

Application No: 12/3418N

Location: LAND ON PYMS LANE, CREWE

Proposal: Develop site to provide a permanent car park with a total of 478 parking spaces

Applicant: Garth Roberts, Bentley Motors Ltd

Expiry Date: 03-Dec-2012

### **SUMMARY RECOMMENDATION**

**APPROVE subject to conditions**

### **MAIN ISSUES**

**Principle of Development**

**Design Considerations and Landscaping**

**Parking, Highway Safety and Traffic Generation**

**Impact On Protected Species**

**Impact on Residential Amenity**

## **REFERRAL**

The application has been referred to Northern Planning Committee because the proposal is over 1ha in size and is a small scale major development.

## **1. SITE DESCRIPTION**

This application relates to a 1.25 ha site situated to the north of the Pym's Lane opposite the site of Bentley Motors in Crewe. The front half of the site is currently used as a temporary car park for Bentley Motors with the remaining rear portion given over to rough grass.

The site is situated in-between an industrial unit occupied by a steel fabrication business to the west and an industrial unit and service yard to the east. The eastern and northern boundaries are defined by an access track which serves a water treatment works located to the northwest. To the north are open countryside designated fields.

The site falls entirely within the settlement boundary of Crewe as designated in the Borough of Crewe and Nantwich Replacement Local Plan 2011 and occupies part of a larger site waste allocation as designated in the Cheshire Waste Replacement Local Plan.

## **2. DETAILS OF PROPOSAL**

Full planning permission is sought to construct a permanent car park with a total of 478 parking spaces.

## **3. RELEVANT PLANNING HISTORY**

P07/1252 – Planning permission approved for temporary car park on 15<sup>th</sup> October 2007.

P06/0893 – Planning permission approved for temporary car park on 26<sup>th</sup> September 2006.

P01/0091 – Planning permission approved for temporary car parking on 22<sup>nd</sup> May 2001.

11/3181N - Planning permission To Use an Area of Land that is Currently Vacant as a Car Park for a 12 Month Temporary Period on 1<sup>st</sup> December 2011

## **4. PLANNING 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  
TRAN.3 Pedestrians  
TRAN.8 Existing Car Parks  
TRAN.9 Car Parking Standards

### **Other Material Policy Considerations**

The Cheshire Replacement Waste Local Plan

## **5. OBSERVATIONS OF CONSULTEES (EXTERNAL TO PLANNING)**

### **Environmental Health**

No objection subject to conditions relating to details of lighting, an updated Green Travel Plan, a scheme to minimise dust emissions during demolition / construction and an informative in respect of contaminated land.

### **Highways**

No objection

## **6. VIEWS OF THE TOWN COUNCIL**

N/A

## **7. OTHER REPRESENTATIONS**

None received

## **8. OFFICER APPRAISAL**

### **Main Issues**

The main issues in the consideration of this application are the suitability of the site, in principle, for use as a permanent car park, the partial loss of a waste site allocation, the impact that the proposals would have on the character and appearance of the area, highways and parking, ecological considerations and neighbouring amenity.

### **Principle of Development**

The principle of development within the settlement boundary is acceptable provided that it is compatible with surrounding uses and accords with other relevant local plan policies.

The application proposes to provide a permanent car park in place of the existing temporary car park. The use of this land is for a purpose which is ancillary to the surrounding employment uses and is considered to be acceptable in principle when considering the proposal against the Crewe local plan.

However, owing to its location near to the Pym's Lane Household Waste and Recycling Centre, the site comprises part of a waste allocation (WM16B) in The Cheshire Waste and Minerals Local Plan. As such, the site has been considered suitable in principle for the development of a range of waste management facilities with the purpose of forming part of an integrated network of sites capable of making adequate provision for waste arising within Cheshire. Thus, the potential loss of part of this allocation for potential future waste management use needs to be considered.

The council's spatial plans section has confirmed that whilst the site subject of this application is partly within a waste allocation, the site is not actually safeguarded for waste use. The site is positioned in the middle of the allocation, in-between two well established built out industrial units. Additionally, the applicant already owns the entirety of the site. Taking these factors into account, it is unlikely that the site would come to fruition as a waste site and therefore the site is not considered deliverable in the short to medium term. Furthermore, the proposal would only amount to a partial loss of the allocation, and there is scope within existing adjacent allocations (WM16a to the southwest) to accommodate future waste proposals.

The Council's Waste Strategy Manager has confirmed that they are not aware of any future plans to extend the adjacent Pym's Lane Household Waste and Recycling facility into the allocation relating to this site and as such it is considered that this partial loss would not impact on the borough's strategic provision of waste sites.

