

Southern Planning Committee

Agenda

Date:	Wednesday 7th February 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 3 - 6)**

To approve the minutes of the meeting held on 10 January 2024.

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. **22/4466C - GLEBE FARM, KNUTSFORD ROAD, CRANAGE, CW4 8EF: Application seeks approval of B8 use classification on commercial employment site at Glebe Farm (Pages 7 - 16)**

To consider the above planning application.

6. **23/2367N - MUNICIPAL BUILDINGS, EARLE STREET, CREWE, CW1 2BJ: 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 (Pages 17 - 30)**

To consider the above planning application.

7. **23/2368N - MUNICIPAL BUILDINGS, EARLE STREET, CREWE, CW1 2BJ: 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 (Pages 31 - 38)**

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

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Southern Planning Committee**
held on Wednesday, 10th January, 2024 in the Council Chamber, Municipal
Buildings, Earle Street, Crewe CW1 2BJ

PRESENT

Councillor J Bratherton (Chair)
Councillor A Kolker (Vice-Chair)

Councillors R Bailey, L Buchanan, A Burton, L Crane, A Gage, M Muldoon
and J Wray

OFFICERS IN ATTENDANCE

Dan Evans, Principle Planning Officer
Andrew Goligher, Highways Officer
Andrew Poynton, Senior Planning and Highways Lawyer
Rachel Graves, Democratic Services Officer

49 APOLOGIES FOR ABSENCE

Apologies were received from Councillor J Bird.

50 DECLARATIONS OF INTEREST/PRE DETERMINATION

Councillor J Bratherton declared a non-pecuniary interest in relation to application 23/2158C and stated that the land was to the rear of where she lived but the application did not affect her as a resident and that she had not pre-determined the application.

In relation to 22/1303N Councillor A Burton declared that she was a member of Nantwich Town Council, the building in application 22/1303N had previously been the offices of the Nantwich Urban District Council.

51 MINUTES OF PREVIOUS MEETING**RESOLED:**

That the minutes of the meeting held on 29 November 2023 be approved as a correct record.

52 PUBLIC SPEAKING

The public speaking procedure was noted.

53 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

Consideration was given to the above planning application.

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

Mr Richard Lee (agent).

RESOLVED:

That for the reasons set out in the report the application be APPROVED, subject to the following conditions:

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

54 23/2158C - LAND TO REAR OF 203 AND 205, MIDDLEWICH STREET, CREWE, CHESHIRE: ERECTION OF 2 NO. DWELLING HOUSES WITH ASSOCIATED ACCESS AND LANDSCAPING

Consideration was given to the above planning application.

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

Councillor Hazel Faddes (ward councillor).

RESOLVED:

That the application be DEFERRED to enable consultation with the Lead Local Flood Authority.

- 55 **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**

Consideration was given to the above planning application.

RESOLVED:

That for the reasons set out in the report the application be APPROVED, 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.

56 **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**

Consideration was given to the above planning application.

RESOLVED:

That for the reasons set out in the report the application be APPROVED, 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.

The meeting commenced at 10.00 am and concluded at 11.38 am

Councillor J Bratherton (Chair)

Application No: 22/4466C

Location: Glebe Farm, KNUTSFORD ROAD, CRANAGE, CW4 8EF

Proposal: Application seeks approval of B8 use classification on commercial employment site at Glebe Farm

Applicant: Mr Craig Wardle, Holmes Chapel Fencing and Timber

Expiry Date: 09-Jan-2023

SUMMARY

The proposal comprises inappropriate development within the open countryside that should be sited within a designated centre and a countryside location is not essential for the operation of the business. To allow a B8 use in the open countryside would lead to significant harm to the character and appearance of the open countryside.

RECOMMENDATION

Refuse

REASON FOR REFERRAL

The application was called in by former Cllr Les Gilbert on the following grounds:

“To consider whether the site is suitable for B8 use having regard to the limited availability of on-site parking and if so, what mitigation might be required to prevent the regular churning up of the highway verge.

Also to consider any representations from Highways regarding the suitability of access to and egress from the site which is located on a fast stretch of the A50.

As the site is currently used for the sale by retail of fencing and sheds, consideration is required of any appropriate conditions which should be attached if B8 use is approved.”

DESCRIPTION OF SITE AND CONTEXT

The application site is a business which sells garden sheds and fencing equipment and situated adjacent to the main A50 Knutsford Road within open countryside north of Holmes Chapel.

Cranage Footpath 3 runs adjacent to the northern boundary of the site.

DETAILS OF PROPOSAL

The application seeks approval for the principle of a B8 use classification at the site. Should this application be approved, an application for the existing structures on the site would be submitted.

RELEVANT HISTORY

22/1166C Certificate of lawful existing use as E(g)(iii) Light Industrial – Withdrawn 23rd September 2023

19/2939C Extend dropped kerb lengths to widen two existing access/egress points – Approved 20th August 2019

16/5890C Certificate of existing lawful development for a static caravan – Negative certificate 8th March 2017 – Appeal dismissed 6th March 2018

16/6149C Lawful Development Certificate for an existing use - Change of use to mixed agricultural and sui generis use – Negative certificate 22nd February 2017

POLICIES

Cheshire East Local Plan Strategy (CELPS)

SD 1 Sustainable Development in Cheshire East

SD 2 Sustainable Development Principles

PG 6 Open Countryside

EG 1 Economic Prosperity

EG 2 Rural Economy

EG 3 Existing and Allocated Employment Sites

SE 3 Biodiversity and Geodiversity

SE 4 The Landscape

SE 5 Trees, Hedgerows and Woodland

SE 12 Pollution, Land Contamination & Land Instability

SE 13 Flood Risk and Water Management

CO 1 Sustainable Travel and Transport

Site Allocations and Development Policies Document (SADPD)

GEN 1 Design Principles

ENV 3 Landscape Character

ENV 5 Landscaping

ENV 6 Trees, Hedgerows and Woodland Implementation

ENV 14 Light Pollution

ENV 15 New Development and Existing Uses

ENV 16 Surface Water Management and Flood Risk

HER 9 Jodrell Bank World Heritage Site

RUR 5 Best and Most Versatile Agricultural Land

RUR 10 Employment Development in the Open Countryside

HOU 12 Amenity

INF 3 Highway Safety and Access

Neighbourhood Plan

The Cranage Neighbourhood Plan has only reached Regulation 7 stage and therefore carries no weight.

