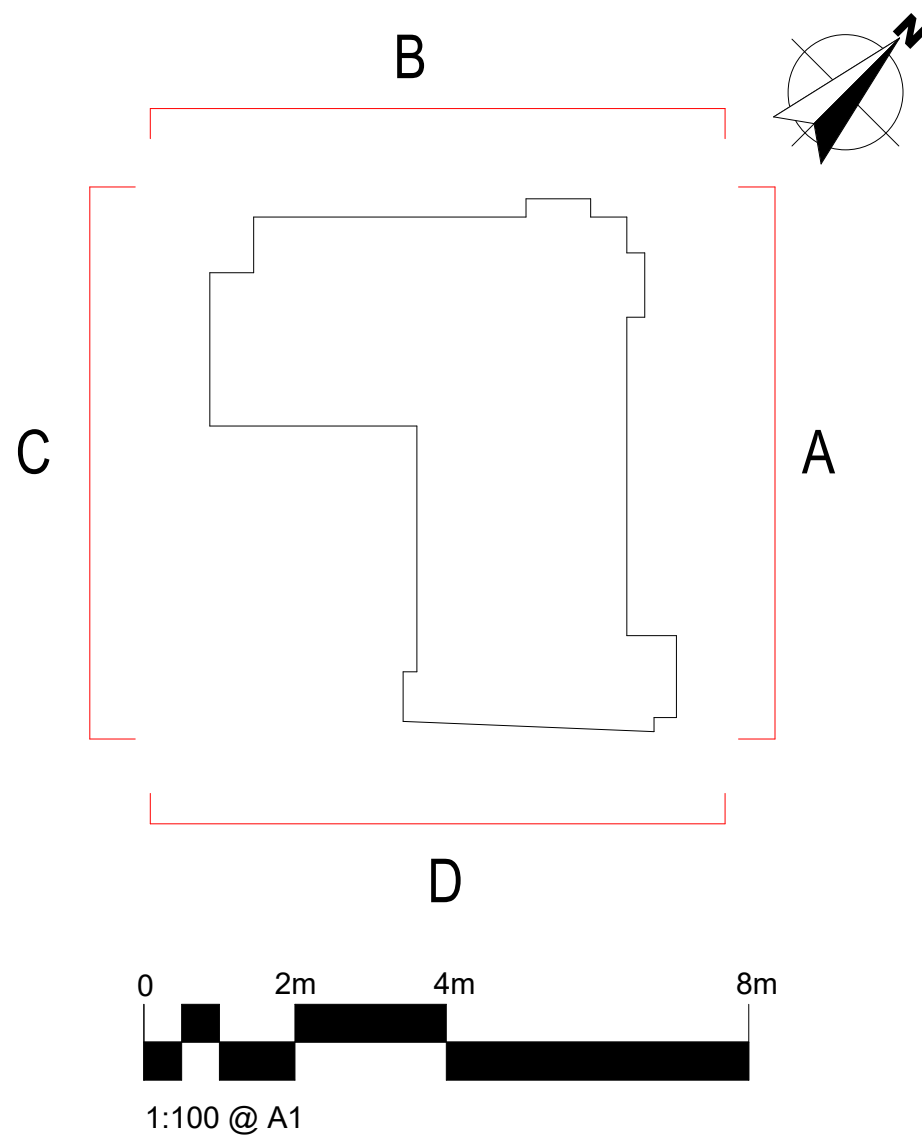


**HALLIDAY
MEECHAM
ARCHITECTS**

Client:	CE						
Project:	Crewe Municipal Buildings TADIC						
Phase/ Location:	Earle Street, Crewe, Cheshire, CW1 2BJ						
Drawing:	Proposed Elevation 1 of 2						
Scale @ A1	Scale @ A3	Date:	Drawn:	Checked:	Job No.	Drawing No.	
1:100	1:200	24.08.23	SD	PEH	5659	20201	
Drawing Ref.							Revision
5659-HMA-CMB-XX-DR-A-20201							T3



Proposed Elevation C.
1 : 100 @ A1



Proposed Elevation D.
1 : 100 @ A1

T3	Solar panels removed from scheme design as per CE instruction 14.12.23.	14.12.23	CB	PEH
T2	PV locations indicated	11.12.23	AL	PEH
TENDER				
-	First issue. For Comment/Approval.	-	-	-
PRELIMINARY				
Revision	Description	Date	Drawn	Checked

Halliday Meecham Architects Limited

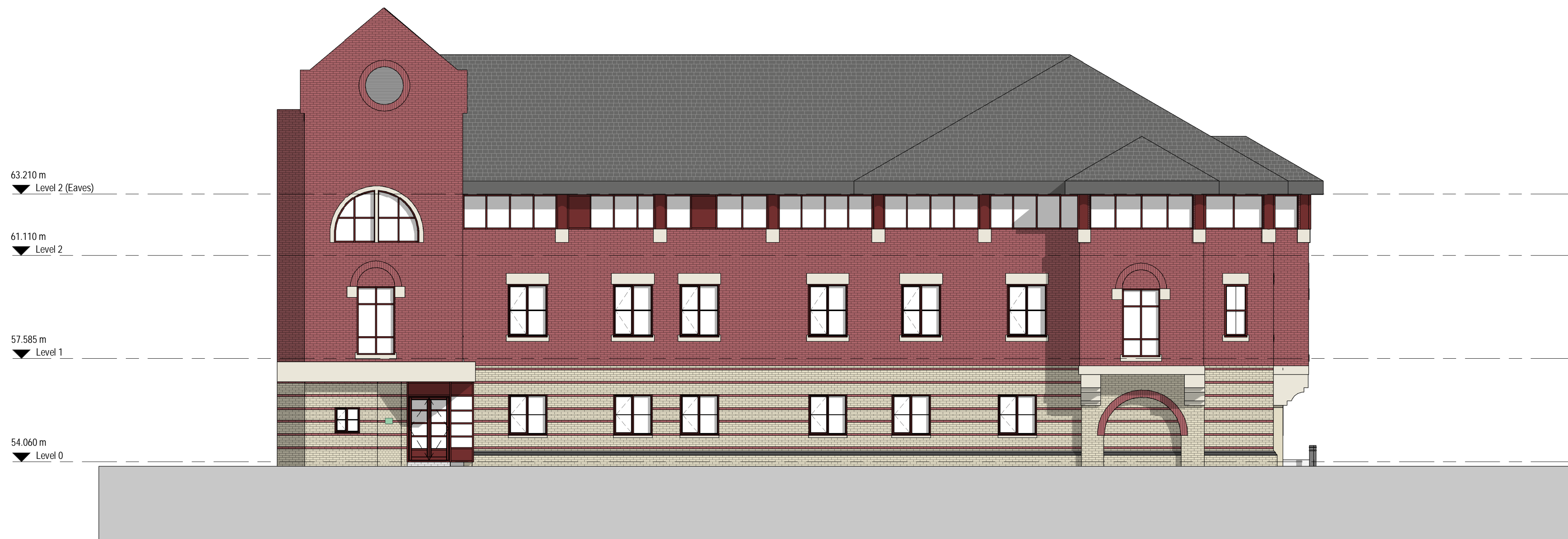
111 Piccadilly Manchester M1 2HY
+44 (0)161 661 5566

4 Devonshire Street London W1W 5DT
+44 (0)203 440 5175

hma@hallidaymeecham.com
www.hallidaymeecham.com

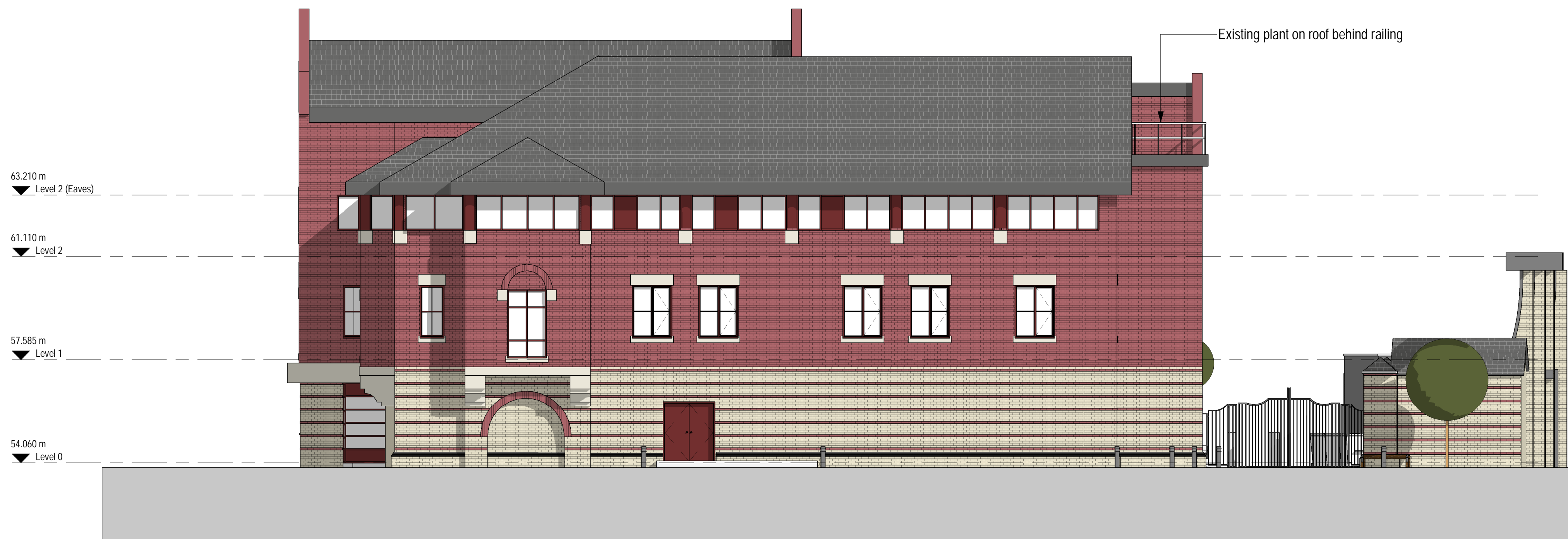


Client:	CE			
Project:	Crewe Municipal Buildings TADIC			
Phase/ Location:	Earle Street, Crewe, Cheshire, CW1 2BJ			
Drawing:	Proposed Elevations 2 of 2			
Scale @ A1	Scale @ A3	Date:	Drawn:	Checked:
1:100	1:200	24.08.23	SD	PEH
Job No.			Drawing No.	
5659			20202	
Drawing Ref.				Revision
5659-HMA-CMB-XX-DR-A-20202				T3



