

Application No: 12/1201N

Location: 26, WELSH ROW, NANTWICH, CHESHIRE, CW5 5ED

Proposal: Application for Extension to Time on P07/0463 for Eleven Hotel Bedroom Suites and Car Parking

Applicant: P Schofield, Schofield Brothers

Expiry Date: 22-Jun-2012

SUMMARY RECOMMENDATION

Approve with Conditions

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.

REASON FOR REPORT

This application is to be determined by the Southern Planning Committee as it is to extend the time limit of a major application.

DESCRIPTION OF SITE AND CONTEXT

The application is found to the rear of 26 Welsh Row just outside of the Welsh Row Conservation Area.

To the west of the site is a row of terraced town houses, to the east lying perpendicular to the application site is row of 4 terraced properties, to the north are commercial properties, while to the south is an existing hotel under the ownership of the applicants.

DETAILS OF PROPOSAL

This application seeks permission to extend the time limit imposed on planning approval P07/0463 which gave permission for an eleven bedroom hotel with car parking. The application was approved on 3rd September 2009.

RELEVANT HISTORY

P06/0807 – Ancillary hotel accommodation – withdrawn 2006

P07/0463 – Eleven bedroom hotel and car parking – approved with conditions 2009

POLICIES

National Policy

National Planning Policy Framework

Crewe & Nantwich Borough Council Local Plan Policy

Nantwich Settlement Boundary

BE.1 – Amenity

BE.2 – Design Standards

BE.3 – Access and Parking

BE.4 – Drainage and Utilities

BE.16 – Development and Archaeology

RES.11 – Improvements and Alterations to Existing Dwellings

CONSIDERATIONS (External to Planning)

Highways

The Strategic Highways Manager has no comment or objection to make regarding this application proposal.

Archaeology

No objections as per the previous application subject to the attachment of the same conditions

Conservation

None received at time of writing

United Utilities

None received at time of writing

Nantwich Civic Society

None received at time of writing

VIEWS OF THE PARISH / TOWN COUNCIL

None received at time of writing

OTHER REPRESENTATIONS

None received at time of writing

APPLICANT'S SUPPORTING INFORMATION

None received

OFFICER APPRAISAL

Principle of Development

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 with the application site sharing the same relationship to the neighbouring dwellings. Furthermore there have been no material changes to the site.

The original application was determined under the Borough of Crewe and Nantwich Replacement Local Plan 2011 which is still the prevailing Development Plan for the area.

Clearly the NPPF has recently been introduced which is a change in the policy background for the application. However, given the principle of support for sustainable development within the NPPF it is not considered that there is any significant policy change to undermine the original consent. It is therefore considered that there has been no material change in circumstance.

All conditions attached to the original approval are still considered to be appropriate and are therefore replicated.

CONCLUSIONS

It is considered that there have not been any significant, material changes since application P07/0463 was permitted. Therefore, it is recommended that the application to extend the period of permission should be approved, subject to conditions.

RECOMMENDATIONS

APPROVE subject to the following conditions:-

1. Standard time
2. Approved plans
3. Materials to match existing dwelling
4. First floor windows to west elevation obscure glazed and fixed
5. Scheme of Landscaping for forecourt facing Cross Wood Street
6. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in first season prior to occupation or completion
7. Southern boundary fencing to be approved before occupation
8. Vehicular access to be approved prior to commencement of development
9. Permitted Development rights removed
10. Drainage system to be approved prior to commencement of development
11. Programme of archaeological work to be agreed prior to commencement of development

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