Material Planning Considerations

National Planning Policy Framework

CONSULTATIONS (External to Planning)

Environmental Protection: No objection subject to an informative relating to hours of noise generative works.

Highways: No objection.

Public Rights of Way: No objection subject to an informative reminding the applicant of their obligations relating to Crange FP3.

Flood Risk: No objection.

Cranage Parish Council: Comment as follows:

1. The application lacks detail, especially regarding operation and use of the site. More detail of this nature needs to be provided in support of the application.
2. The Council has serious concerns about the safety of entry and egress at the site.
 - a. A full traffic management strategy for the site is required.
 - b. To enable the site to operate since 2016, a new highway access has been created but this does not prevent HGVs parking on the A50 to offload deliveries.
 - c. There is no space within the site to allow the waste disposal skip change-over to happen. Presently, the replacement skip and vehicle are parked on the verge of the A50 during the change-over.
 - d. The position of the entrance/exit to the site on a bend on the A50 trunk road is dangerous due to limited visibility both for those leaving the site and oncoming vehicles travelling on the A50.
3. A full drainage strategy for the site is required. In addition, the supplied statement under "Assessment of Flood Risk" is inaccurate - the site is situated OVER a watercourse that has been culverted. When there is excessive rain the feeder stream floods onto the neighbouring public right of way and into the site.
4. The supplied statement under "Industrial or Commercial Processes and Machinery" is inaccurate as wooden sheds and log stores are made on site with machinery being used to cut timber to size.
5. A condition of use is required of NO PARKING/WAITING on the A50 or the verge adjacent to the site to restore the green sward that once existed there.

OTHER REPRESENTATIONS

No representations received at the time of report writing.

OFFICER APPRAISAL

Principle of Development

The application site is designated as being within the Open Countryside. From viewing the historic aerial photographs for the site, it is clear that the use of the site commenced after 2010. By 2015-2017 it covered part of the site and had then extended further by 2019-2021. It is noted that a negative Certificate of Lawful Existing Use or Development (CLEUD) was issued as part of application 16/6149C and that this covered part of the site (a similar area to the 2015-2017 aerial photograph). On this basis there is no planning permission in place for the current use of the site and it has not been proven that the use which exists on site is lawful.

Employment development within the Open Countryside is identified as an exception where it meets one of the following tests within Policy PG6:

- Development that is essential for purposes appropriate to a rural area (point 2)
- Where there is an opportunity for infilling in a village (point 3i)
- It involves the re-use of an existing rural building (point 3ii)
- The replacement of an existing building where the replacement is not materially larger (point 3iii)
- For development that is essential for the expansion or redevelopment of an existing business (point 3v)

Policy EG 2 supports developments that provide local rural employment development that supports the vitality of rural settlements and encourages the retention and expansion of existing businesses. This is subject to, inter alia the development meeting the sustainable development objectives set out in other policies in the local plan, supporting the rural economy on a site that could not reasonably be located within a designated centre by reason of the goods sold, not undermine the delivery of strategic employment allocations and is consistent in scale with its location and does not adversely affect nearby buildings.

Policy RUR 10 of the SADPD (supports point 2 of Policy PG6 – development that is essential for uses appropriate to a rural area) and states that employment development may be appropriate to a rural area where the scale is appropriate to the location and setting, the nature of the business means that a countryside location is essential, and the proposals provide local employment opportunities that support the vitality of rural settlements.

Whilst the use as a fencing and shed business, could be considered to be appropriate to a rural location and the business does provide local employment, it is clear that a countryside location is essential, and the business could reasonably be expected to locate within a designated centre. The creation of a B8 use could lead to any type of storage and distribution uses on the site, which may be totally inappropriate in this rural location.

In terms of the other points within policy PG6: the use does not constitute infilling in a village; the development does not involve the re-use of a rural building; and the development does not relate to the replacement of a building. It has not been identified that the site has a lawful use and as such it cannot be considered to be essential for the expansion of an existing business.

The proposal is therefore considered to be contrary to Policies PG 6 and EG 2 of the CELPS and Policy RUR 10 of the SADPD and is unacceptable in principle.

Design and Character of the Area

As discussed above, this application seeks only to establish the B8 (Storage & Distribution) use at the site. Should this application be approved, an application for the other development (buildings etc) would be submitted.

As noted above, there is no established lawful use of this site and the application site has resulted in an encroachment into the open countryside and detracts from its undeveloped character and appearance and this would continue as part of the proposed B8 use of the application site. The proposed B8 use be highly visible when travelling along Knutsford Road and the users of PROW Cranage FP3 which runs adjacent to the site. The proposed development would be contrary to policies SD1, SD2 and SE1 of the CELPS and GEN1 of the SADPD.

It is considered that if permission is granted, permitted development rights should be removed for the erection, extension or alteration of buildings in order that the LPA has control over future development on this rural site.

Amenity

The proposal is to establish a B8 (Storage & Distribution) use on the site. To the southeast is the Old Vicarage Hotel and opposite the site there are some residential properties.

Environmental Protection Officers have assessed the proposals and have confirmed that they have no objection to them in terms of noise and disturbance, air quality or contaminated land.

No objections have been received from local residents about operations at the site. However, it is considered that in order to control operations on the site, a condition should be imposed requiring defined hours of operation in order to protect residential amenity.

The proposal is therefore in compliance with Policy HOU12 of the SADPD and Policy SE12 of the CELPS.

Highways

Policy INF 3 of the SADPD requires that development 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, make sure that development traffic can be satisfactorily assimilated into the operation of the existing highway network, incorporate measures to assist access by pedestrians, cyclists and public transport users and people with disabilities and not generate movements of HGVs on unsuitable roads.