Furthermore, it is important to acknowledge that the proposals will assist in the parking provision of Bentley Motors, a large local employer who are seeking to improve and reconfigure their facilities in order to work more effectively and efficiently within the main and production areas of the plant to enable future growth. As such, there are clear benefits arising from the scheme that would support the principle of this development in line with local and national policy.

### **Design and Landscaping Considerations**

The frontage along Pyms Lane is already defined by an established hedgerow and as such the existing site is screened somewhat from the street. Except from the proposed access, it is proposed that the hedgerow will be retained and therefore from the street scene, it is not considered that the proposals will have a significantly greater visual impact than the current car park.

In respect of levels, there is a slight fall on the site from the front to the rear. The levels at the front portion of the site are fairly consistent but become more undulating on the rear portion of the site. The existing front car park and the rear portion of the site are separated by an existing 2 metre high bund. It is proposed to remove this bund and level the rear of the site. The submitted levels survey shows that this will require the removal of some material from the site. Some of the material can be used on site. It is not considered that the proposed levels would deviate significantly from the adjacent sites and as such the proposed amendments to the levels would not cause visual harm.

Having regard to pattern and character of the existing development in the area, in design terms, it is not considered that the proposals will harm the visual appearance of the site or surrounding area. Subject to appropriate landscaping of the boundaries, which could be secured by condition, it is considered that the proposal would be respectful to the surrounding landscape.

### **Parking, Highway Safety and Traffic Generation**

Policy BE.3 deals with access and parking and states that development will only be permitted where proposals provide:

- safe pedestrian access
- the provision of any off street parking
- manoeuvring and operational space should be designed to minimise visual impact
- safe vehicular access and egress arrangements

The development will increase parking available to the Bentley factory plant which is situated directly on the opposite side of Pyms Lane. The existing pedestrian environment is good as are cycle links and this proposal represents a small proportion of the overall parking provision at the Bentley plant. At this moment in time, the proposal is to accommodate existing demand and as such would improve existing parking provision.

The access to the site would be moved so that it is more centrally positioned along the site frontage. This would improve visibility to the site. The Strategic Highways Manager has

assessed the application and has no objection to the proposals. Consequently, the scheme is found to be in compliance with local plan policy BE.3.

### **Impact on Protected Species**

The Council's Nature Conservation has considered the application and visited the site. Having regard to the surroundings, the Nature Conservation Officer considers that bats are not reasonable likely to be present or affected by the proposed development provided that an existing mature tree at the rear of the site is retained. This is to the rear of the proposed car park and therefore could be reasonably retained as part of the a landscaping condition. There may be potential for breeding birds and therefore a condition relating to breeding birds is recommended. Consequently, the scheme is deemed acceptable in term of nature conservation considerations.

### **Impact on Residential Amenity**

The surrounding uses are predominantly commercial and industrial and therefore the proposal will not directly impact on the amenity afforded to any nearby residential uses. The scheme is therefore deemed to be compliant with local plan policy BE.1.

## **10. REASONS FOR APPROVAL**

The principle of the development is compatible with surrounding land uses and would facilitate the delivery of additional parking for Bentley Motors, a large local employer. Whilst the site does form part of a site waste allocation in the Cheshire Waste Replacement Local Plan, it is considered that this partial loss would not impact on the borough's strategic provision of waste sites and the benefits of the scheme would outweigh this loss. The design of the proposals would not impact detrimentally on the character, appearance or landscaping of the site. The proposal is considered to be acceptable in terms of its impact upon residential amenity, highways and parking and it therefore complies with the relevant local plan policy requirements and accordingly is recommended for approval.

## **11. RECOMMENDATION**

**APPROVE** subject to the following conditions:-

- 1. Standard 3 year time limit**
- 2. Accordance with Approved Plans inc. Levels (unless any variation first agreed)**
- 3. Details of the proposed finishes and hard landscape treatments**
- 4. Landscaping submission – to include retention of boundary hedges and mature tree towards rear of site**
- 5. Landscaping implementation**
- 6. Breeding bird survey to be carried out prior to commencement of any works during nesting season**
- 7. Scheme of Surface water Drainage to be submitted**
- 8. Construction of Access in accordance with approved plans**
- 9. Submission of Construction Method Statement**

- 10. Submission of details of scheme to minimise dust emissions during demolition**
- 11. Submission of details of external lighting**
- 12. Accordance with revised Green Travel Plan**

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