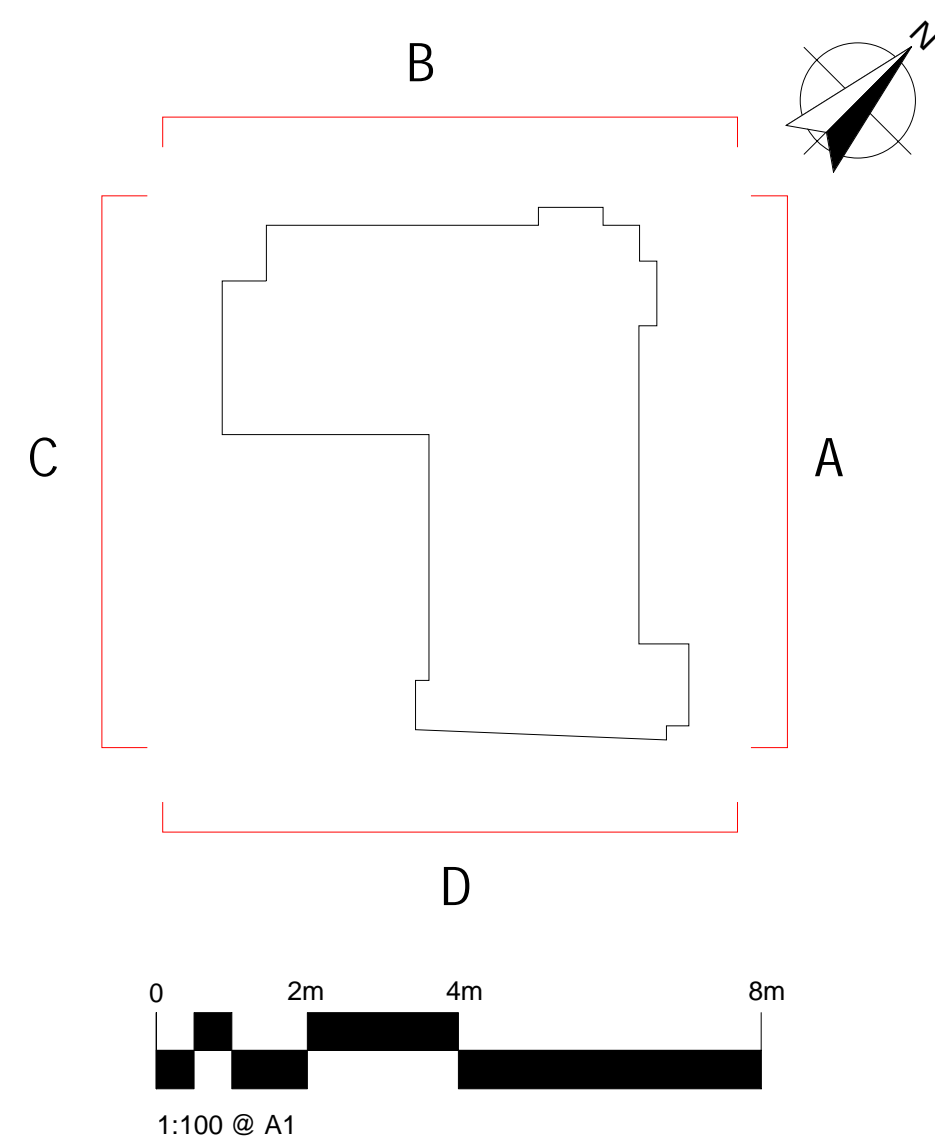
Existing Elevation A

1 : 100 @ A1



Existing Elevation B

1 : 100 @ A1



A	For Planning	02.10.23	SD	PEH
Revision	Description	Date	Drawn	Checked

Halliday Meecham Architects Limited

111 Piccadilly Manchester M1 2HY
+44 (0)161 661 5566

4 Devonshire Street London W1W 5DT
+44 (0)203 440 5175

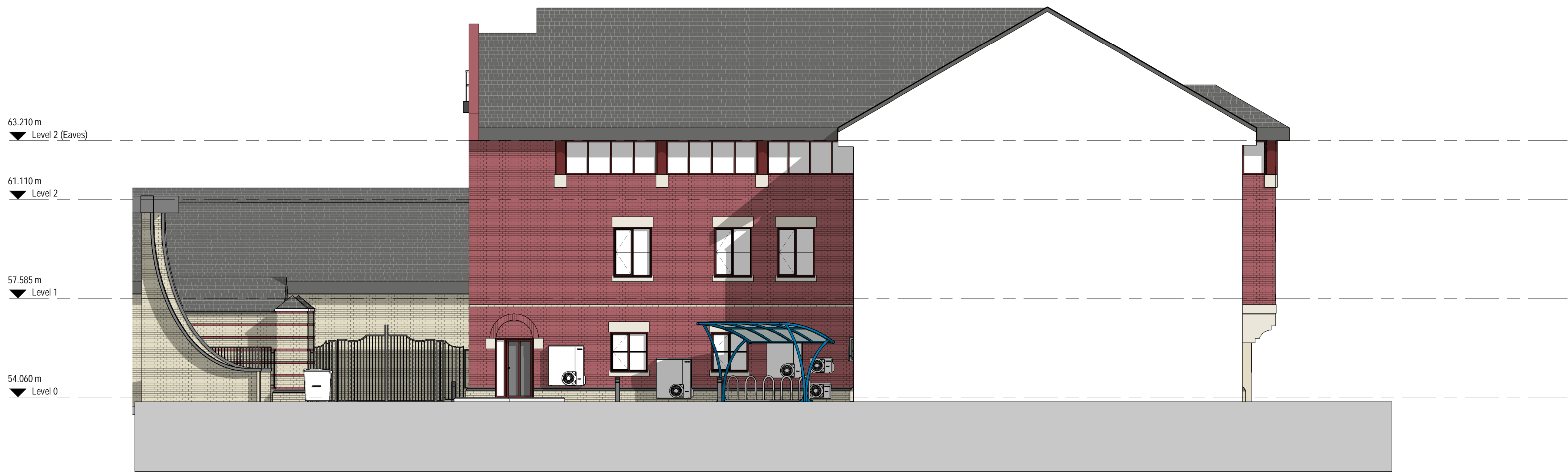
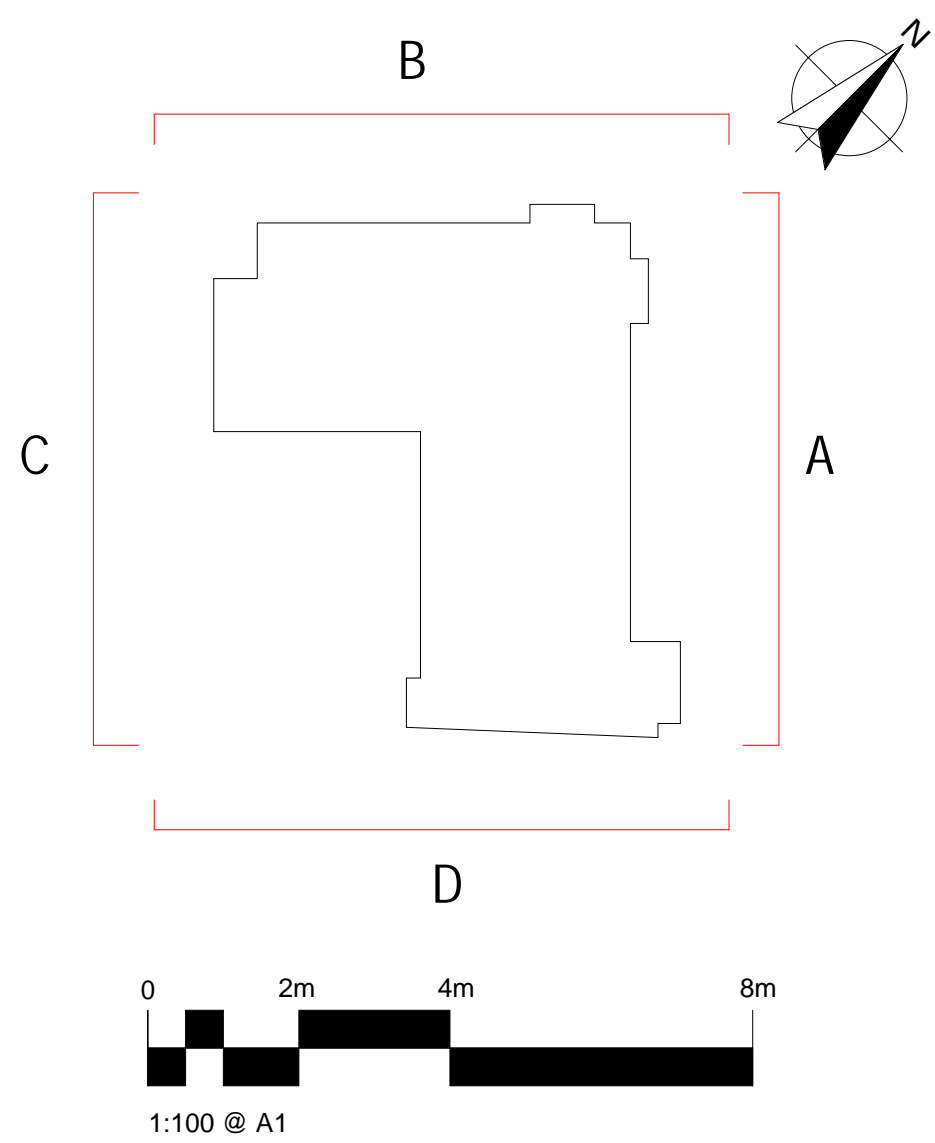
hma@hallidaymeecham.com
www.hallidaymeecham.com




Client:	CE					
Project:	Crewe Municipal Buildings TADIC					
Phase/Location:	Earle Street, Crewe, Cheshire, CW1 2BJ					
Drawing:	Existing Elevations 1 of 2					
Scale @ A1	Scale @ A3	Date:	Drawn:	Checked:	Job No.	Drawing No.
		08/24/23	SD	PEH	5659	00103
Drawing Ref.						Revision
5659-HMA-CMB-XX-DR-A-00103						A



Existing Elevation C
1 : 100 @ A1



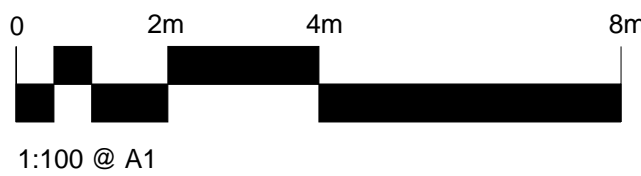
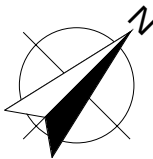
Existing Elevation D
1 : 100 @ A1

A	For Planning	02.10.23	SD	PEH
Revision	Description	Date	Drawn	Checked
Halliday Meecham Architects Limited				
111 Piccadilly Manchester M1 2HY +44 (0)161 661 5566				
4 Devonshire Street London W1W 5DT +44 (0)203 440 5175				
hma@hallidaymeecham.com www.hallidaymeecham.com				
		HALLIDAY MEECHAM ARCHITECTS		
Client: CE				
Project: Crewe Municipal Buildings TADIC				
Phase/ Location: Earle Street, Crewe, Cheshire, CW1 2BJ				
Drawing: Existing Elevations 2 of 2				
Scale @ A1	Scale @ A3	Date: 08/24/23	Drawn: SD	Checked: PEH
			Job No. 5659	Drawing No. 00104
Drawing Ref. 5659-HMA-CMB-XX-DR-A-00104				Revision A



Departments

- Circulation
- Co-working space
- Meeting/Office
- Store
- WC



Level 2 - Proposed Floor Plan

1 : 100 @ A1

A	For Planning	02.10.23	SD	PEH
Revision	Description	Date	Drawn	Checked

Halliday Meecham Architects Limited

111 Piccadilly Manchester M1 2HY
+44 (0)161 661 5566

4 Devonshire Street London W1W 5DT
+44 (0)203 440 5175

hma@hallidaymeecham.com
www.hallidaymeecham.com

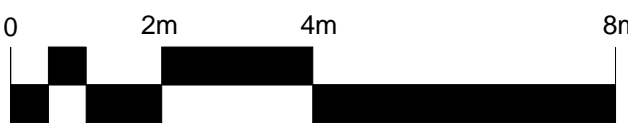
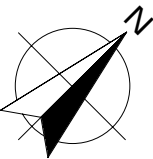


Client:	CE				
Project:	Crewe Municipal Buildings TADIC				
Phase/Location:	Earle Street, Crewe, Cheshire, CW1 2BJ				
Drawing:	Proposed Second Floor Plan				
Scale @ A1	Scale @ A3	Date:	Drawn:	Checked:	Job No.
		08/24/23	SD	PEH	5659
Drawing Ref.					Revision
5659-HMA-CMB-02-DR-A-00202					A



Departments

- Circulation
- Co-working space
- Meeting/Office
- Store
- WC



1:100 @ A1

Level 1 - Proposed Plan

1 : 100 @ A1

A	For Planning	02.10.23	SD	PEH
Revision	Description	Date	Drawn	Checked

Halliday Meecham Architects Limited

111 Piccadilly Manchester M1 2HY
+44 (0)161 661 5566

4 Devonshire Street London W1W 5DT
+44 (0)203 440 5175

hma@hallidaymeecham.com
www.hallidaymeecham.com

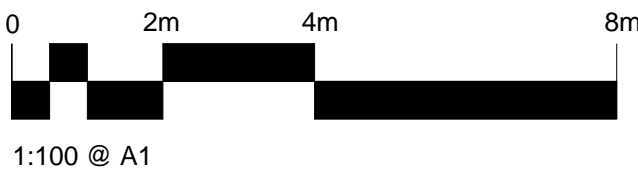
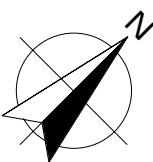