As stated above, this application only seeks to establish the B8 use of the site, and the Head of Strategic Transport has no objections to the proposal in terms of highway safety of impact on the road network.

An application to improve access to the site was approved in 2019 (19/2939C) and this has been implemented. Concerns have been raised about parking on the verge and it has been

suggested that a condition is used to control parking on the A50, this would require a traffic regulation order and in the absence of any objection from highways, this would not be reasonable or necessary.

As stated above, if this application is approved, an application will be submitted to formalise the arrangements within the site, including parking provision.

The proposal is therefore in accordance with Policy CO 1 of the CELPS and Policy INF 3 of the SADPD.

Light Pollution

Policy ENV 14 of the SADPD requires that lighting schemes have the minimum amount of lighting for security, safety and/or operational purposes, light spillage and glare are minimised, are as energy efficient as possible and that there is no significant adverse impact on residential amenity, pedestrians, cyclists or other road users, the character of the area, nature conservation and heritage assets and other matters not relevant to this application.

This is a rural site and the neighbouring hotel is a Grade II listed building, as such, if permission was granted, it is considered to be necessary to impose a condition requiring submission of details of external lighting.

Flood Risk

Flood Risk Officers originally objected to the proposals due to the lack of a Flood Risk Assessment (FRA). Following a review of this it was confirmed that an FRA was not required as the application simply seeks to formally establish the B8 use of the site. Should any further building works be applied for on the site, an FRA would be required.

The proposal is therefore in accordance with Policy SE13 of the CELPS and Policy ENV16 of the SADPD.

Trees

The application site benefits from a linear group of semi-mature to early mature trees located along the front roadside boundary. These are considered to be low to moderate quality trees, none of which are afforded statutory protection, or worthy of consideration for formal protection.

The site access is described within the proposal as remaining unchanged and no highways concerns have been raised which would arise in alterations to the existing access which may affect trees. The site comprises of extensive hard standing, and subject to no further issues arising which could impact on the trees and visual amenity of the area, there are not considered to be any significant arboricultural issues arising from this proposal.

The proposals are therefore in accordance with Policy SE5 of the CELPS and Policy ENV6 of the SADPD.

PROW

The PROW (Cranage FP3) is located outside the red line boundary of the site. An informative could be attached to safeguard the route of this Footpath if consent is granted.

CONCLUSION

The proposal comprises inappropriate development within the open countryside that should be sited within a designated centre and a countryside location is not essential for the operation of the business. To allow a B8 use in the open countryside would lead to significant harm to the character and appearance of the open countryside.

RECOMMENDATIONS

REFUSE for the following reason:

- 1. The use of the site for a B8 use (Storage & Distribution), can be reasonably expected to be located within a designated centre and a countryside location is not essential for the business. To allow the site to be used for storage and distribution would cause harm the character and appearance of the open countryside. The development is not essential for the purposes of agriculture, forestry, outdoor recreation, public infrastructure, essential works undertaken by public service authorities or statutory undertakers nor is it a use appropriate to a rural location. The proposal is therefore contrary to Policies SD1, SD2, SE1, PG6 and EG2 of the Cheshire East Local Plan Strategy, Policies RUR10 and GEN1 of the Site Allocations and Development Policies Document 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 Development Management, in consultation with the Chair (or in his 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.

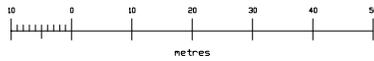


22/4466C
GLEBE FARM
KNUTSFORD ROAD
CRANAGE



Serial number: 160297
© Crown copyright and database right 2022
Ordnance Survey licence 100049357
Reproduction in whole or in part is prohibited
without the prior permission of Ordnance Survey

Scale 1:1250



Application No: 23/2367N

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

Proposal: 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

Applicant: Mr Richard Jones, Cheshire East Council

Expiry Date: 29-Aug-2023

The proposed development is recommended to be acceptable in this instance and complies with the Development Plan and the NPPF.

RECOMMENDATION

APPROVE subject to conditions

DESCRIPTION OF SITE AND CONTEXT

The application site is the Municipal Buildings on Earle Street which are located within the settlement boundary for Crewe as defined by the Local Plan Policies Map. The property is a Grade II Listed Building consisting of three-storeys (plus basement) with its upper floor within the roof level. The property was constructed in the early 20th Century to contain the civic offices and features a later 3-storey rear extension. The applicant site occupies a prominent position as part of an important gateway into the town. Its frontage faces Memorial Square featuring the War Memorial and is adjacent to the Market Hall (both Grade II). The site is located in the principal town centre boundary / primary shopping area and is sited approximately 1km to the north of Crewe Railway Station.

DETAILS OF PROPOSAL

This application proposes repairs to the main façade windows, entrance doors and wrought iron railing and gates of the Municipal Buildings. This includes a replacement of existing flag poles and associated temporary works.

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 (Approved 10-Jan-2024)

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 (Approved 10-Jan-2024)

12/1730N – Proposals to provide access to the principal elevation of the Municipal Building (Approved 16-Jul-2012)

11/1024N – LBC to provide access to the principal elevation of the Municipal Building (Approved 24-Aug-2011)

11/1023N – Proposal to provide access to the principal elevation of the municipal building (Approved 05-Sep-2011)

10/0511N – Recovering of the front section of the roof to the original building (Approved 04-Aug-2010)

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

7/18449 – LBC for demolition of corn exchange, three storey office extension to rear and internal alterations to municipal buildings (Approved 22-May-1990)

P06/0105 – Listed building consent for new lighting scheme for the facades of Municipal Buildings and Market Hall (Approved 07-Jun-2006)

P06/0069 – Listed building consent for alterations to front and rear entrances and internal alterations (Approved 03-Apr-2006)

P98/0179 – LBC for attaching notice board to front elevation (Approved 27-Apr-1998)

P98/0080 – Removal of condition 6 on advertisement consent for sign boards and addition of extra sign (Approved 05-Mar-1998)

P96/0020 – LBC for handrail to front entrance steps (Approved 29-Feb-1996)

P94/0366 – LBC brass lettering (Approved 23-Aug-1994)

P94/0335 – LBC substation (Approved 30-Jun-1994)

P94/0334 – Substation (Approved 30-Jun-1994)

POLICIES

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

Cheshire East Site Allocations and Development Policies Document (SADPD)

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.

