

Application No: 12/2936N

Location: WRIGHTS LOW TEMPERATURE COLD STORE, FIRST AVENUE, CREWE, CW1 6BG

Proposal: Demolition of Commercial Premises and Extension of Existing Cold Store onto Adjoining Site. Inclusion of 2 New Marshalling Bays and Additional Cold Storage.

Applicant: Peter Wright, Wrights

Expiry Date: 12-Nov-2012

SUMMARY RECOMMENDATION: Approve subject to conditions

MAIN ISSUES:

- Principle of the development
- Design, Siting and Scale
- Appearance
- Amenity

REASON FOR REFERRAL

The application is before Committee as it is for the creation of in excess of 1000sqm of commercial floorspace.

DESCRIPTION AND SITE CONTEXT

The application relates to an existing business (Wrights Pies) and the neighbouring, single storey building. The site is designated in the local plan as being within the settlement boundary and is on an existing business/industrial park, with commercial properties on all boundaries.

DETAILS OF PROPOSAL

The proposal is for the demolition of the single storey building and its replacement with an extension to the existing Wrights Pies facility. The extension would provide an additional 1251.4sqm of cold storage space, including 129.4sqm of delivery/marshalling area. The extension would mirror the existing building and be constructed from matching materials.

RELEVANT HISTORY

P08/0234 2008 Approval for electricity substation

P07/0613 2007 Approval for new cold store warehouse unit

P04/0431 2004 Approval for increase in roof height

P94/0364 1994 Approval for change of use from B1 And B2

POLICIES

National Guidance

National Planning Policy Framework

Regional Spatial Strategy

DP1 Spatial Principles

DP2 Promote Sustainable Communities

DP3 Promote Sustainable Economic Development

DP4 Making the Best Use of Existing Resources and Infrastructure

DP5 Manage Travel Demand: Reduce the Need to Travel, and Increase Accessibility

DP6 Marry Opportunity and Need

DP7 Promote Environmental Quality

DP9 Reduce Emissions and Adapt to Climate Change

RDF1 Spatial Priorities

Local Plan

BE.1 - Amenity

BE.2 - Design Standards

BE.3 - Access and Parking

E.4 – Development on Existing Employment Areas

CONSIDERATIONS (External to Planning)

Environmental Health:

Lighting

Prior to its installation details of the location, height, design, and luminance of any proposed lighting shall be submitted to and approved in writing by the Local Planning Authority. The details shall ensure the lighting is designed to minimise the potential loss of amenity caused by light spillage onto adjoining properties. The lighting shall thereafter be installed and operated in accordance with the approved details.

Noise & Vibration

Before the use commences the building, together with any ancillary mounted equipment shall be acoustically attenuated in accordance with a scheme submitted to in writing and approved by the borough council.

Dust Control

No development shall take place until a scheme to minimise dust emissions arising from demolition / construction activities on the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of all dust suppression measures and the methods to monitor emissions of dust arising from the development. The demolition / construction phase shall be implemented in accordance with the approved scheme, with the approved dust suppression measures being maintained in a fully functional condition for the duration of the demolition / construction phase.

This section has no objection to the above application subject to the following comments with regard to contaminated land:

- The application area has a history of commercial/industrial use and therefore the land may be contaminated. As such, and in accordance with the NPPF, this section recommends that the following conditions, reasons and notes be attached should planning permission be granted:

Due to the commercial/industrial nature of the site, there is the potential for contamination to be present. Should any adverse ground conditions be encountered during excavation works, all work in that area should cease and this section be contacted for advice.

NOTE NCLC1

- The applicant is advised that they have a duty to adhere to the regulations of Part IIA of the Environmental Protection Act 1990, the National Planning Policy Framework 2012 and the current Building Control Regulations with regards to contaminated land. If any unforeseen contamination is encountered during the development, the Local Planning Authority (LPA) should be informed immediately. Any investigation / remedial / protective works carried out in relation to this application shall be carried out to agreed timescales and approved by the LPA in writing. The responsibility to ensure the safe development of land affected by contamination rests primarily with the developer.

This section has used all reasonable endeavours to recommend the most appropriate measures regarding potential contamination risks. However, this recommendation should not be taken to imply that the land is safe or otherwise suitable for this or any other development.

Highways:

No objections.

VIEWS OF TOWN/PARISH COUNCIL

N/A

OTHER REPRESENTATIONS

None received at the time of report writing.

OFFICER APPRAISAL

Principle of Development

The site is designated as being within the settlement boundary of Crewe and is on an existing business/industrial estate.

Policy E.4 allows for the re-use, re-development or intensification of the use of the land within existing employment areas, subject to compliance with Policies BE.1 to BE.5. The proposal is considered to be in compliance with Policy BE.4 and acceptable in principle.

Design and Scale

The proposal is for an extension to the Wrights Pies storage facility, and the design of it would create a mirror image of the existing building, including the use of matching materials. The scale of the building would be acceptable as it would also mirror that of the existing building.

This is an existing commercial area where there a variety of utilitarian buildings of differing sizes and designs and as such it is considered to be acceptable in terms of design and scale and in compliance with Policy BE.2 of the adopted local plan.

Amenity

Policy BE.1 requires that new development should be compatible with surrounding land uses, should not prejudice residential amenity, generate unacceptable levels of traffic or lead to an increase in pollution.

This is a storage facility on an existing commercial estate, which is surrounded on all sides by commercial properties and it is therefore considered that it would meet the requirements of Policy BE.1

Highways

The proposal is for an extension to an existing storage and distribution business on a purpose built commercial estate. As such it is considered that it would not prejudice the safe movement of traffic, would have a safe access and adequate parking provision. It is therefore considered to be acceptable and in compliance with Policies BE.1 and BE.3.

CONCLUSIONS AND REASONS FOR THE DECISION

In conclusion, the proposed development complies with the relevant policies contained within the adopted local plan. The proposal is of an appropriate scale and design and is therefore recommended for approval.

RECOMMENDATION:

Approve subject to the following conditions:

- 1. Commence development within 3 years**
- 2. Development in accordance with agreed drawings**
- 3. Materials as stated in the application**
- 4. Submission of details of external lighting**
- 5. Submission of details of the acoustic enclosure of and and other equipment with the potential to create noise**



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