Client:	CE				
Project:	Crewe Municipal Buildings TADIC				
Phase/Location:	Earle Street, Crewe, Cheshire, CW1 2BJ				
Drawing:	Proposed First Floor Plan				
Scale @ A1	Scale @ A3	Date:	Drawn:	Checked:	Job No.
		08/24/23	SD	PEH	5659
Drawing No.					CMB-00201
Drawing Ref.					Revision
5659-HMA-CMB-01-DR-A-00201					A



Departments

- Circulation
- Co-working space
- IT
- Meeting/Office
- Store
- WC



Occupancy of Co-working space,
based on furniture
83

Events:
100 (Max)

A	For Planning	02.10.23	SD	PEH
Revision	Description	Date	Drawn	Checked

Halliday Meecham Architects Limited

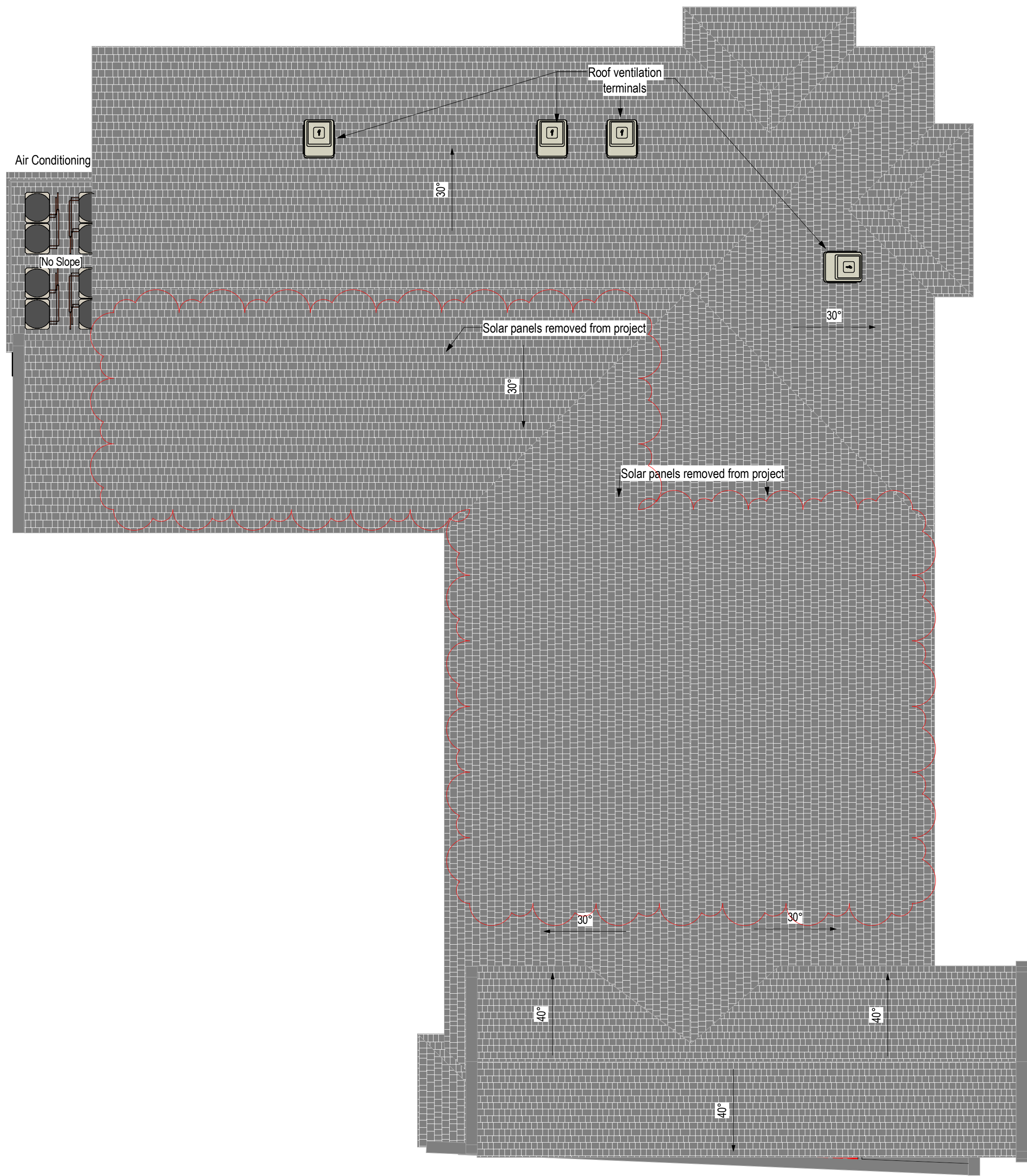
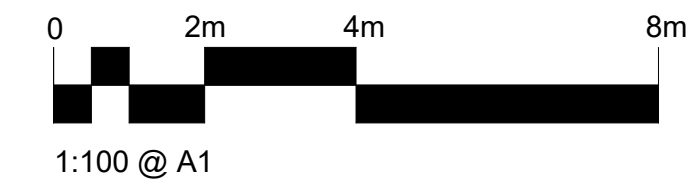
111 Piccadilly Manchester M1 2HY
+44 (0)161 661 5566

4 Devonshire Street London W1W 5DT
+44 (0)203 440 5175

hma@hallidaymeecham.com
www.hallidaymeecham.com



Client:	CE				
Project:	Crewe Municipal Buildings TADIC				
Phase/Location:	Earle Street, Crewe, Cheshire, CW1 2BJ				
Drawing:	Proposed Ground Floor Plan				
Scale @ A1	Scale @ A3	Date:	Drawn:	Checked:	Job No.
		08/23/23	SD	PEH	5659
Drawing Ref.					Revision
5659-HMA-CMB-00-DR-A-00200					A



Proposed Roof Plan
1 : 100 @ A1

T2	Solar panels removed from scheme design as per CE instruction 14.12.23.	14.12.23	CB	PEH
T1	For comment	11.12.23	AL	PEH
TENDER				
-	First issue. For Comment/Approval.	-	-	-
PRELIMINARY				
Revision	Description	Date	Drawn	Checked

Halliday Meecham Architects Limited
111 Piccadilly Manchester M1 2HY
+44 (0)161 661 5566
4 Devonshire Street London W1W 5DT
+44 (0)203 440 5175
hma@hallidaymeecham.com
www.hallidaymeecham.com



Client:	CE						
Project:	Crewe Municipal Buildings TADIC						
Phase/ Location:	Earle Street, Crewe, Cheshire, CW1 2BJ						
Drawing:	Proposed Roof Plan						
Scale @ A1	Scale @ A3	Date:	Drawn:	Checked:	Job No.	Drawing No.	
1:100	N.T.S.	12/11/23	AL	PEH	5659	20205	
Drawing Ref.	5659-HMA-CMB-ZZ-DR-A-20205						Revision
							T2

This page is intentionally left blank

Application No: 23/4000N

Location: MUNICIPAL BUILDINGS, EARLE STREET, CREWE, CW1 2BJ

Proposal: The proposal is to convert the Municipal Building Annex into flexible workspaces. Works will include the demolition and remodelling of internal walls, reconfiguration of toilet facilities and replacement of ceilings. Externally, 5 windows and 2 doors will be removed to make way for a curtain wall and new frontage to the Annex via the courtyard. The works will also involve remodelling the existing and under-utilised service yard into an outdoor courtyard

Applicant: Tim Allen, Cheshire East Council

Expiry Date: 15-Jan-2024

SUMMARY

The design of the proposed development is considered to be acceptable.

The proposal is considered to be acceptable in terms of its design, Impact upon the host Grade II Listed Building (neutral impact). The proposed development would comply with the relevant policies of the development plan.

RECOMMENDATION

APPROVE with conditions

PROPOSAL

This proposal is to use the Municipal Buildings Annex as a Technology and Design Innovation Centre (TADIC) to provide flexible, co-working office space for individuals and small start-up companies.

The proposed works are as follows:

- Re-configuration of the internal space (office space, meeting rooms and kitchen facilities)
- Re-configuration of the toilet facilities
- Alterations to the south and west elevations (curtain walling and a new entrance)
- Remodelled fenestration
- Landscaped rear courtyard

- Bin storage/cycle storage to be redesigned and relocated
- Changes to the parking layout
- Minor alterations in the form of roof ventilation terminals, through wall vents and a stainless steel vent.

This application is accompanied by planning application 23/3998N.

SITE DESCRIPTION

The Municipal Buildings is a Grade II listed building which lies within Crewe Town Centre.

The Listing for the property states as follows;

'GV II Council Offices, 1902-1905 by H T Hare in English Baroque style. Yellow sandstone ashlar with stone slate gable roof. 2½ storeys and basement, 5 bays. 3 centre bays recessed for 2 storeys, flanked and separated by giant unfluted Ionic columns. Small Tuscan column mullions to ground floor windows, in outer bays. Deeply recessed semi-circular headed entrance with wrought iron gates and oak screen with double doors. This is flanked by timber mullion and centre-arched transome windows with matching archivolt and cartouche keystones. Pairs of large reclining figures, carved in relief by F.E.E.Schenck, surmount the three centre openings. Cross windows with stone eared architraves at first floor level and segmental bracketted balconies to outer bays. Dentilled and bracketted eaves cornice. Dormer windows to second floor centre bays with small pediments above and fronted by balustraded parapet. End bay windows are bullseyes with egg and dart and festoon treatment. Copings to gables, stone chimneys and cupola with vane and locomotive finial. Interior: Tuscan columns in entrance hall, York stone geometrical staircase, marble Ionic columns and a window in Venetian style in the Council Chamber. Hardwood doors, in elaborate frames, and plasterwork based on festoons and egg and dart moulds'

This application relates to the Municipal Buildings Annex which is a three-storey office block constructed in the 1990s.

RELEVANT HISTORY

23/3998N - The proposal is to convert the Municipal Building Annex into flexible workspaces. Works will include the demolition and remodelling of internal walls, reconfiguration of toilet facilities and replacement of ceilings. Externally, 5 windows and 2 doors will be removed to make way for a curtain wall and new frontage to the Annex via the courtyard. The works will also involve remodelling the existing and under-utilised service yard into an outdoor courtyard – Application Undetermined

23/2368N - Listed building consent for proposals for repair of Crewe Municipal Buildings main facade windows, doors and wrought iron railing and gates including replacement of two existing flag poles and associated temporary works – Application Undetermined

23/2367N - Proposals for repair of Crewe Municipal Buildings main facade windows, doors and wrought iron railing and gates including replacement of two existing flag poles and associated temporary works – Application Undetermined

20/2606N - Listed Building Consent for Installation of new and replacement CCTV cameras within Original Part of Crewe Municipal Buildings. Works consist of installation of new cameras and cable routes – Application Undetermined

12/1730N - Proposals to provide access to the principal elevation of the Municipal Building by re-grading the external path and integrating a Sesame access lift to the internal flight of steps. Refurbishment and minor alterations to the front range of ground floor suite of rooms to incorporate the registrations department. The internal refurbishment work includes redecoration to all the front range of ground floor rooms and reconfiguration to allow access to the suite of rooms to be designated as the registrations department – Approved 16th July 2012

11/1024N - Listed Building Consent to Provide Access to the Principal Elevation of the Municipal Building by Integrating a Sesame Access Lift to the External Flight of Steps and a Second Sesame Lift to the Internal Flight of Steps. Refurbishment and Minor Alterations to the Front Range of Ground Floor Suite of Rooms to Incorporate the Registrations Department. The Internal Refurbishment Work Includes Redecoration to all the Front Range of Ground Floor Rooms and Reconfiguration to Allow Access to the Suite of Rooms to be Designated as the Registrations Department – Approved 24th August 2011

11/1023N - Proposal to Provide Access to the Principal Elevation of the Municipal Building by Integrating a Sesame Access Lift to the External Flight of Steps and a Second Sesame Lift to the Internal Flight of Steps. Refurbishment and Minor Alterations to the Front Range of Ground Floor Suite of Rooms to Incorporate the Registrations Department. The Internal Refurbishment Work includes Redecoration to all the Front Range of Ground Floor Rooms and Reconfiguration to Allow Access to the Suite of Rooms to be Designated as the Registrations Department – Approved 5th September 2011

P06/0069 - Listed Building Consent for Alterations to Front and Rear Entrances and Internal Alterations – Approved 3rd April 2006

P98/0179 - LBC for attaching notice board to front elevation – Approved 27th April 1998

P98/0080 - Removal of condition 6 on advertisement consent for sign boards and addition of extra sign – Approved 5th March 1998

P96/0020 - LBC for handrail to front entrance steps – Approved 29th February 1996

P94/0366 - LBC Brass lettering – Approved 23rd August 1994

P94/0335 - LBC Substation – Approved 30th June 1994

P94/0334 – Substation – Approved 30th June 1994

7/18455 - Three storey office extension to rear and associated car parking – Approved 22nd May 1990

7/18499 - LBC for demolition of corn exchange, three storey office extension to rear and internal alterations. To municipal buildings – Approved 22nd May 1990

NATIONAL & LOCAL POLICY

Cheshire East Local Plan Strategy (CELPS)

MP1 – Presumption in Favour of Sustainable Development

SD1 - Sustainable Development in Cheshire East

SD2 - Sustainable Development Principles

SE1 - Design

SE7 – The Historic Environment

Site Allocations and Development Policies Document

GEN1 – Design Principles

HER1 – Heritage Assets

HER4 – Listed Buildings

Neighbourhood Plan

There is no Neighbourhood Plan in Crewe.