Other Material Considerations

National Planning Policy Framework
National Planning Practice Guidance
Cheshire East Design Guide SPD

CONSULTATIONS (External to Planning)

Environmental Health: No objection.

VIEWS OF THE PARISH / TOWN COUNCIL

Crewe Town Council: No objection.

OTHER REPRESENTATIONS

No representations received.

OFFICER 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.

Heritage, Design & Character of the Area

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.

Overview

The proposed works are repairs to the principal façade of the Municipal Buildings. This involves repairs to the windows, main entrance doors, wrought iron railings and gates being undertaken, and replacement of the existing flag poles with the scope of works including:

- 1) Clean and repair of glass including repair and replacement of existing lead (where required).

- 2) Repair of the timber frames and replacement (where required, depending on what is revealed upon window removal and stripping out of existing paint layers).
- 3) Full decoration of joinery elements upon completion of paint stripping back to bare timber.
- 4) Repair, including paint stripping and redecoration, of all window metalwork, including window bars and non-ferrous hinges.
- 5) Repair, including paint stripping and redecoration, of all external wrought iron railing panels and gates.
- 6) Make good and decoration of all associated window architraves, cills and other associated joinery which may be temporarily harmed due to windows temporary removal.

Scale

For the scale of impact on the external appearance, the proposed works will be carried out in five phases (see below image). Each phase of scaffolding corresponds to each bay of the front elevation to minimise disruption and to avoid the full coverage of the main façade. For the upper-level windows and doors, these are proposed for removal and repair off site due to the high levels of dust, noise and toxic gases associated with the works and to protect the building users. The basement windows are to be repaired on site.

Each phase is scheduled to be carried out over a period of five weeks. This estimated period will include one week for scaffolding assembling and striking and four weeks for the removal, transport, repairs, and re-installation of the windows in the workshop. However, it has been advised this period may be longer depending on the condition of the timber subframe. This can only be assessed once the windows are dismantled from the associated architraves.

Since there are to be no external structures introduced which shall change the footprint of the building, with proposed alterations to the fenestration layout, it is determined the scale of the proposed development is acceptable.



Design

Based on the plans, the proposed scheme will undertake works that includes for the repair, replacement and redecoration of features already present throughout the building's façade. As part of this development, there are to be insignificant changes to the design. Instead, the focus of the proposal is more on restoration and reinstating of the original appearance of the fenestration. Aspects such as lead and iron work will be repaired or replaced, then the ironworks coated to the original finish. All of the frames, architraves, and cills are to be stripped and repainted in a matching colour (RAL 9003 Signal White).

Similar processes would be done with the wrought iron railing which have accumulated layers of paint over the years that has begun chipping away or become cracked. These are to be stripped back with the original darker tonality reinstated to match with the window and door ironworks (RAL 9004 Signal Black).

Improvements shall also be made to the basement windows which at present feature unsympathetic extract fans with plywood boards installed to accommodate them. The proposal is to reinstate the original setup of glass panels with glazing bars. Whilst ventilation fans will

remain, these are to be dark grey in colour to match the ironworks and shall be set within muffle glass panes.

At present, the two flag poles displayed in the main façade lay on timber blocks in the copings of each balcony. These are fixed directly to the balcony doors causing either damage to the door leaves or being unable to be opened. Given the poor condition, the proposal will replace these poles with aluminium versions that have a matt finished polyester powder coating. The new poles will be fixed to the balcony floor via counterweight blocks.

Overall, the proposed the plans will be in keeping with the present design with improvements being made to reinstate the original setup. Since the proposed scheme is sympathetic and shall not detract from the visual quality of the heritage asset, there will be a positive impact on the character of the building.

Street Scene

The Municipal Buildings are a Grade II listed building and there is a strong group value in its association with the Market Hall and adjacent War Memorial in Memorial Square. Externally, the façade has been changed little since its construction with only minor alterations such as access improvements to the main entrance. In consideration of its setting, it is important to ensure that for any works to the frontage, there must be no harmful or negative impact on this or the nearby heritage assets as a direct result.

When assessing the proposal, the works include for the repair, replacement, and redecoration of the building's existing features. Whilst there is an overall scale to the thoroughness of works being undertaken, the final result after completion is to be restrained. Its focus is on ensuring the longevity of the building whilst maintaining its present setup. As such, it is viewed the scheme shall be sympathetic to its setting.

Based on consultation with a Conservation Officer within Cheshire East Council, the proposals were welcomed, and the principle of development accepted for this Grade II listed building. However, there was an initial concern in relation to the use of accoya as it is an engineered wood that is deemed unsuitable for this particular heritage asset.

Subsequent to this, the scheme has since been updated in favour of the use of Oak which is a more traditional material. Therefore, it is determined these works to the civic building will enhance the character and appearance of the building and repair the windows. As a result, there have been no objections raised to the proposed scheme.

It is noted that details of the works are yet to be clarified regarding a method statement for how aspects of the works are to be completed (i.e. removal, storage and return of the windows, and the cleaning of each element). As a result, it has been agreed that these details are to be secured by a pre-commencement planning condition.

Overall, the proposed development would have a positive impact on the character of the heritage asset. Therefore, the proposal is acceptable in heritage and design terms.

The proposed development would comply with Policy SE1, SE7, SD1 & SD2 of the CELPS and Policy GEN1 & HER4 of the SADPD.

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:

- loss of privacy
- loss of sunlight and daylight
- the overbearing and dominating effect of new buildings

Given the proposed development is to repair the main façade windows, entrance doors and wrought iron railing and gates within the existing settings, there would be no discernible change to the present situation. The proposal would not cause any harm to residential amenity through overlooking, loss of light or outlook, over-dominance or general disturbance.

