

Application No: 13/1813M

Location: Zeneca Plc, Charter Way, Macclesfield, Cheshire, SK10 2NA

Proposal: Erection of New and Existing Temporary Cabins on an Existing Vacant Site

Applicant: David Ayres

Expiry Date: 31-Jul-2013

SUMMARY RECOMMENDATION:

Approve subject to conditions

MAIN ISSUES:

- Principle of development;
- Impact of the development on character and appearance of the site and surroundings;
- Highways implications.

1. REASON FOR REFERRAL

This application has been referred to Northern Planning Committee as the floorspace of the cabins equates to 1,451 square metres.

2. DESCRIPTION OF SITE AND CONTEXT

The application site is within an existing employment site to the north east of Macclesfield. Access is taken from Charter Way with the proposed site within the AstraZeneca complex towards the northern boundary. The site is an existing area of vacant land.

3. DETAILS OF PROPOSAL

This application seeks permission for the erection of temporary site cabins on a vacant site within the AstraZeneca complex. The cabins would create 1,451 square metres of floor space providing office and welfare accommodation for project managers, designers and construction supervisors in connection with a future development proposal for a new production facility.

4. RELEVANT HISTORY

Whilst the site has a considerable planning history, none are relevant to the determination of this application.

5. POLICIES

Macclesfield Borough Local Plan – saved policies

BE1 (Design principles for new developments)
E1 (Employment areas)
E4 (B2, B8, B1 (b) and B1 (c) uses in employment areas)
DC1 (High quality design for new build)
DC6 (Circulation and Access)
DC8 (Requirements for Landscaping)
DC63 (Contaminated Land)

The National Planning Policy Framework reinforces the system of statutory development plans. When considering the weight to be attached to development plan policies, paragraphs 214 and 215 enable ‘full weight’ to be given to Development Plan policies adopted under the 2004 Act. The Macclesfield Local Plan policies, although saved in accordance with the 2004 Act are not adopted under it. Consequently, following the guidance in paragraph 215, “*due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the framework, the greater the weight that may be given)*”.

The Local Plan policies outlined above are all consistent with the NPPF and should therefore be given full weight.

Other Material Considerations

National Planning Policy Framework

6. CONSULTATIONS (External to Planning)

Highways: None received at the time of writing the report. Any comments received will be reported as an update to the committee prior to the meeting.

Environmental Health: None received at the time of writing the report. Any comments received will be reported as an update to the committee prior to the meeting.

Canal and River Trust: None received at the time of writing the report. Any comments received will be reported as an update to the committee prior to the meeting.

7. VIEWS OF THE PARISH/TOWN COUNCIL:

Not applicable.

8. OTHER REPRESENTATIONS:

The consultation period ends on 5th June 2013. To date no representations have been received. If any are received prior to the committee date members would be informed via an update to the report.

9. APPLICANT'S SUPPORTING INFORMATION:

A Design and Access Statement has been submitted in support of the application.

10. OFFICER APPRAISAL

Principle of Development

The site is within an existing Employment Area (as identified in the Local Plan). Policy E1 of the Local Plan states that new development will normally be granted in accordance with Policies E3-E5, on a scale appropriate to the size and character of the area. Policy E4 of the Local Plan is relevant to this proposal and is supportive of industrial and research and development uses. Whilst the proposed use of these buildings would not fall within those uses supported by policy E4, it would be for purposes ancillary to the established use of the site. The cabins will form a compound for project workers delivering future development, in particular a replacement production facility at the AstraZeneca. The National Planning Policy Framework is supportive of sustainable economic growth, and advises that proposals that accord with the development plan should be approved without delay.

Character and Appearance

The cabins would be single storey mounted on concrete plinths. They would be approximately 3.7 metres above ground level. They would be sited on an existing vacant plot which is laid to hardcore. When viewed against the surrounding buildings the scale of the compound would be modest, and it would not be visible from outside the wider site. The design of the cabins is entirely appropriate for such a facility given the overall use of the site and its position within the AstraZeneca complex.

Whilst the proposal is for the cabins to be temporary to facilitate future works at the Hurdsfield site it is not considered necessary to control this period by planning condition because i) the proposal is considered to comply with the development plan; ii) the material considerations would not be made different by granting a temporary permission.

Highways Implications

Employees based within the cabins would use the existing multi-storey car park at the front of the AstraZeneca site. Existing cycle parking facilities are also available at the AstraZeneca site. Pedestrian access would be via existing internal routes. The application form indicates approximately 100 employees would be based within the cabins.

Given the size and infrastructure of the existing site it is not considered a development of this size would likely give rise to any significant highway safety implications. However comments are awaited from Highways and will be provided as an update prior to the committee.

11. CONCLUSIONS AND REASON(S) FOR THE DECISION

The proposal is for a site compound to facilitate a future development project at the established AstraZeneca complex. The principle is considered acceptable. The compound would not be visible from outside the AstraZeneca complex, it would be of a scale commensurate to the existing development on the site, and would occupy an existing vacant plot overlaid with hardcore. There is unlikely to be any significant highways implications arising from the development, however Highways comments are awaited. Subject to favourable comments from Highways the proposal is considered acceptable and recommended for approval.

Application for Full Planning

RECOMMENDATION: Approve subject to following conditions

1. A01AP - Development in accord with approved plans
2. A03FP - Commencement of development (3 years)
3. A06EX - Materials as application
4. The planning permission is temporary and the site shall be restored in accordance with details agreed with the LPA.

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