National Policy

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

CONSULTATIONS

Historic England: Suggest that the Council seek the views of your specialist conservation and archaeological advisers.

Council for British Archaeology: No comments received.

Twentieth Century Society: No comments received.

The Victorian Society: No comments received.

The Georgian Group: No comments received.

The Society for the Protection of Ancient Buildings: No comments received.

Historic Buildings and Places: No comments received.

VIEWS OF THE TOWN COUNCIL

Crewe Town Council: No comments received.

REPRESENTATIONS

No representations received.

APPRAISAL

Principle of Development

The site lies within the Crewe Settlement Boundary and is a Grade II Listed Building. This application is to consider the impact of the works upon the Grade II Listed Building.

Design and Impact upon the Grade II Listed Building

The NPPF paragraph 197 identifies that

In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) the desirability of new development making a positive contribution to local character and distinctiveness.*

Para 199 states that great weight should be given to the asset's conservation. Para 200 goes on to clarify that any harm to, or loss of, the significance of a designated heritage asset should have clear and convincing justification for the harm.

Policy SE 7 of the CELPS states that *'The character, quality and diversity of the historic environment will be conserved and enhanced. All new development should seek to avoid harm to heritage assets and make a positive contribution to the character of Cheshire East's historic and built environment, including the setting of assets and where appropriate, the wider historic environment'*.

Policy HER4 of the SADPD follows the wording of the NPPF and states that when considering development proposals or works affecting a listed building, including alterations, extensions and changes of use, in line with its statutory duty, the council will have special regard to the desirability of preserving the building, its setting and any features of special architectural or historic interest that it possesses.

The application proposes the following changes to the elevations of the building;

- East facing elevation – Provision of a 'Levelling Up Funding' plaque, and re-positioning of the emergency assembly point signage.
- West facing elevation – Replace three windows, one door and one air conditioning unit with a new glazed curtain wall and a new entrance.
- South facing elevation – Replace two windows with a new glazed curtain wall and the removal of five air conditioning units at ground floor level.
- Provision of new plant to the flat roofed section and a new vent to the south facing roof slope. Roof ventilation terminals would be added to the north and east facing roof slopes.
- Through wall vents would be added to the north, south and west elevations.

In addition to the elevational changes to the building, the courtyard would be redesigned, and this would include:

- A reduction in the number of parking spaces from 8 to 4
- The provision of an external seating area for staff
- New entrance ramp
- Landscaping (planters and one new tree)
- Bin storage
- Cycle storage

The internal works relate to the modern 90s annex and do not raise any heritage implications.

The Conservation Officer has stated that she has no objection to the proposed development. The scheme will open up the building and allow more light to enter, whilst not impacting on the existing character of the building. The details of all new external materials and window and door details will be controlled via the imposition of planning conditions.

The proposal would have a neutral impact upon the Grade II Listed Building and is considered to be acceptable in terms of its design. The proposed development would comply with the relevant policies of the development plan.

PLANNING BALANCE

The design of the proposed development is considered to be acceptable.

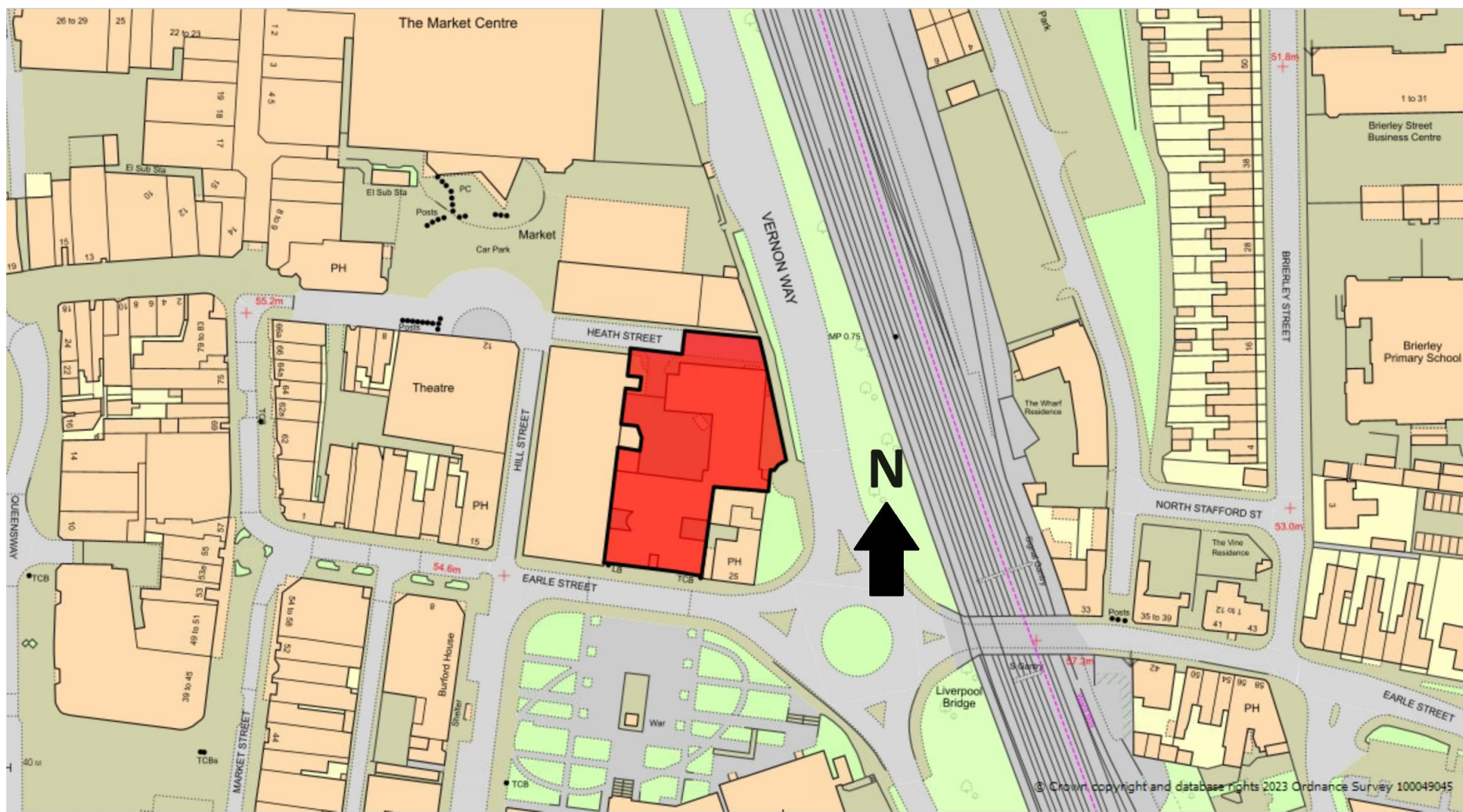
The proposal is considered to be acceptable in terms of its design, Impact upon the host Grade II Listed Building (neutral impact). The proposed development would comply with the relevant policies of the development plan.

RECOMMENDATION:

APPROVE subject to the following conditions;

1. **Standard time**
2. **Approved Plans**
3. **Details of material to be submitted and approved**
4. **Details of all new external doors and windows to be submitted and approved**

In order to give proper effect to the Committee`s intent and without changing the substance of its decision, authority is delegated to the Head of Planning (Regulation) in consultation with the Chair (or in their absence the Vice Chair) to correct any technical slip or omission in the resolution, before issue of the decision notice.



This page is intentionally left blank

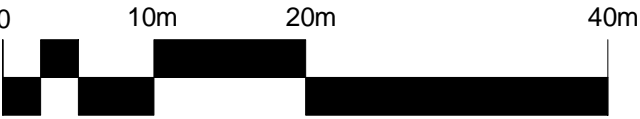
23/4000N
MUNICIPAL BUILDINGS
EARLE STREET
CREWE



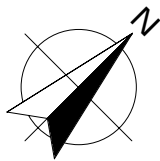
© Copyright: All rights reserved. This drawing must not be reproduced without permission.
Do not scale from this drawing. All dimensions are in millimetres unless otherwise stated.
Any discrepancies should be reported to the Architect.

Location Plan

1 : 500 @ A3



1:500 @ a3



A	For Planning	28.09.23	SD	PEH
Revision	Description	Date	Drawn	Checked

Halliday Meecham Architects Limited

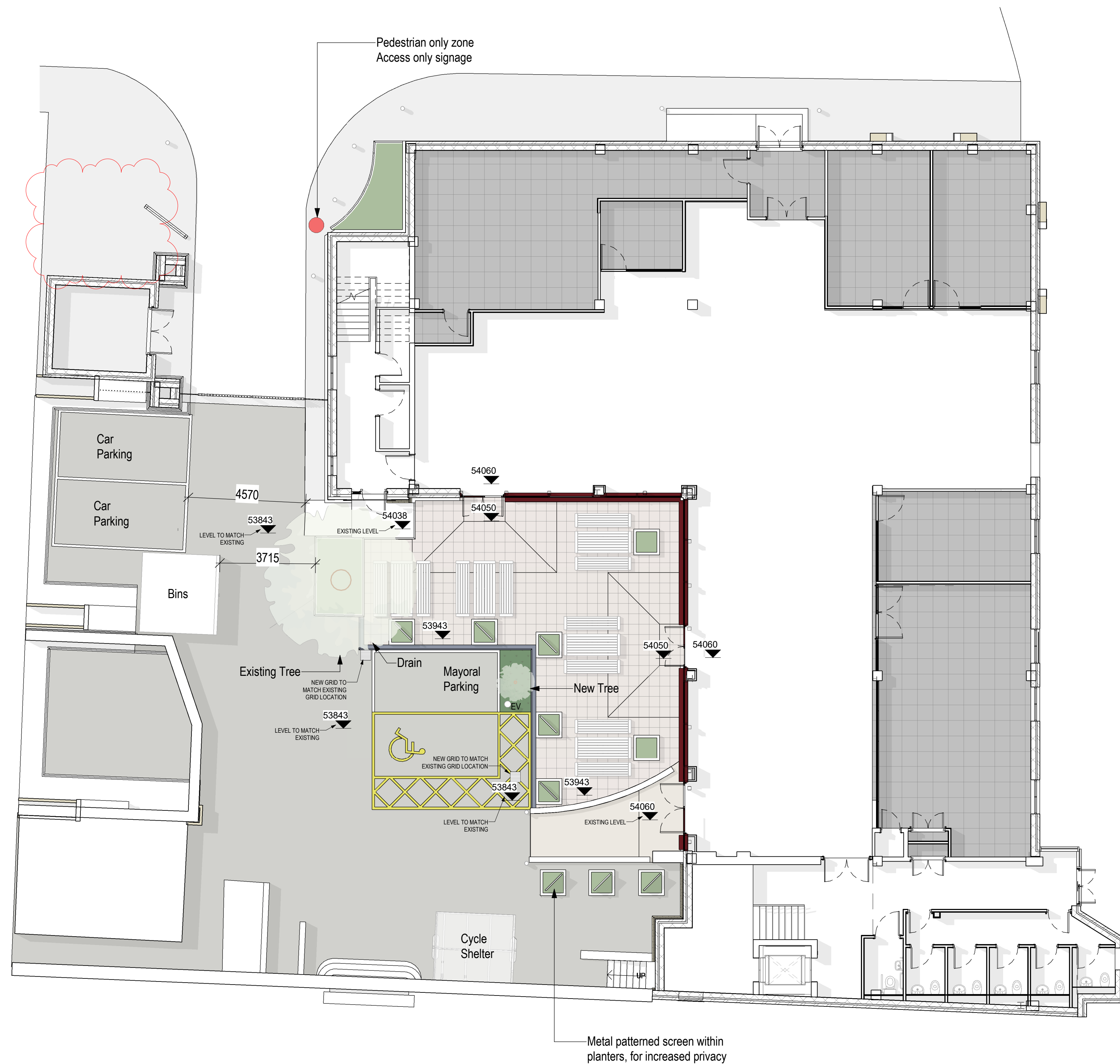
111 Piccadilly Manchester M1 2HY
+44 (0)161 661 5566