The development complies with the SPG and SADPD Policy HOU12.

CONCLUSIONS AND REASON(S) FOR THE RECOMMENDATION

The proposed development is recommended to be acceptable in this instance and complies with the Development Plan and the NPPF.

Approve subject to the following conditions:

- 1. Standard Time**
- 2. Materials as application**
- 3. Approved Plans**
- 4. Use of oak timber for window frames**
- 5. Method statement for removal, storage, cleaning and return of windows**
- 6. Submission of drawings for complete replacement of any window or door**

In order to give proper effect to the Board`s/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

23/2367N & 23/2368N
MUNICIPAL BUILDINGS
EARLE STREET
CREWE

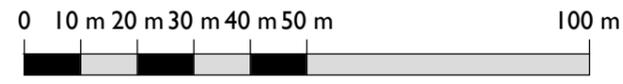
Notes: 04/07/2023 11:45:54
 Drawings are based on survey data and may not accurately represent what is physically present.
 Do not scale from this drawing. All dimensions are to be verified on site before proceeding with the work.
 All dimensions are in millimeters unless noted otherwise.
 Purcell shall be notified in writing of any discrepancies.

Key Plan
 not to scale



I Location Plan
1101 I:1250

- Ownership Boundary
- Site Boundary



	13/04/2023			
P01	16/05/2023	PS	PS	Issued for Client comments
P02	16/05/2023	PS	PS	Issued for Planning / Listed Building Consent
P03	30/06/2023	PS	PS	Site Boundary amended
P04	04/07/2023	PS	PS	Site Boundary amended
REV	DATE	BY	CHK	DESCRIPTION

CLIENT
Equans
 PROJECT
PS
 JOB NUMBER
241997



TITLE
Crewe Municipal Buildings
Location Plan

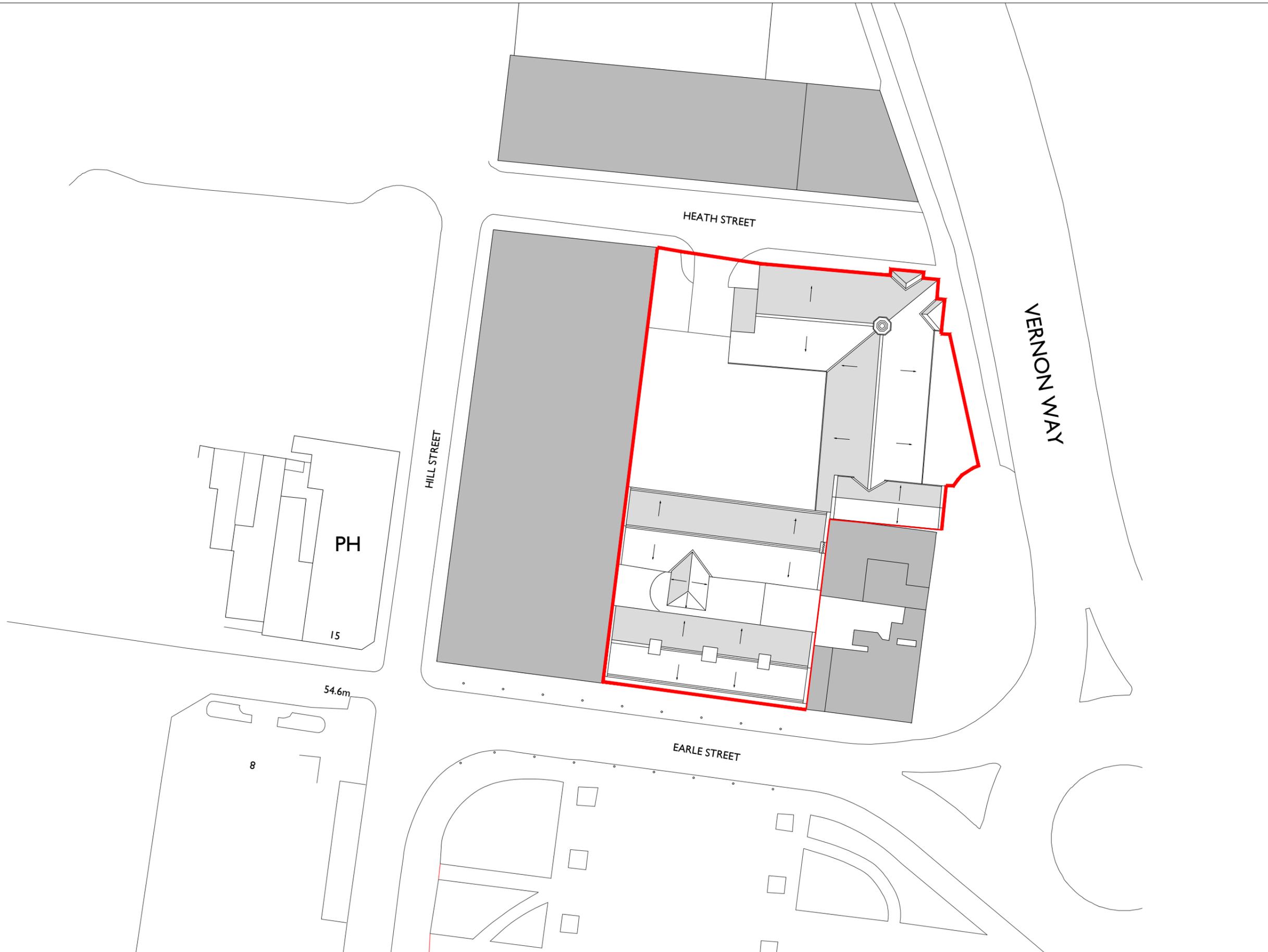
SIZE	SCALE	LAST REVISED	DRAWN	CHECKED
A3L	1:1250	04/07/2023	PS	PS

REV SUITABILITY/REASON FOR ISSUE
P04 S4 - Listed Building Consent

DRAWING NAME
241997-PUR-00-XX-DR-A-1101

Notes:
Drawings are based on survey data and may not accurately represent what is physically present.
Do not scale from this drawing. All dimensions are to be verified on site before proceeding with the work.
All dimensions are in millimeters unless noted otherwise.
Purcell shall be notified in writing of any discrepancies.

