

Application No: 13/3871N

Location: T I MIDWOOD & CO, GREEN LANE, WARDLE, CHESHIRE, CW5 6BJ

Proposal: Reserved matters application, Landscaping of the proposed development.

Applicant: T I Midwood & Co Ltd

Expiry Date: 10-Dec-2013

SUMMARY RECOMMENDATION: Approve subject to conditions

MAIN ISSUES:

- Principle of development; and
- Landscaping

REFERRAL

This application is to be determined by the Southern Planning Committee as the floor area of the proposed building exceeds 1000sqm.

DESCRIPTION OF SITE AND CONTEXT

The site lies outside a defined settlement boundary and is therefore classed as open countryside for planning policy purposes. The application site currently comprises an existing warehouse, which will be demolished in order to make way for the proposal. Located immediately to north is another warehouse and office block and to the south is a smaller office block. The applicants business supplies screws and fixings to the construction industry. Adjacent to the applicants property are a number of disused former aircraft hangers used during WWII. In addition, to the aircraft hangers the application site is flanked on both sides by other industrial buildings. To the south of the site is Green Lane, which provides access both to the applicant's site and a number of other commercial premises including a skip hire company and a timber yard.

DETAILS OF PROPOSAL

Members may recall that outline planning permission was granted in December 2012 for the demolition of an existing warehouse and the erection of a new warehouse on a similar footprint. The approved scheme included access, appearance, design and scale as part of the outline scheme. The only matter that was reserved for subsequent approval was that of landscaping.

This application therefore seeks approval of the reserved matter of landscaping

RELEVANT HISTORY

12/4087N - The erection of a replacement storage and distribution unit, including details of access, appearance, layout and scale (details of landscaping reserved for subsequent approval), following the demolition of the existing building on the site – Approved – 17th December 2012

09/3543N - Proposed Internal Layout Changes, Revised Elevations and Parking Layout to the Storage Unit with Internal Office Space and Service Area – Approved – 23rd December 2009

P08/0318 - Erection of a New Storage Unit with Internal Office Space and Servicing Area as an Extension to the Existing Buildings – Approved – 21st July 2008

P01/0055 - Single Storey Office Extension and Conservatory/Covered Walkway – Approved – 21st March 2001

P92/0161 – Single Storey Office Extension – Approved – 21st May 1992

P93/0147 – Storage Warehouse – Approved – 15th April 1993

7/15960 – Proposed Offices – Approved – 13th September 1988

POLICIES

National Policy

National Planning Policy Framework

Local Policy

NE.2 (Open Countryside);

NE.5 (Nature Conservation and Habitats)

NE.9 (Protected Species)

NE.17 (Pollution Control)

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)

E.4 (Development on Existing Employment Areas)

E.6 (Employment Development within Open Countryside)

TRAN.1 (Public Transport)

TRAN.3 (Pedestrians)

TRAN.5 (Provision for Cyclists)

TRAN.9 (Car Parking Standards)

CONSIDERATIONS (External to Planning)

None

VIEWS OF THE PARISH / TOWN COUNCIL

No comments received

OTHER REPRESENTATIONS

No representations received

APPLICANT'S SUPPORTING INFORMATION

No supporting information submitted

OFFICER APPRAISAL

Principle of Development

Members may recall that at its meeting on the 12th December 2012. The Southern Planning Committee approved an outline application for the demolition of an existing warehouse and its replacement with a more modern warehouse on a similar footprint. The granting of the previous planning permission established the acceptability in principle of employment uses on this site. Given that this is an application for approval of reserved matters and that any consent is only operative by virtue of the outline planning permission, this application does not present an opportunity to re-examine the acceptability in principle of employment uses at this site.

The application site lies wholly within the Open Countryside as defined in the Crewe and Nantwich Replacement Local Plan, where according to policy NE.2 restricts development other than that required for agriculture, forestry, outdoor recreation or other uses appropriate to the rural area. Whilst Policy E.6 of the Local Plan (Employment Development within the Open Countryside) restricts employment development to 'small scale' employment development in rural areas in order to diversify the rural economy. It was considered that given the proposed building is more or less a like for like replacement, the proposal is not contrary to advice advocated within Policy E.6 (Employment Development within the Open Countryside).

The only issue in the consideration of this application is the acceptability of the proposed landscaping scheme.

Trees and Landscape.

Policy NE.5 (Nature Conservation and Habitats) states that the LPA will protect, conserve and enhance the natural conservation resource. The policy goes on to stipulate in the justification 'Landscape features can be important individually, as well as helping to enrich the character of the landscape. These features should be conserved wherever possible'. Additionally, the NPPF states a proposal which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions should not be accepted.

The application site is a rectangular parcel of land with access taken from Green Lane, which is located directly to the south of the site. The site currently comprises an existing warehouse, which will be demolished in order to make way for the proposal. Located immediately to north is another warehouse and office block and to the south is a smaller office block. Adjacent to

the applicants property are a number of disused former aircraft hangers used during WWII. In addition, to the aircraft hangers the application site is flanked on both sides by other industrial buildings.

According to the submitted landscaping plan the applicant is proposing to plant 3no. Hornbeam and 3no. Silver Birch, which will be located to the south of the proposed warehouse on a large grassed area. The Landscape Officer has examined the proposal and commented '*Taking into account the location of the development and presence of existing vegetation, the submitted landscape proposals are considered acceptable*'.

It is considered that the additional tree planting will help to soften the proposal and will assimilate it into the wider environ. It is considered that the proposal broadly complies with Policy NE.5 (Nature Conservation and Habitats).

CONCLUSIONS AND REASON(S) FOR THE DECISION

In summary, the principle of employment development of this site has been established by the previous outline approval. The proposed details submitted as part of this reserved matters application are considered to be acceptable and would not result in significant harm to the character and appearance of the streetscene and locality. Furthermore, there would be no significant harm caused to the amenities of neighbouring properties or highway safety. Therefore the proposed development complies with Policies NE.2 (Open Countryside), NE.9 (Protected Species), 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), E.6 (Employment Development within the Open Countryside) and TRAN.9 (Car Parking Standards) of the Borough of Crewe and Nantwich Replacement Local Plan 2011, and guidance contained within the National Planning Policy Framework.

Approve subject to the following conditions:

- 1. Time limit for reserved matters**
- 2. Details in full accordance with outline approval**
- 3. Plan References**
- 4. Landscaping Implemented**

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