4 Devonshire Street London W1W 5DT
+44 (0)203 440 5175

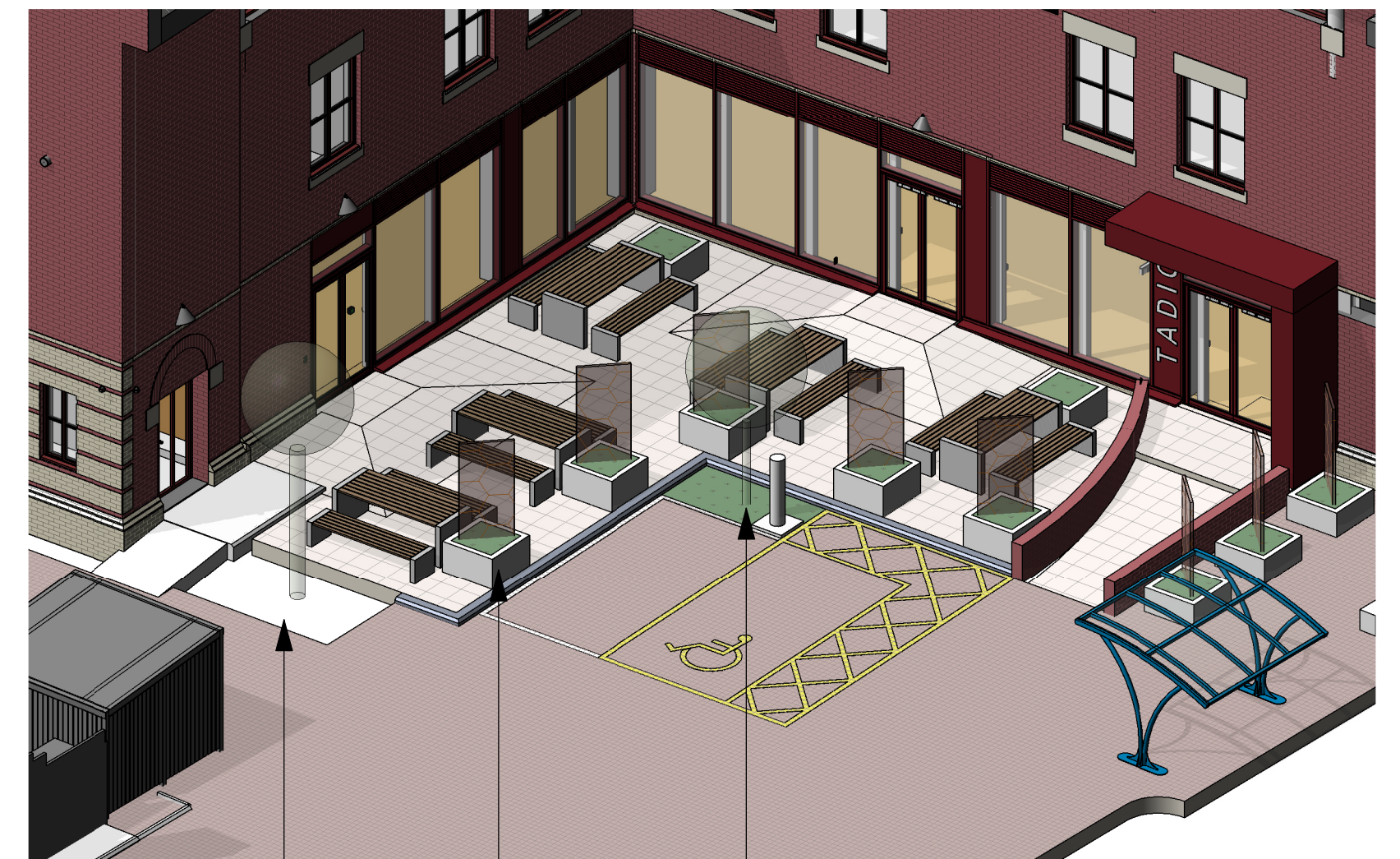
hma@hallidaymeecham.com
www.hallidaymeecham.com



Client:	CE				
Project:	Crewe Municipal Buildings TADIC				
Phase/ Location:	Earle Street, Crewe, Cheshire, CW1 2BJ				
Drawing:	Location Plan				
Scale @ A3	Date: 08/24/23	Drawn: SD	Checked: PEH	Job No. 5659	Drawing No. 00001
Drawing Ref.	5659-HMA-CMB-00-DR-A-00001				Revision A



Proposed Site Plan.
1 : 100 @ A1



- New tree planted
- Metal patterned screen within planters by parking, for increased courtyard privacy and climbing plants
- Existing Tree

T3	Nonexistant tree removed from plan	11.12.23	AL	PEH
T2	Proposed levels around new seating area shown.	22.11.23	CB	PEH
T1	For Comment	02.11.23	SD	PEH
Revision	Description	Date	Drawn	Checked

Halliday Meecham Architects Limited

111 Piccadilly Manchester M1 2HY
+44 (0)161 661 5566

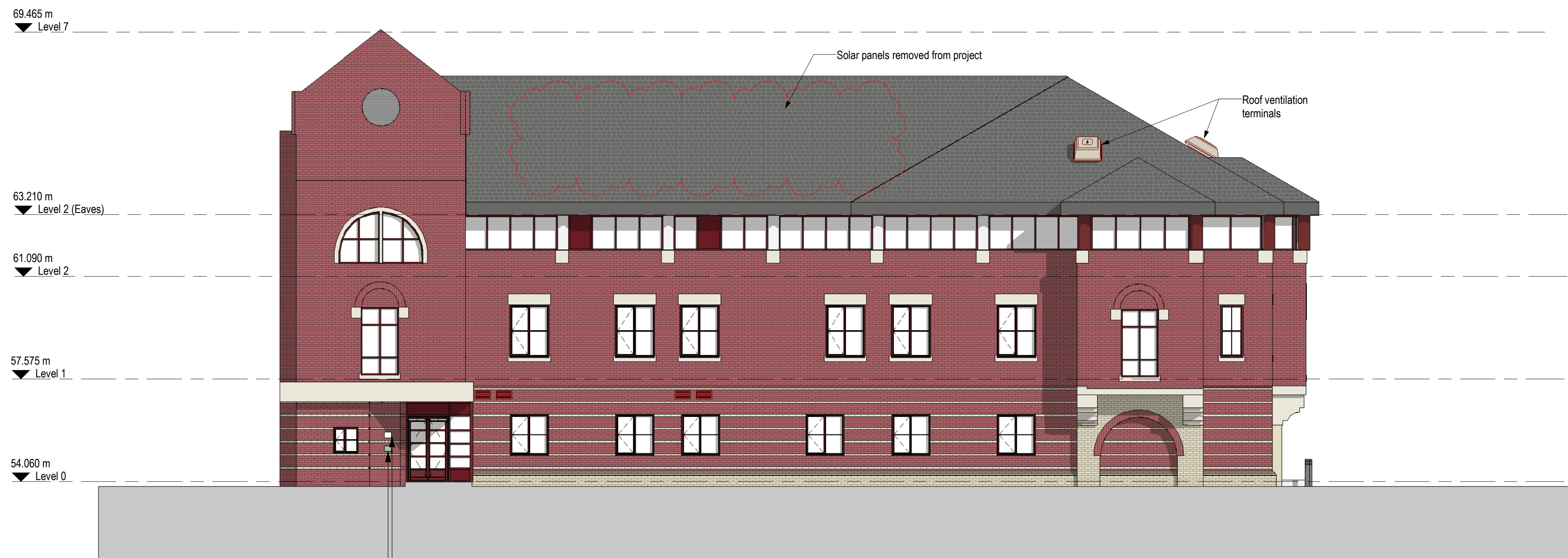
4 Devonshire Street London W1W 5DT
+44 (0)203 440 5175

hma@hallidaymeecham.com
www.hallidaymeecham.com



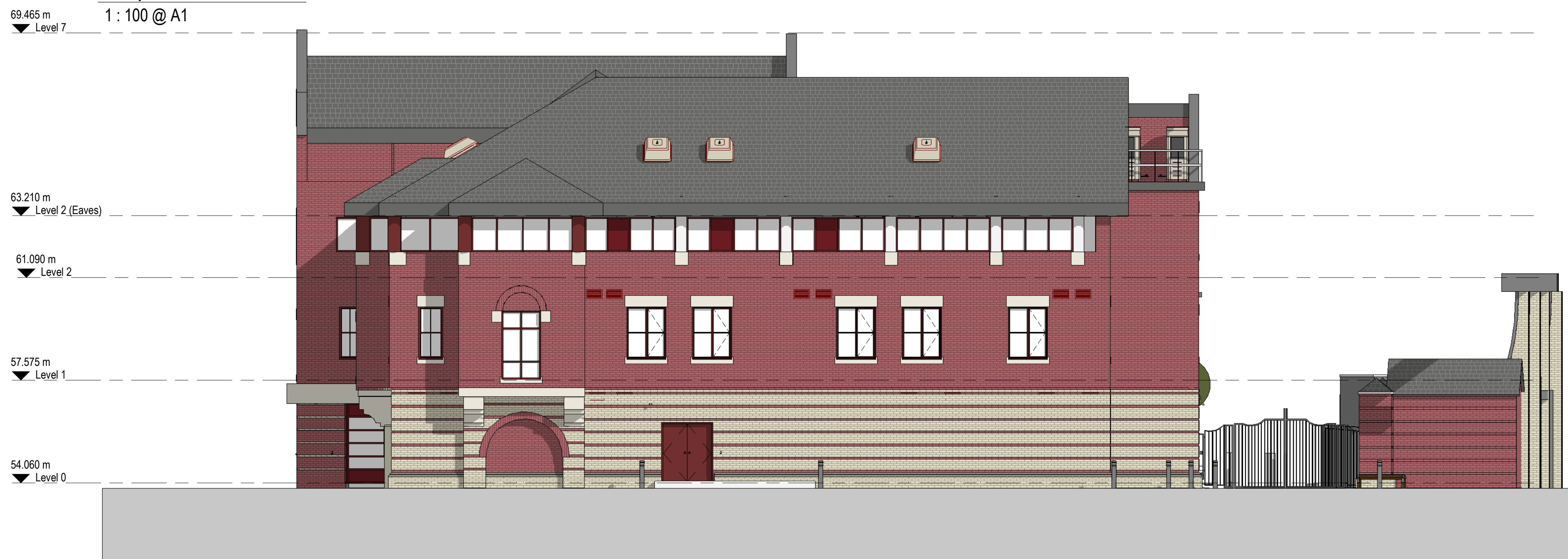
Client:	CE
Project:	Crewe Municipal Buildings TADIC
Phase/ Location:	Earle Street, Crewe, Cheshire, CW1 2BJ
Drawing:	Proposed Site Plan