Key Plan
not to scale



	13/04/2023			
P01	16/05/2023	PS	PS	Issued for Client comments
P02	16/05/2023	PS	PS	Issued for Planning / Listed Building Consent
P03	30/06/2023	PS	PS	Site Boundary amended
P04	04/07/2023	PS	PS	Site Boundary amended
REV	DATE	BY	CHK	DESCRIPTION

CLIENT
Equans

PROJECT
Crewe Municipal Building

JOB NUMBER
241997



TITLE
**Crewe Municipal Buildings
Site Plan**

SIZE	SCALE	LAST REVISED	DRAWN	CHECKED
A3L	1:500	04/07/2023	PS	PS

REV
P04 S4 - Listed Building Consent

DRAWING NAME
241997-PUR-00-SL-DR-A-1100

I Site Plan
1100 1:500

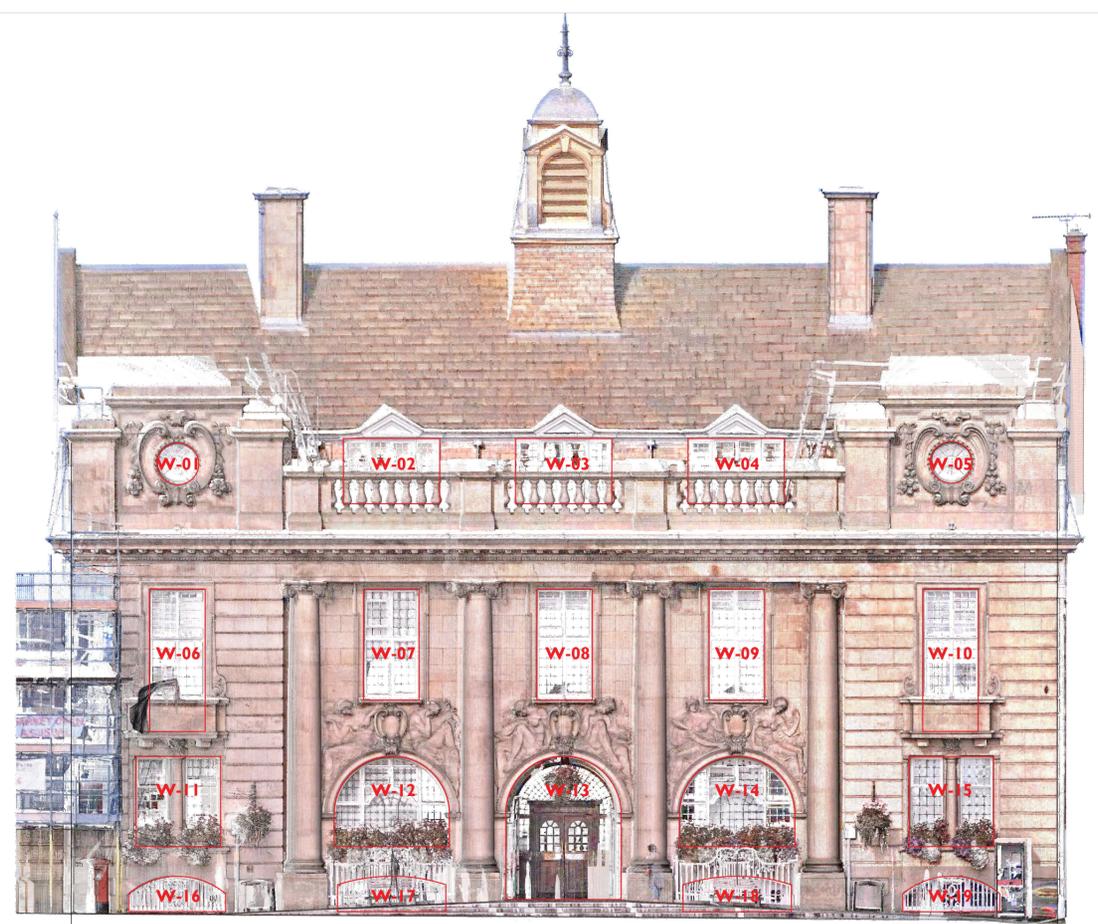


Site Boundary

This drawing can be scaled from for the purposes of planning and tender



Key Plan
 not to scale

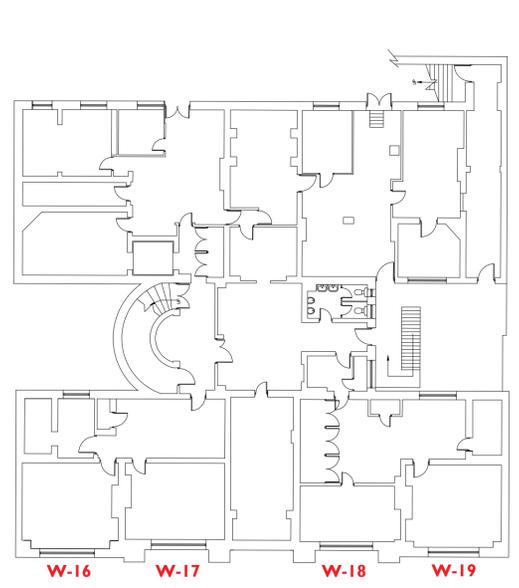


1 MAIN ELEVATION - WINDOW AND DOOR NUMBERS
 2010 1:100 @ A1

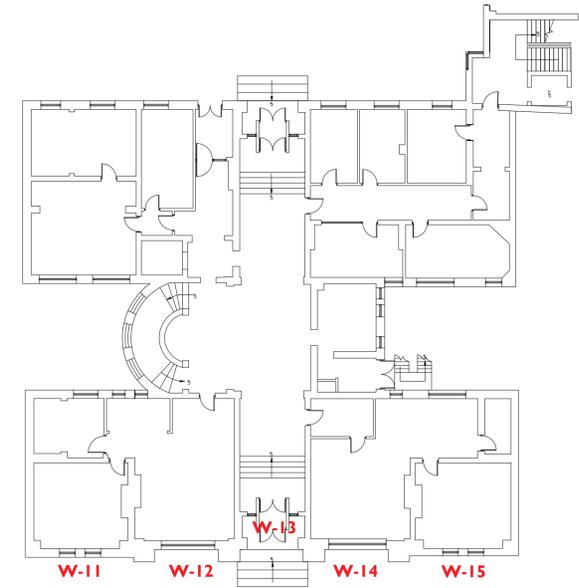


2 PHASING WITH INDICATIVE SCAFFOLDING ZONING
 2010 1:100 @ A1

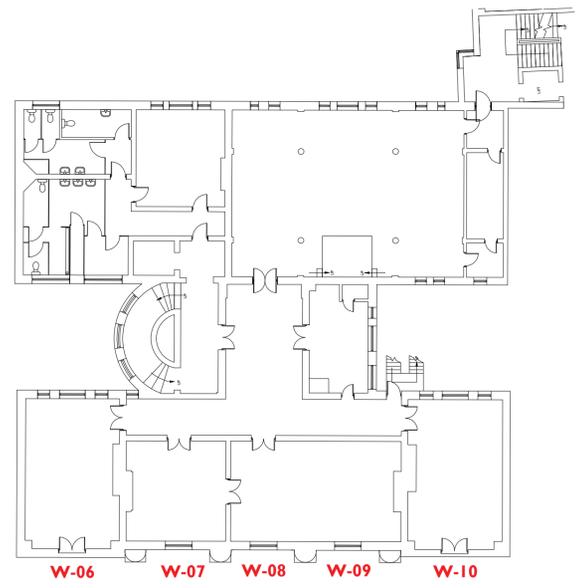
TEMPORARY GLAZING (PERSPEX) LOCATION



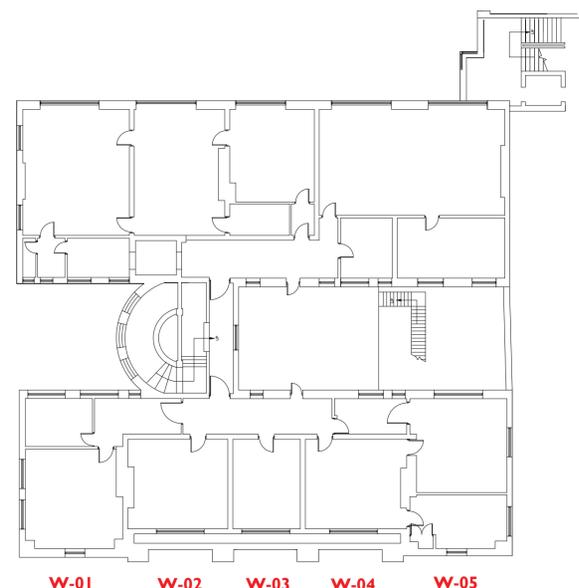
3 BASEMENT FLOOR PLAN
 2010 1:200@A1



4 GROUND FLOOR PLAN
 2010 1:200@A1



5 FIRST FLOOR PLAN
 2010 1:200@A1



6 SECOND FLOOR PLAN
 2010 1:200@A1

	13/04/2023			
	18/04/2023			
P01	16/05/2023	PS	PS	Issued for Client Comments
P02	16/05/2023	PS	PS	Issued for Planning / Listed Building Consent
REV	DATE	BY	CHK	DESCRIPTION

CLIENT
Equans
 PROJECT
Crewe Municipal Building
 JOB NUMBER
241997



TITLE
Front Elevation Windows and Doors and Phasing

SIZE	SCALE	LAST REVISED	DRAWN	CHECKED
A1L	1:100 @ A1	16/05/2023	PS	PS
REV	SUITABILITY/REASON FOR ISSUE			
