

Application No: 11/3264N

Location: 198- 200, EDLESTON ROAD, CREWE, CW2 7EP

Proposal: EXTENSION OF TIME FOR DEMOLITION OF REDUNDANT SNOOKER CLUB AND CARPET WAREHOUSE AND REDEVELOPMENT OF SITE TO PROVIDE THIRTEEN APARTMENTS AND PARKING , RETAIL UNITS AND OFFICE ACCOMMODATION

Applicant: THE GAINSBOROUGH TRUST

Expiry Date: 23-Nov-2011

MAIN ISSUES The main issue is whether or not there have been any significant material changes in policy/circumstances since the application was previously approved.

SUMMARY RECOMMENDATION:

Approve with conditions

REFERRAL

The application is to be determined by Development Control Committee as it involves major development of 13 dwellings.

1. SITE DESCRIPTION

The application site is located at the south-western side of the junction of Edleston Road and Electricity Street within the Crewe Settlement Boundary. The site is currently occupied by a snooker club and carpet warehouse which is a utilitarian building with a render finish and a shallow pitched roof. The area is characterised by a mix of traditional terraced and semi-detached dwellings which have been constructed of brown brick and have slate roofs. The properties fronting Edleston Road are in a mix of commercial and residential uses and are two and a half stories in height, whilst the properties to the southern side of Edleston Road have features such as bay windows which give a strong rhythm in the street scene.

2. DETAILS OF PROPOSAL

This is a planning application for the extension of time planning to Planning Application P08/0899. That application was for the demolition of the existing buildings on the site and their replacement with a mixed use development comprising of 14 flats, 390sq.m of retail

space and 270sq.m of office space. A total of 14 car-parking spaces would be provided underneath the existing building and these would be accessed via Electricity Street. The proposal would be two-stories in height adjacent to No 14 Electricity Street rising to three and a half stories to the Edleston Road elevation; the proposal would also include a tower at the junction of Edleston Road and Electricity Street which would have a maximum height of 19.5 metres.

3. RELEVANT PLANNING HISTORY

P08/0899 – Planning permission approved for Demolition of Redundant Snooker Club and Carpet Warehouse and Redevelopment of Site to Provide Fourteen New Apartments and Parking Retail Units and Office Accommodation in 2008.

7/15743 – Advertisement Consent Approved for Double sided illuminated sign on August 2008

7/13275 – Planning permission approved for Change of use of part to snooker club on 9th September 1986

7/11500 – Planning permission approved for change of use from MFI retail store to health/fitness club with bar on 21st January 1985

7/06835 – Planning permission approved for Change of use to furniture warehouse on 29th May 1980

3. PLANNING POLICIES

The development plan includes the Regional Spatial Strategy for the North West (RSS), (formally RPG13), the Cheshire 2016 Structure Plan (SP), and the Borough of Crewe and Nantwich Replacement Local Plan 2011 (LP).

The relevant development plan policies are:

Policies in the LP

- BE.1 – Amenity
- BE.2 – Design Standards
- BE.3 – Access and Parking
- BE.4 – Drainage, Utilities and Resources
- BE.5 – Infrastructure
- RES.2 – Unallocated Housing Sites
- RES.3 – Housing Densities
- NE.5 – Nature Conservation and Habitats
- S.8 – Existing District and Local Shopping Centres
- E.4 – Development on Existing Employment Areas

Other relevant planning guidance includes:

- PPS1 - Delivering Sustainable Development
- PPS3 - Housing
- PPS9 - Biodiversity and Geological Conservation

4. OBSERVATIONS OF CONSULTEES

Environmental Health – No objection subject to conditions

Strategic Highways Manager - There will be no significant impact on the highways infrastructure as a direct result of this development, therefore no highways objections

Natural England – No objection

6. OTHER REPRESENTATIONS

No representations received

7. APPLICANT'S SUPPORTING INFORMATION:

Ecological Survey/Mitigation – Conclusions of previous bat survey submitted

8. OFFICER APPRAISAL

SCOPE OF THIS APPLICATION

Extensions to the time limits for implementing existing planning permissions was brought into force on 1 October 2009. The new system was introduced in order to make it easier for developers to keep planning permissions alive for longer during the economic downturn. It includes provisions for a reduced fee and simplified consultation and other procedures.

The Government's advice is for Local Planning Authorities to take a positive and constructive approach towards applications that improve the prospects of sustainable development being brought forward quickly. It is the Government's advice for Local Planning Authorities to only look at issues that may have changed significantly since that planning permission was previously considered to be acceptable in principle.

In short, it is not intended for Local Planning Authorities to re-open debates about principles of any particular proposal except where material circumstances have changed, either in development plan policy terms or in terms of national policy or other material considerations such as Case Law.

MATERIAL CHANGES IN POLICY/CIRCUMSTANCES SINCE PREVIOUS APPLICATION

The application remains unchanged from the previous approval and there have been no significant changes to the site itself or the immediate surrounding area. Therefore the impact of the development on the area is considered to be acceptable as previously concluded.

With regard to Policy, there have been no changes to Local Plan Policy since that previous approval. It is therefore it is considered that the proposed development would still be in accordance with the development plan and is acceptable in principle. There have been no

significant changes to National Planning Policy which would preclude the proposed development.

The proposed development involves the demolition of a building which has the potential, due to its age, to be a suitable as a bat roost. This requires further consideration. The application has been supported by the conclusions of the ecology survey previously submitted. Natural England have raised no objection to this application, while the Councils Ecology consultation has concluded that there would not be any significant ecological issues associated with the proposed development.

CONDITIONS

The previous approval was subject to a number of conditions. It is considered that these conditions are still relevant to this application.

9. CONCLUSIONS

It is considered that there have not been any significant, material changes since application 08/0426/OUT was permitted. Therefore, it is recommended that the application to extend the period of permission should be approved, subject to those conditions previously attached.

10. RECOMMENDATIONS

APPROVE subject to conditions

- 1. Standard 3 years**
- 2. Materials**
- 3. Window reveal to be 55mm**
- 4. No new windows to be inserted**
- 5. Details of Boundary treatment to be submitted and approved**
- 6. Development to be carried out in accordance with the amended plans**
- 7. Landscaping scheme to be submitted and approved**
- 8. Landscaping implementation**
- 9. Access to be constructed to CEC standard**
- 10. Parking as shown on approved plans to be available prior to first use and retained**
- 11. Details of covered secure Cycle Racks to be submitted and approved**
- 12. Details of noise mitigation measures (for impact from Edleston Road) to be submitted and approved**
- 13. Bin storage to be provided and made available**
- 14. Detailed scheme for foul and surface water drainage to be submitted and approved**
- 15. Demolition method statement to be submitted and approved**
- 16. Office element to be B1 use only**
- 17. Gates set back by 5.5m from edge of public highway**