Scale @ A1	Scale @ A3	Date:	Drawn:	Checked:	Job No.	Drawing No.	Revision
1:100	1:200	20.09.23	SD	PEH	5659	20001	T3
Drawing Ref.	5659-HMA-CMB-00-DR-A-20001						



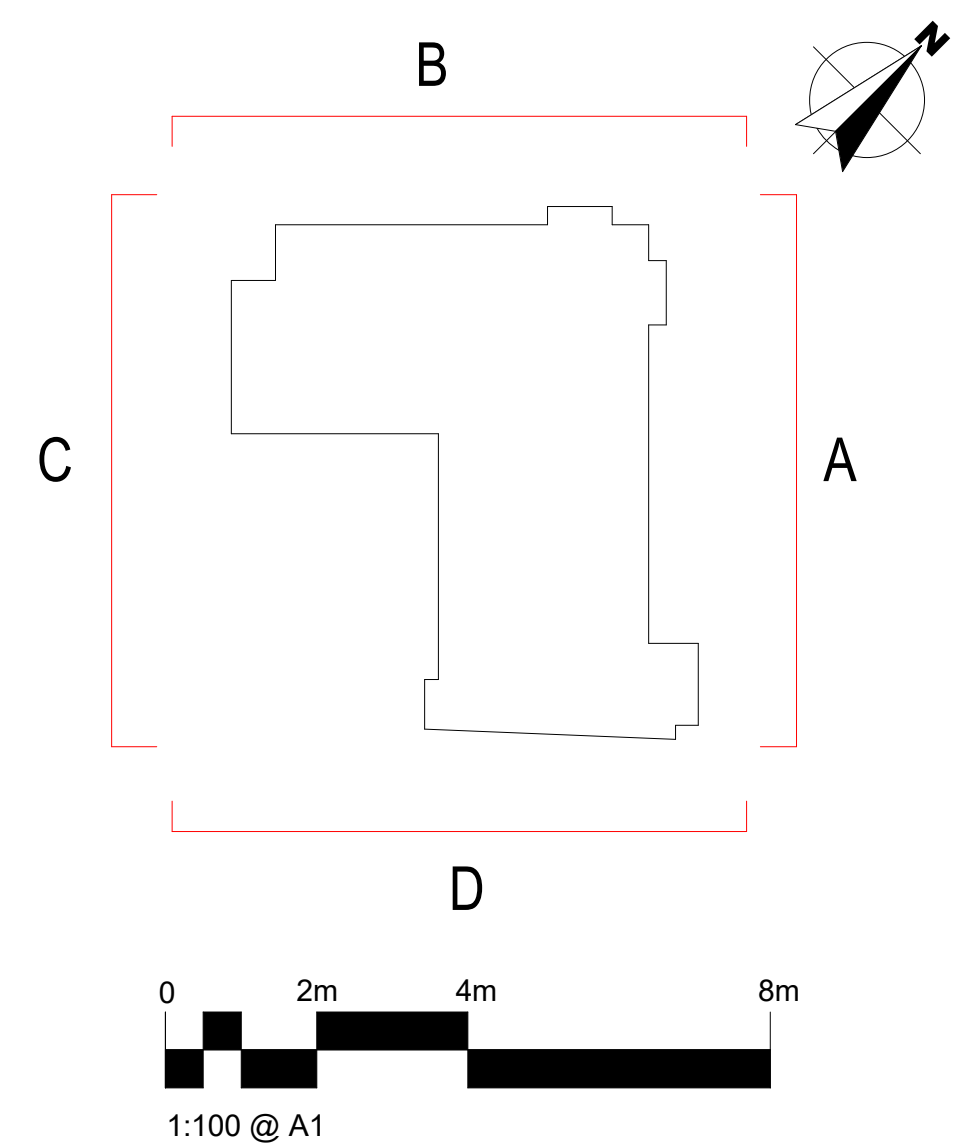
Proposed Elevation A.

1 : 100 @ A1



Proposed Elevation B.

1 : 100 @ A1




T3	Solar panels removed from scheme design as per CE instruction 14.12.23.	14.12.23	CB	PEH
T2	Wall Vents, Roof Vents & PVs indicated on Elevation A	11.12.23	AL	PEH
TENDER				
-	First issue. For Comment/Approval.	-	-	-
PRELIMINARY				
Revision	Description	Date	Drawn	Checked

Halliday Meecham Architects Limited

111 Piccadilly Manchester M1 2HY
+44 (0)161 661 5566

4 Devonshire Street London W1W 5DT
+44 (0)203 440 5175

hma@hallidaymeecham.com
www.hallidaymeecham.com

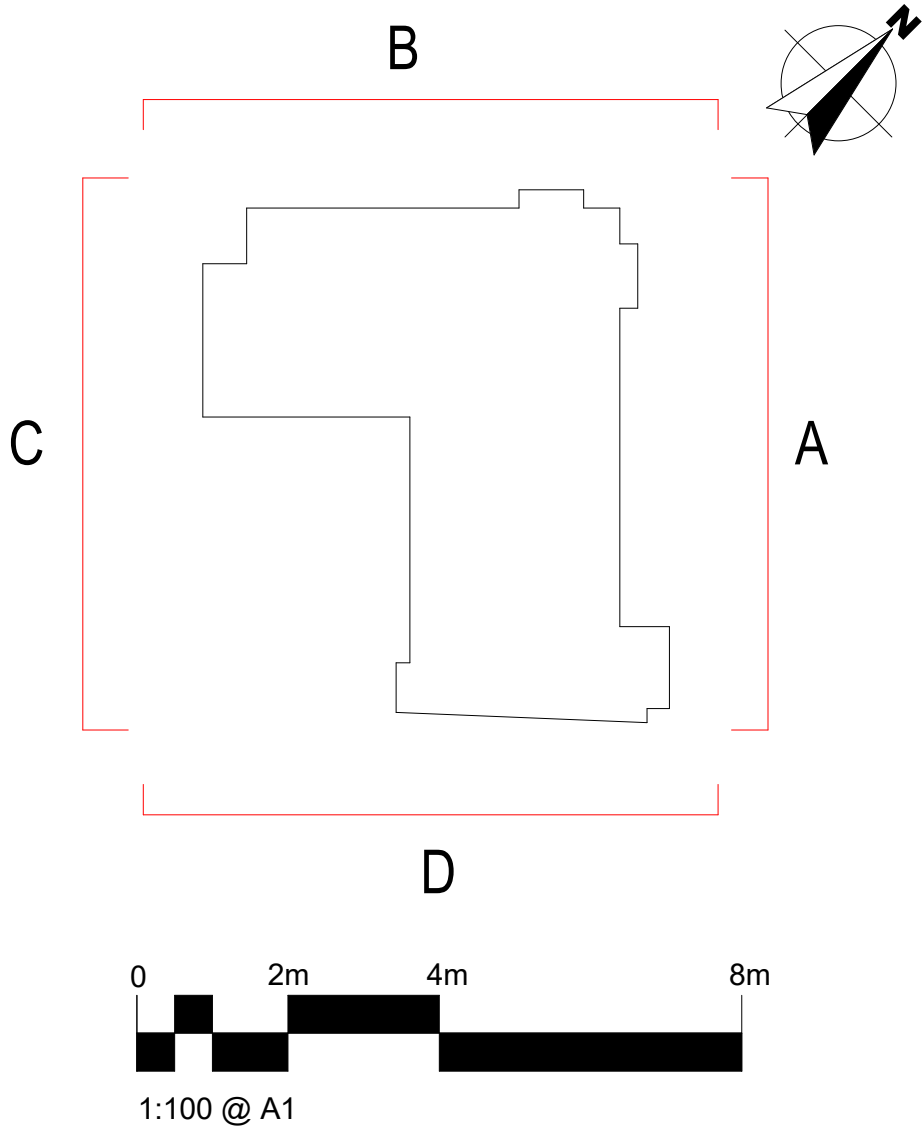


**HALLIDAY
MEECHAM
ARCHITECTS**

Client:	CE					
Project:	Crewe Municipal Buildings TADIC					
Phase/ Location:	Earle Street, Crewe, Cheshire, CW1 2BJ					
Drawing:	Proposed Elevation 1 of 2					
Scale @ A1	Scale @ A3	Date:	Drawn:	Checked:	Job No.	Drawing No.
1:100	1:200	24.08.23	SD	PEH	5659	20201
Drawing Ref.						Revision
5659-HMA-CMB-XX-DR-A-20201						T3



Proposed Elevation C.
1 : 100 @ A1



Proposed Elevation D.
1 : 100 @ A1

T3	Solar panels removed from scheme design as per CE instruction 14.12.23.	14.12.23	CB	PEH
T2	PV locations indicated	11.12.23	AL	PEH
TENDER				
-	First issue. For Comment/Approval.	-	-	-
PRELIMINARY				
Revision	Description	Date	Drawn	Checked

Halliday Meecham Architects Limited

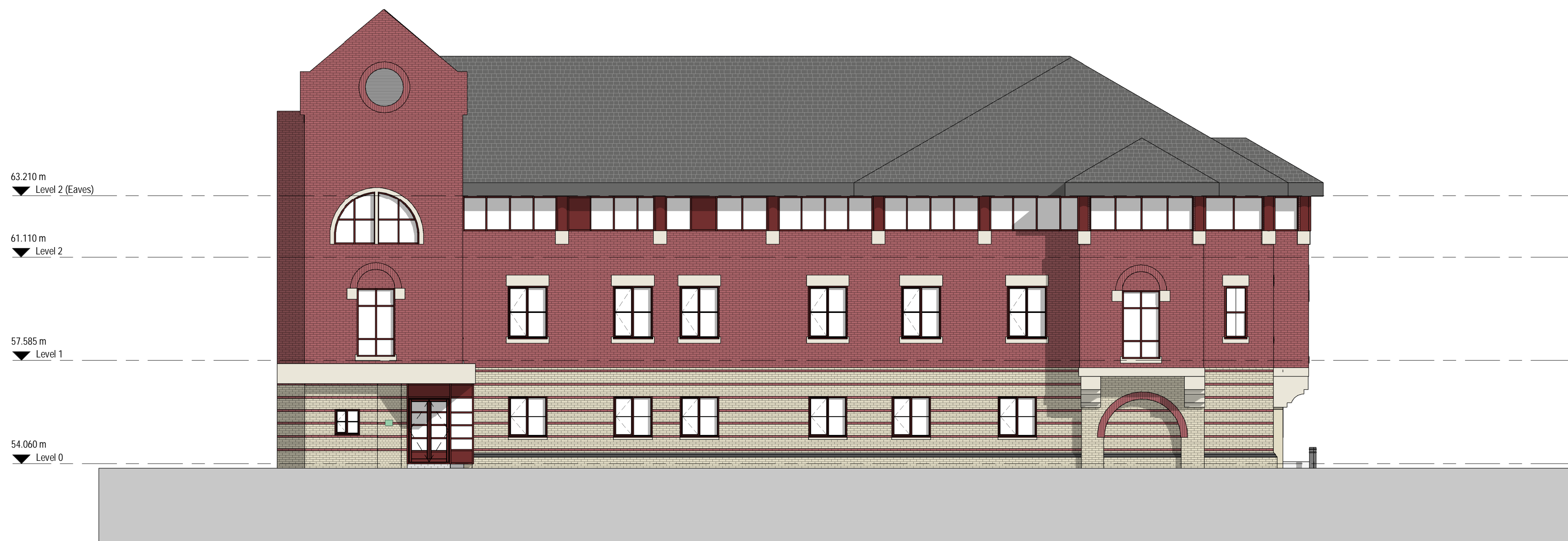
111 Piccadilly Manchester M1 2HY
+44 (0)161 661 5566