P02	S4 - Listed Building Consent			
DRAWING NAME				
241997-PUR-00-XX-DR-A-2010				

Application No: 23/2368N

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

Proposal: 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

Applicant: Mr Richard Jones, Cheshire East Council

Expiry Date: 29-Aug-2023

SUMMARY

The proposed development is recommended to be acceptable in this instance and complies with the Development Plan and the NPPF.

RECOMMENDATION

APPROVE subject to conditions

DESCRIPTION OF SITE AND CONTEXT

The application site is the Municipal Buildings on Earle Street which are located within the settlement boundary for Crewe as defined by the Local Plan Policies Map. The property is a Grade II Listed Building consisting of three-storeys (plus basement) with its upper floor within the roof level. The property was constructed in the early 20th Century to contain the civic offices and features a later 3-storey rear extension. The applicant site occupies a prominent position as part of an important gateway into the town. Its frontage faces Memorial Square featuring the War Memorial and is adjacent to the Market Hall (both Grade II). The site is located in the principal town centre boundary / primary shopping area and is sited approximately 1km to the north of Crewe Railway Station.

DETAILS OF PROPOSAL

The application seeks listed building consent for repairs to the main façade windows, entrance doors and wrought iron railing and gates of the Municipal Buildings. This includes a replacement of existing flag poles and associated temporary works.

