

Application No: 12/3877N

Location: LAND ADJOINING THE BRIDGE INN, BROAD STREET, CREWE

Proposal: Extension to Time Limit on Planning Permission 10/0196N: Construction of Old Persons Residential Care Home Comprising 46 Single Bedrooms and 20 Independency Units, of 2 Storeys plus Attic Dormers.

Applicant: Mr J Warters, Two Dales Limited

Expiry Date: 02-Dec-2012

## **SUMMARY RECOMMENDATION**

**Approve with conditions**

### **MAIN ISSUES**

- **Principle of Development**
- **Material Changes since the grant of Planning Permission**

## **1. DESCRIPTION OF SITE AND CONTEXT**

The application site is a vacant plot of land to the south of Broad Street and to the east of the Bridge Inn Public House. The area is mainly characterised by two storey dwellings with dwellings fronting Lime Street to the west (the West Coast Main Line lies beyond these properties) with terraced properties fronting Crossway located to the east of the application site. The majority of the site currently lies overgrown and un-used with a smaller section of the land to the north of the site being used as a beer garden for the Bridge Inn. To the north-west corner of the site a small car-park provides parking for the Bridge Inn

## **2. DETAILS OF PROPOSAL**

This application is for the extension to the time limit condition to planning permission 10/0196N. This permission relates to the construction of old persons residential care home comprising 46 single bedrooms and 20 independency units, of 2 storeys plus attic dormers. This application was approved on 21<sup>st</sup> April 2010.

## **3. RELEVANT HISTORY**

10/0196N - Construction of old persons residential care home comprising 46 single bedrooms and 20 independency units, of 2 storeys plus attic dormers – Approved 21<sup>st</sup> April 2010  
P07/0983 - Rearrangement of Existing Car Park and Erection of 14 Residential Dwellings – Approved 12<sup>th</sup> October 2007

## **4. POLICIES**

### **National policy**

National Planning Policy Framework

### **Local Plan policy**

BE.1 (Amenity)  
BE.2 (Design Standards)  
BE.3 (Access and Parking)  
BE.4 (Drainage, Utilities and Resources)  
BE.5 (Infrastructure)  
BE.6 (Development on Potentially Contaminated Land)  
NE.5 (Nature Conservation and Habitats)  
NE.9 (Protected Species)  
TRAN.3 (Pedestrians)  
TRAN.5 (Provision for Cyclists)  
TRAN.6 (Cycle Routes)  
TRAN.9 (Car Parking Standards)

### **Regional Spatial Strategy**

DP1 – Spatial Principles  
DP2 – Promote Sustainable Communities  
DP4 – Make the Best Use of Existing Resources and Infrastructure  
EM18 – Decentralised Energy Supply

### **Other Material Planning Considerations**

The EC Habitats Directive 1992  
Circular 6/2005 - Biodiversity and Geological Conservation - Statutory Obligations and Their Impact within the Planning System  
Supplementary Planning Document on Development on Backland and Gardens  
Communities and Local Government Guidance: Greater Flexibility for Planning Permissions

## **5. CONSULTATIONS (External to Planning)**

**Environmental Health:** Conditions suggested in relation to noise, dust control and contaminated land.

**Highways:** No comments received at the time of writing this report

**United Utilities:** No comments received at the time of writing this report

## **6. OTHER REPRESENTATIONS**

No representations received at the time of writing this report

## **7. APPLICANT'S SUPPORTING INFORMATION**

No supporting information provided

## **9. OFFICER APPRAISAL**

Extensions to the time limit 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**

Since the original planning application was approved the National Planning Policy Framework has been published. At the heart of the NPPF is a presumption in favour of sustainable development which should be seen as a golden thread running through both plan-making and decision-taking. The proposed development of this site within the Crewe Settlement Boundary is supported by the NPPF.

In terms of the contents of the NPPF in relation to sustainable development, design, drainage, highways, the environment (trees & ecology), it is considered that the NPPF is still consistent with the Local Plan and it is not necessary to reconsider these elements against the NPPF.

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.

There are no changes on this site or adjoining the site and the findings of the original report in relation to the design of the proposal, the impact upon residential amenity and the highway implication still apply. The proposed development is therefore recommended for approval.

## **11. CONCLUSIONS**

There have been no material changes in circumstance which would warrant a different decision on this application since the previous application was determined.

The condition details have been approved as part of application 10/0196N and the wording of the conditions has been changed to reflect this.

## **12. RECOMMENDATIONS**

**Approve subject to conditions**

- 1. Standard time 3 years**
- 2. Materials to be as per the letters of 13<sup>th</sup> September 2010 & 16<sup>th</sup> March 2011**
- 3. Surfacing materials as per the attachments to the letter of 22<sup>nd</sup> July**
- 4. Landscape scheme as per plan reference REV A**
- 5. Landscape scheme to be completed in accordance with the approved details**
- 6. Boundary treatment as per the attachments to the letter of 22<sup>nd</sup> July 2010 and attached to the e-mail of 7<sup>th</sup> March 2011 from Andy Pyatt**
- 7. Provide car parking as shown on the approved plan**
- 8. Drainage details as per plans reference 2500MM/D1 and 1130/11**
- 9. Access to be constructed to CE spec**
- 10. Footpath link to front of site to be provided in accordance with plan reference 1130/21 Revision G**
- 11. Access to 175 Broad Street to be retained**
- 12. Approved plans**
- 13. Obscure glazing to be provided and retained**
- 14. The noise attenuation measures described in paragraph 2.1 Traffic Noise Assessment and paragraph 2.2 Entertainment Noise Assessment of the Technical Report dated 7<sup>th</sup> October 2009 should be undertaken by the developer.**
- 15. Window reveals of 55mm to be provided to all windows and doors**
- 16. Restrict use of the site to use class C2 (Residential Institutions)**
- 17. Cycle parking as per the agreed details**
- 18. Gas Absorption Heat Pump to be provided and retained**
- 19. Detail of window design details as attached to e-mail of 23<sup>rd</sup> July 2010**

**In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Development Management and Building Control has delegated authority to do so in consultation with the Chairman of the Southern Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.**

Application for Extension to Time Limit

RECOMMENDATION:



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