4 Devonshire Street London W1W 5DT
+44 (0)203 440 5175

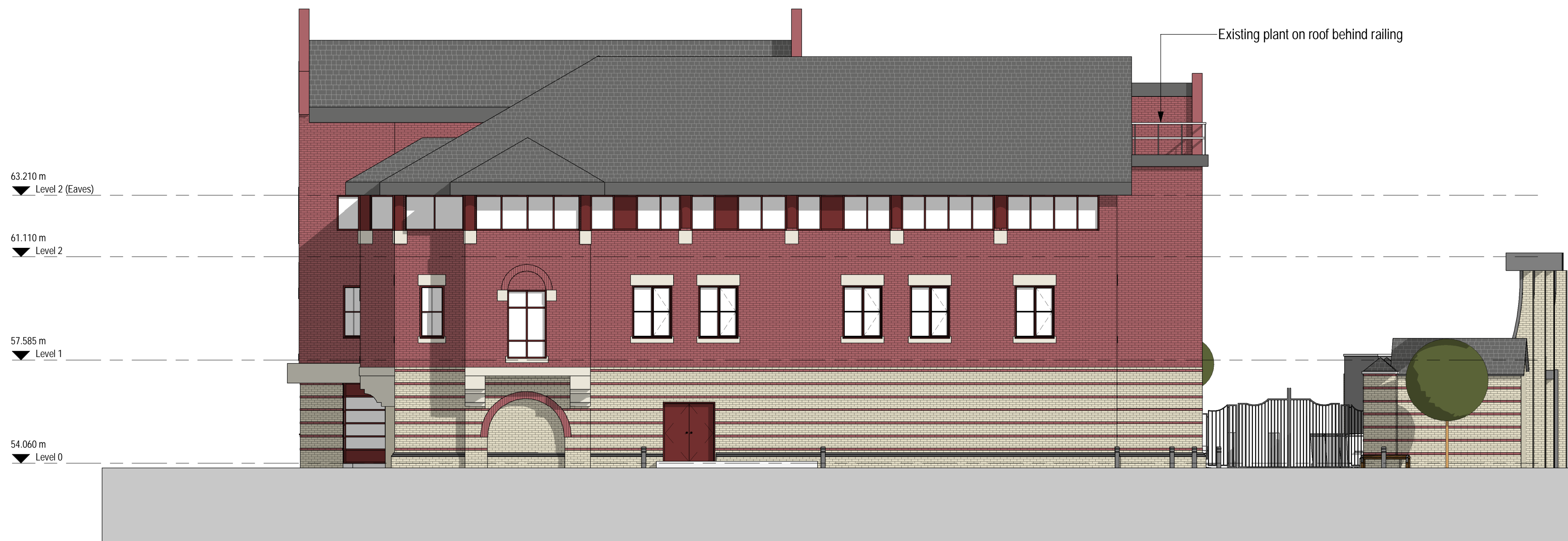
hma@hallidaymeecham.com
www.hallidaymeecham.com



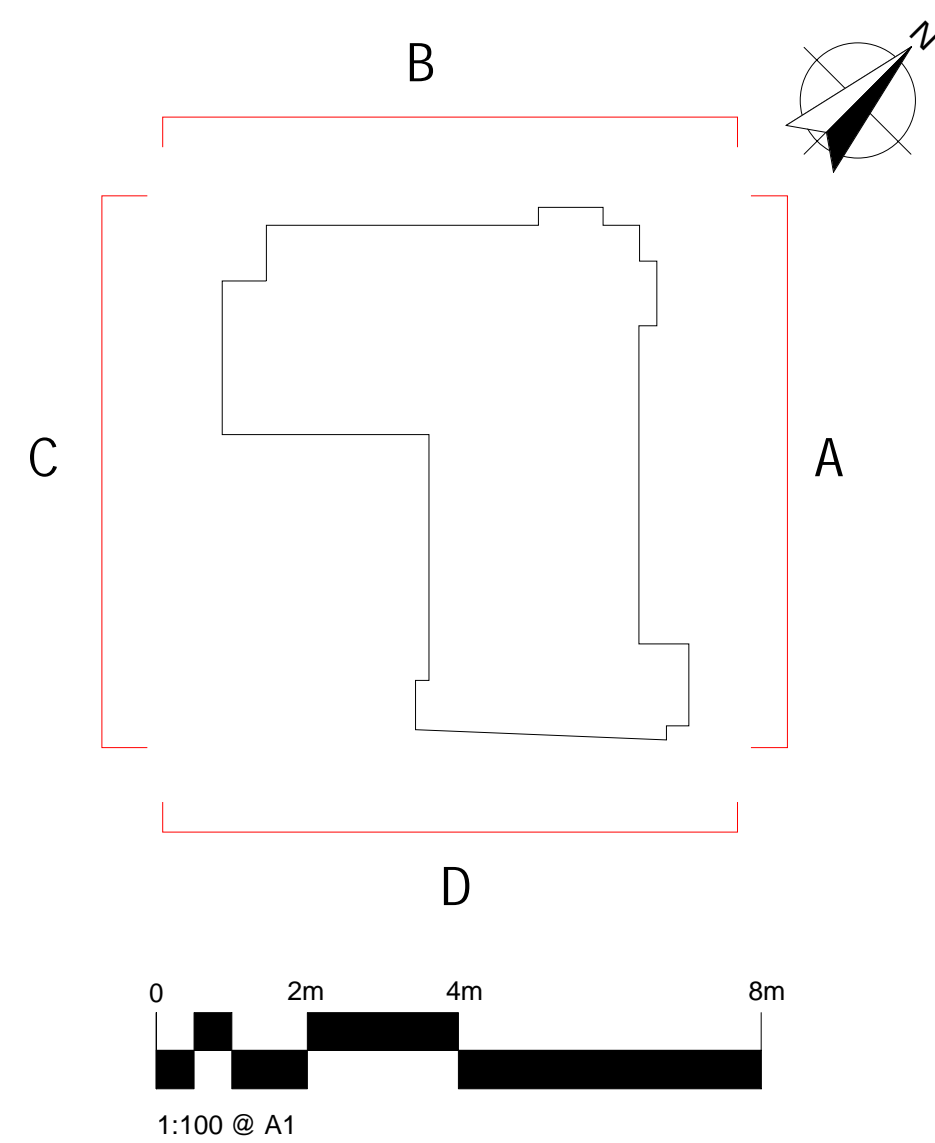
Client:	CE						
Project:	Crewe Municipal Buildings TADIC						
Phase/ Location:	Earle Street, Crewe, Cheshire, CW1 2BJ						
Drawing:	Proposed Elevations 2 of 2						
Scale @ A1	Scale @ A3	Date:	Drawn:	Checked:	Job No.	Drawing No.	
1:100	1:200	24.08.23	SD	PEH	5659	20202	
Drawing Ref.	5659-HMA-CMB-XX-DR-A-20202						Revision
							T3




Existing Elevation A
1 : 100 @ A1



Existing Elevation B
1 : 100 @ A1

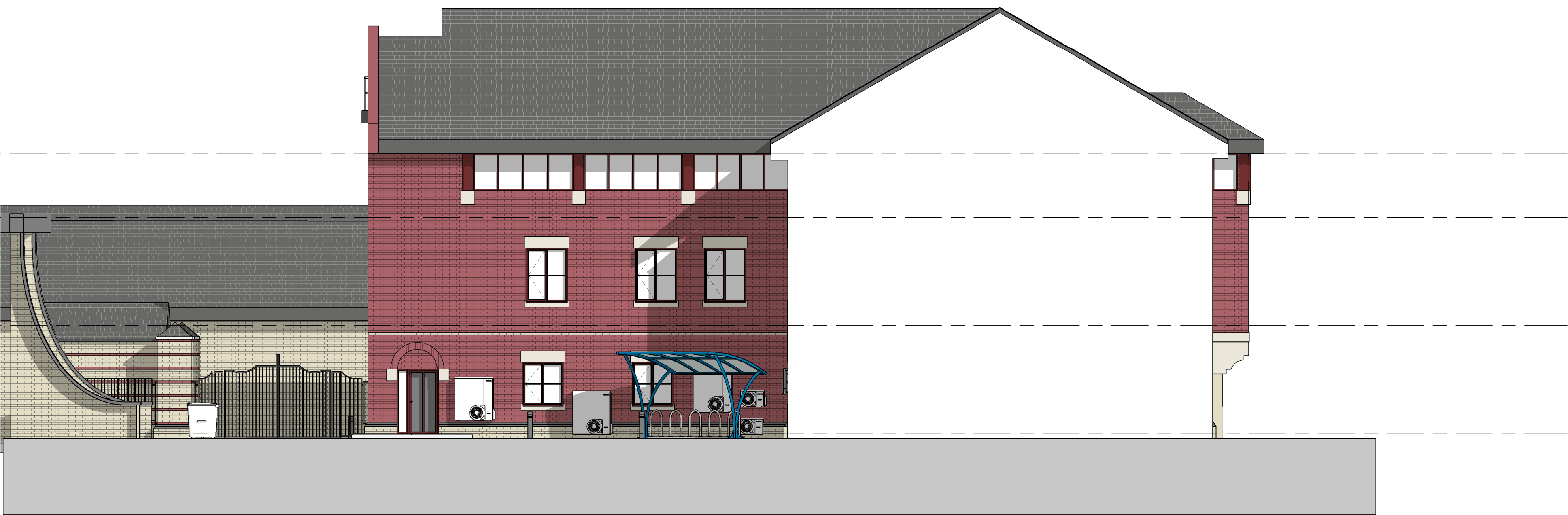
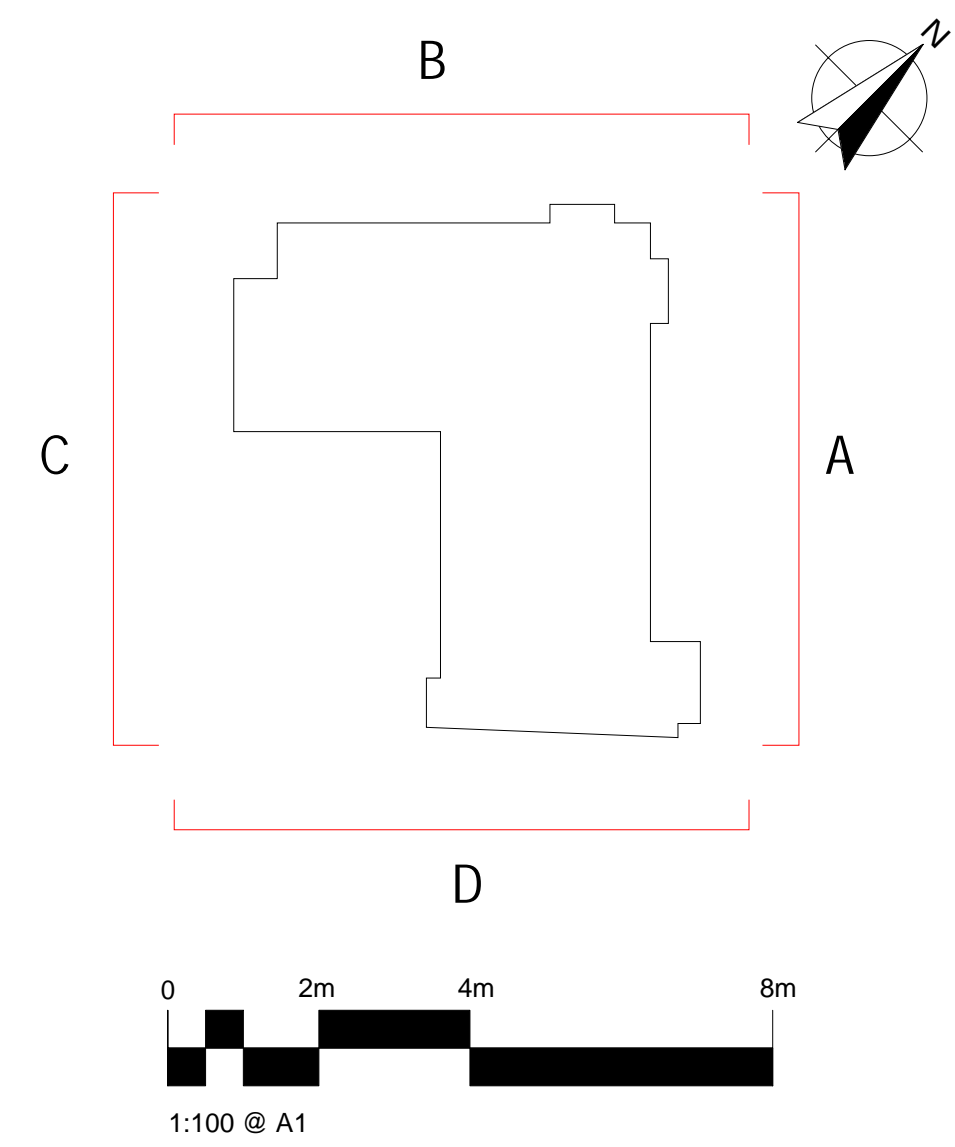


