

APPLICATION NO: 25/1373/FUL

LOCATION: Land to West of David Whitby Way, Basford East, Crewe

PROPOSAL: Erection of a two-storey office building and deployment base (sui generis) including associated storage facilities, car parking, landscaping, plant and ancillary works

ADDITIONAL REPRESENTATIONS

A letter of support has been submitted by the Police & Crime Commissioner. The keys points are summarised below:

A key pillar of the police and crime plan is to 'modernise', and the PCC is keen to ensure fit for purpose, net zero policing with state of the art accommodation. The Crewe deployment base is central to improve policing for communities of Crewe, Nantwich and South Cheshire.

Permission is being sought on land which has already been purchased. The new base will replace the inadequate and ageing Crewe police station and no longer fit for purpose. Additionally, the current building has issues of asbestos, RAAC and is inefficient in terms of energy usage and ventilation. There is also limited space for operational vehicles and issues with urban streets and traffic congestion, which can lead to delays in response times. The proposal will enhance operational efficiency and effectiveness.

We will work in partnership with Cheshire East Council to identify a suitable premises for a police "hub" with space for circa 10 officers and a customer service desk within an accessible town centre location to enable continued, direct public access to police services. The hub will be operational prior to the closure of the existing police station.

Any delays in receiving planning approval will incur additional costs and officer time for Cheshire Constabulary, while the current issues will continue causing additional cost. Furthermore, it will delay the current building and land being available for the Council to incorporate into regeneration planning for Crewe town centre.

A letter has been received from Taylor Wimpey which asks that in determining the application consideration be given to the approved residential scheme, especially in relation to noise.

Ecology

Updated information has been submitted in respect of the biodiversity net gain taking account of changes through the application process which now predicts a habitat loss of 30.98%. The revised metric shows a greater habitat loss due to the uncertainty over the landscaping and SuDs features to the front of the site.

This may reduce again in the light of more recent discussions but in any event BNG will be addressed as a post consent matter.

RECOMMENDATION

No change to recommendation.