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 (Approved 10-Jan-2024)

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 (Approved 10-Jan-2024)

12/1730N – Proposals to provide access to the principal elevation of the Municipal Building (Approved 16-Jul-2012)

11/1024N – LBC to provide access to the principal elevation of the Municipal Building (Approved 24-Aug-2011)

11/1023N – Proposal to provide access to the principal elevation of the municipal building (Approved 05-Sep-2011)

10/0511N – Recovering of the front section of the roof to the original building (Approved 04-Aug-2010)

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

7/18449 – LBC for demolition of corn exchange, three storey office extension to rear and internal alterations to municipal buildings (Approved 22-May-1990)

P06/0105 – Listed building consent for new lighting scheme for the facades of Municipal Buildings and Market Hall (Approved 07-Jun-2006)

P06/0069 – Listed building consent for alterations to front and rear entrances and internal alterations (Approved 03-Apr-2006)

P98/0179 – LBC for attaching notice board to front elevation (Approved 27-Apr-1998)

P98/0080 – Removal of condition 6 on advertisement consent for sign boards and addition of extra sign (Approved 05-Mar-1998)

P96/0020 – LBC for handrail to front entrance steps (Approved 29-Feb-1996)

P94/0366 – LBC brass lettering (Approved 23-Aug-1994)

P94/0335 – LBC substation (Approved 30-Jun-1994)

P94/0334 – Substation (Approved 30-Jun-1994)

POLICIES

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

Cheshire East Site Allocations and Development Policies Document (SADPD)

GEN1 – Design Principles

HER1 – Heritage Assets

HER4 – Listed Buildings

Neighbourhood Plan

There is no Neighbourhood Plan in Crewe.

Other Material Considerations

National Planning Policy Framework

National Planning Practice Guidance

Cheshire East Design Guide SPD

CONSULTATIONS (External to Planning)

Historic England: Suggest that the Council seeks advice from its own specialist conservation advisor.

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 PARISH / TOWN COUNCIL

Crewe Town Council: No objection.

OTHER REPRESENTATIONS

No representations received.

OFFICER 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 proposed scheme is for repairs to the principal façade of the Municipal Buildings. This involves repairs to the windows, main entrance doors, wrought iron railings and gates being undertaken, and replacement of the existing flag poles with the scope of works including:

- 1) Clean and repair of glass including repair and replacement of existing lead (where required).
- 2) Repair of the timber frames and replacement (where required, depending on what is revealed upon windows removal and stripping out of existing paint layers).
- 3) Full decoration of joinery elements upon completion of paint stripping back to bare timber.
- 4) Repair, including paint stripping and redecoration, of all window metalwork, including window bars and non-ferrous hinges.

- 5) Repair, including paint stripping and redecoration, of all external wrought iron railing panels and gates.
- 6) Make good and decoration of all associated window architraves, cills and other associated joinery which may be temporarily harmed due to windows temporary removal.

The proposed scheme includes works for the repair, replacement and redecoration of features already present throughout the building's façade. As part of this, there are to be insignificant changes to the design. Instead, the focus is on its restoration and reinstating of the original appearance of the fenestration. Aspects such as lead and iron work are to be repaired or replaced, with ironwork coated to the original finish. All frames, architraves, and cills shall be stripped and repainted in RAL 9003 Signal White.

A similar process would be done with the wrought iron railing which have accumulated layers of paint over the years that has begun chipping away or become cracked. These shall be stripped back with the original darker tonality reinstated to match with the ironworks of the windows and doors (RAL 9004 Signal Black).

Improvements shall also be made to the basement windows which at present feature unsympathetic extract fans with plywood boards installed to accommodate them. The proposal is to reinstate the original glass panels setup with glazing bars. Whilst the ventilation fans will remain, these new versions shall be dark grey in colour to reflect the ironworks and shall be set more subtly within muffle glass panes.

The flag poles displayed in the main façade lay on timber blocks in the copings of each balcony. At present, these are directly fixed to the balcony doors which has caused either damage to the door leaves or resulted in them being unable to be opened. Given the poor condition, the proposal will replace both poles with aluminium versions with a matt finished polyester powder coating. These will be fixed to the balcony floor via counterweight blocks.

The Municipal Buildings are a Grade II listed building and there is a strong group value in its association with the Market Hall and adjacent War Memorial in Memorial Square. Externally, the façade has been changed little since its construction with only minor alterations such as access improvements to the main entrance. In consideration of the proposal, the works include for repairs, replacement, and redecoration of the building's existing frontage. Whilst there is an overall scale to the thoroughness of works being undertaken, the final result after completion is to be restrained. Its focus is on ensuring the longevity of the building whilst maintaining its present setup. As such, it is viewed the scheme shall be sympathetic to its setting.

In consultation with a Conservation Officer within Cheshire East Council, the proposals are welcomed, and the principle of development accepted for this Grade II listed building. Whilst there were concerns raised to the initial proposal of accoya which is an engineered wood that is unsuitable for this heritage asset, the scheme has since been updated with the more traditional Oak material being proposed for the frames.

Although updates to the window frames will have a neutral impact in terms of design, the repair works and reinstating of traditional details will visually benefit the frontage. Therefore, it is determined the proposed works will enhance the character and visual quality of the heritage asset, would be in keeping with the setting and beneficial to its continued longevity. As such, there have been no objections raised to the proposed scheme.

It is noted that details of the works are yet to be clarified regarding a method statement for how aspects of the works are to be completed (i.e. removal, storage and return of the windows, and the cleaning of each element). As a result, it has been agreed that these details are to be secured by a pre-commencement planning condition.

In conclusion, it is considered the works would have a positive impact on this heritage asset. The proposal would not harm its significance and shall have no detrimental impact on its character as a building of special architectural or historic interest. Therefore, the proposal is acceptable in heritage and design terms.

The proposed development would comply with the Planning (Listed Buildings and Conservation Areas) Act 1990, relevant policies of the Cheshire East Local Plan and the NPPF.

CONCLUSIONS AND REASON(S) FOR THE RECOMMENDATION

The proposal is considered acceptable in this instance in relation to its impact on the designated heritage asset, therefore the application is recommended for approval subject to conditions.

Approve subject to the following conditions:

- 1. Standard Time**
- 2. Materials as application**
- 3. Approved Plans**
- 4. Use of oak timber for window frames**
- 5. Method statement for removal, storage, cleaning and return of windows**
- 6. Submission of drawings for complete replacement of any window or door**

In order to give proper effect to the Board`s/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