A	For Planning	02.10.23	SD	PEH
Revision	Description	Date	Drawn	Checked
Halliday Meecham Architects Limited				
111 Piccadilly Manchester M1 2HY +44 (0)161 661 5566				
4 Devonshire Street London W1W 5DT +44 (0)203 440 5175				
hma@hallidaymeecham.com www.hallidaymeecham.com				
		HALLIDAY MEECHAM ARCHITECTS		
Client: CE				
Project: Crewe Municipal Buildings TADIC				
Phase/ Location: Earle Street, Crewe, Cheshire, CW1 2BJ				
Drawing: Existing Elevations 1 of 2				
Scale @ A1	Scale @ A3	Date: 08/24/23	Drawn: SD	Checked: PEH
			Job No. 5659	Drawing No. 00103
Drawing Ref. 5659-HMA-CMB-XX-DR-A-00103				Revision A




Existing Elevation C

1 : 100 @ A1



Existing Elevation D

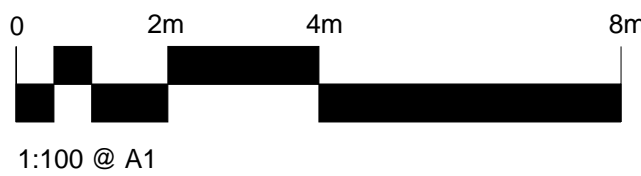
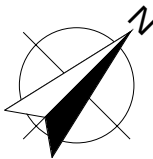
1 : 100 @ A1

A		For Planning		02.10.23		SD	PEH
Revision	Description			Date	Drawn	Checked	
Halliday Meecham Architects Limited							
111 Piccadilly Manchester M1 2HY +44 (0)161 661 5566							
4 Devonshire Street London W1W 5DT +44 (0)203 440 5175							
hma@hallidaymeecham.com www.hallidaymeecham.com							
						HALLIDAY MEECHAM ARCHITECTS	
Client: CE							
Project: Crewe Municipal Buildings TADIC							
Phase/ Location: Earle Street, Crewe, Cheshire, CW1 2BJ							
Drawing: Existing Elevations 2 of 2							
Scale @ A1		Scale @ A3		Date:	Drawn:	Checked:	Job No.
				08/24/23	SD	PEH	5659
Drawing No.						00104	
Drawing Ref.							Revision
5659-HMA-CMB-XX-DR-A-00104							A



Departments

- Circulation
- Co-working space
- Meeting/Office
- Store
- WC



Level 2 - Proposed Floor Plan

1 : 100 @ A1

A	For Planning	02.10.23	SD	PEH
Revision	Description	Date	Drawn	Checked

Halliday Meecham Architects Limited

111 Piccadilly Manchester M1 2HY
+44 (0)161 661 5566

4 Devonshire Street London W1W 5DT
+44 (0)203 440 5175

hma@hallidaymeecham.com
www.hallidaymeecham.com

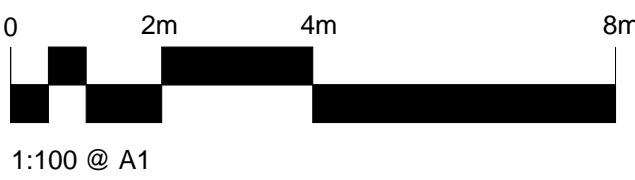
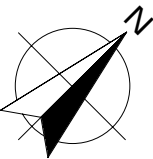


Client:	CE				
Project:	Crewe Municipal Buildings TADIC				
Phase/Location:	Earle Street, Crewe, Cheshire, CW1 2BJ				
Drawing:	Proposed Second Floor Plan				
Scale @ A1	Scale @ A3	Date:	Drawn:	Checked:	Job No.
		08/24/23	SD	PEH	5659
Drawing Ref.					Revision
5659-HMA-CMB-02-DR-A-00202					A



Departments

- Circulation
- Co-working space
- Meeting/Office
- Store
- WC



Level 1 - Proposed Plan

1 : 100 @ A1

A	For Planning	02.10.23	SD	PEH
Revision	Description	Date	Drawn	Checked

Halliday Meecham Architects Limited

111 Piccadilly Manchester M1 2HY
+44 (0)161 661 5566

4 Devonshire Street London W1W 5DT
+44 (0)203 440 5175

hma@hallidaymeecham.com
www.hallidaymeecham.com



Client:	CE				
Project:	Crewe Municipal Buildings TADIC				
Phase/Location:	Earle Street, Crewe, Cheshire, CW1 2BJ				
Drawing:	Proposed First Floor Plan				
Scale @ A1	Scale @ A3	Date:	Drawn:	Checked:	Job No.
		08/24/23	SD	PEH	5659
Drawing No. CMB-00201					Revision
Drawing Ref. 5659-HMA-CMB-01-DR-A-00201					A

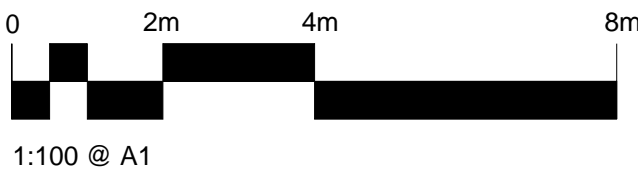
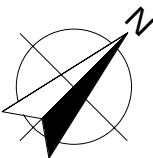


Level 0 - Proposed Plan

1 : 100 @ A1

Departments

- Circulation
- Co-working space
- IT
- Meeting/Office
- Store
- WC



Occupancy of Co-working space,
based on furniture
83

Events:
100 (Max)

A	For Planning	02.10.23	SD	PEH
Revision	Description	Date	Drawn	Checked

Halliday Meecham Architects Limited

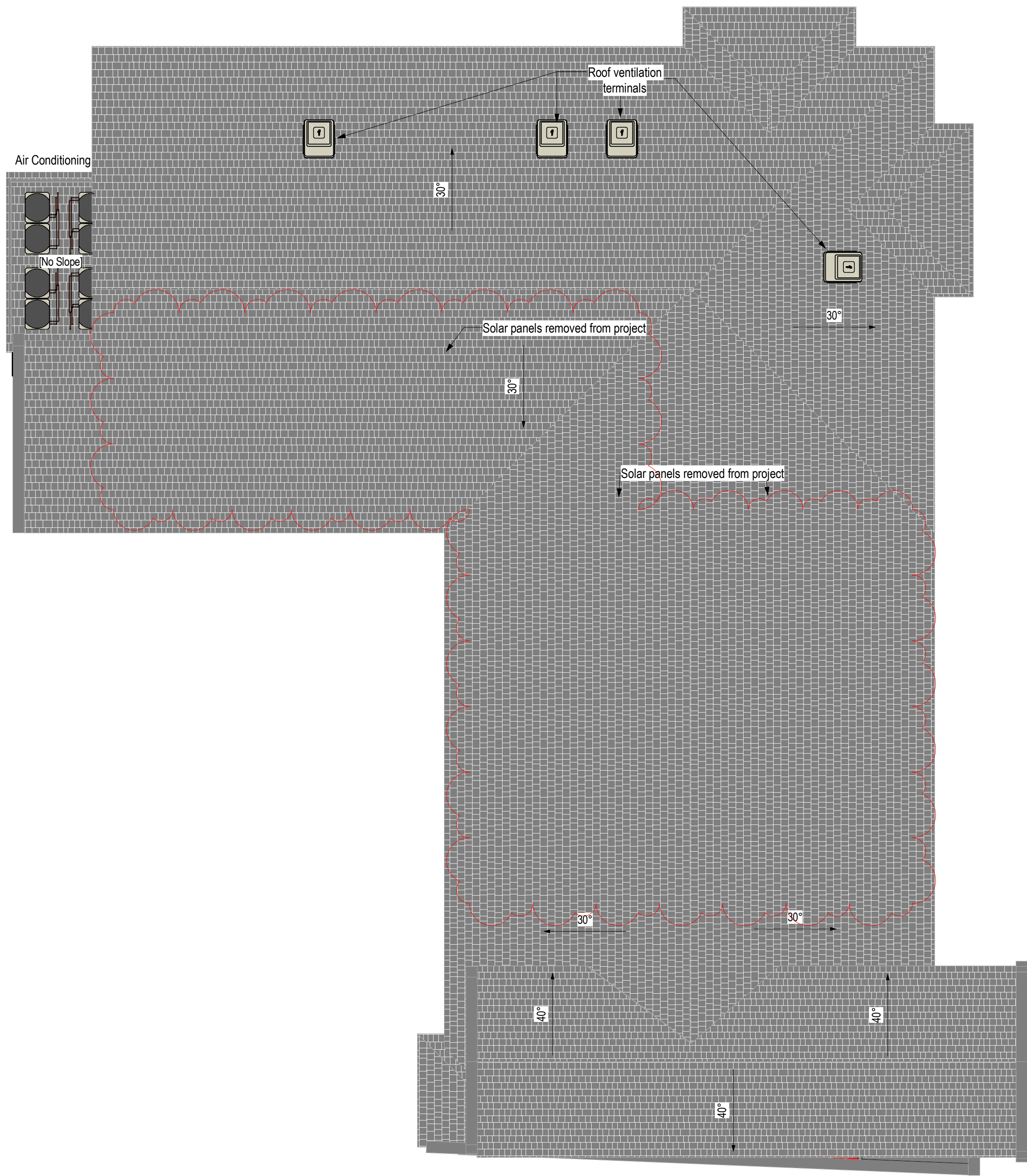
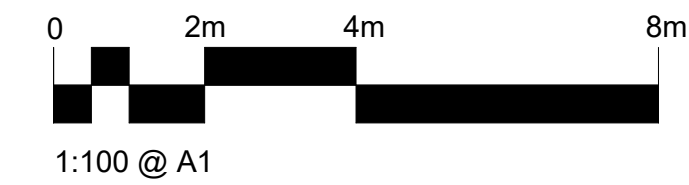
111 Piccadilly Manchester M1 2HY
+44 (0)161 661 5566

4 Devonshire Street London W1W 5DT
+44 (0)203 440 5175

hma@hallidaymeecham.com
www.hallidaymeecham.com



Client:	CE				
Project:	Crewe Municipal Buildings TADIC				
Phase/Location:	Earle Street, Crewe, Cheshire, CW1 2BJ				
Drawing:	Proposed Ground Floor Plan				
Scale @ A1	Scale @ A3	Date:	Drawn:	Checked:	Job No.
		08/23/23	SD	PEH	5659
Drawing Ref.					Revision
5659-HMA-CMB-00-DR-A-00200					A



Proposed Roof Plan
1 : 100 @ A1

T2	Solar panels removed from scheme design as per CE instruction 14.12.23.	14.12.23	CB	PEH
T1	For comment	11.12.23	AL	PEH
TENDER				
-	First issue. For Comment/Approval.	-	-	-
PRELIMINARY				
Revision	Description	Date	Drawn	Checked

Halliday Meecham Architects Limited
111 Piccadilly Manchester M1 2HY
+44 (0)161 661 5566
4 Devonshire Street London W1W 5DT
+44 (0)203 440 5175
hma@hallidaymeecham.com
www.hallidaymeecham.com



Client:	CE					
Project:	Crewe Municipal Buildings TADIC					
Phase/ Location:	Earle Street, Crewe, Cheshire, CW1 2BJ					
Drawing:	Proposed Roof Plan					
Scale @ A1	Scale @ A3	Date:	Drawn:	Checked:	Job No.	Drawing No.
1:100	N.T.S.	12/11/23	AL	PEH	5659	20205
Drawing Ref.	5659-HMA-CMB-ZZ-DR-A-20205					Revision
						T2

This page is intentionally left blank