

Application No: 13/5114N

Location: Bentley Motors Ltd, PYMS LANE, CREWE, CHESHIRE, CW1 3PL

Proposal: Variation of condition 2 (approved plans) on application 12/4426N (proposed development of the site to provide a permanent car park with a total of 1817 car parking spaces plus lorry parking for up to 14 HGV's)

Applicant: Mr Garth Roberts, Bentley Motor Limited

Expiry Date: 06-Mar-2014

SUMMARY RECOMMENDATION

APPROVE subject to conditions

MAIN ISSUES

Principle of Development
Design Considerations and Landscaping
Impact On Protected Species
Impact on Residential Amenity
Drainage and Flooding

REFERRAL

This application is to be determined by the Southern Committee as it relates to a major development of over 1000sqm.

1. SITE DESCRIPTION

This application relates to an 8ha site situated on the south side of Pym's Lane, Crewe. The site is rectangular in shape and is relatively flat with field boundaries defined by hedgerows and post and rail fences.

The site is adjoined to the east by a large staff car park for Bentley Motors as well as 'The Legends Sports and Social Club'. The main production plant is further to the east across Sunnybank Road. On the opposite side of Pym's Lane to the north, is the Pym's Lane Waste Recycling Centre as well as other industrial and commercial units and associated parking further along. To the south is the Crewe to Chester railway line which runs within a cutting.

There is a domestic property situated along the western boundary of the site and the proposed development would wrap around the rear garden of this dwelling.

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.

1. DETAILS OF PROPOSAL

This application seeks permission to amend the scheme which was recently granted full planning permission under planning reference 12/4426N. This granted permission for 'a permanent car park with a total of 1817 car parking spaces plus lorry parking for up to 14 HGV's' adjacent to Bentley Motors, Pym's Lane, Crewe (planning reference 12/4426N).

This amendment seeks to relocate the approved balancing pond from the southwestern corner of the site over to the southeastern corner of the site where the proposed lorry park would have been positioned. To accommodate this relocation, the lorry park would be moved northwards along the eastern boundary and the parking spaces would be shifted further north on part of the site that was previously shown as a 'Marshalling Area'.

3. RELEVANT PLANNING HISTORY

There is an extensive planning history for the Bentley Motors site. However, the only applications of relevance to this proposal are as follows:

P06/0022 - Outline Planning permission approved for Industrial Storage and Distribution (B1, B2 and B8) on 13th January 2006.

12/4373N - New build showroom with associated car parking approved on 6th February 2013

12/3418N – Full planning permission approved to develop site to provide a permanent car park with a total of 478 parking spaces on 30th November 2012

12/4319N – Resolved to grant full planning permission (subject to S106 Obligation) for the erection of a two storey temporary office accommodation with links to an existing building to accommodate existing staff relocated on site on 1st May 2013

12/4426N - Proposed development of the site to provide a permanent car park with a total of 1817 car parking spaces plus lorry parking for up to 14 HGV's – Approved 03-Jun-2013

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 Waste Local Plan

5. OBSERVATIONS OF CONSULTEES (EXTERNAL TO PLANNING)

Sport England:

No objection given that the proposal is on agricultural land adjacent to the sports ground and does not affect the pitches or any other sports facilities.

Natural England:

No objection

Environment Agency:

No objection – subject to a note that conditions 13 (surface water) and condition 14 (Overland Flow) of the original approval are still to be discharged.

6. VIEWS OF THE CREWE TOWN COUNCIL

No objection

7. OTHER REPRESENTATIONS

None received

8. OFFICER APPRAISAL

Main Issues

Considerations relating to the suitability of the site for use as a car park and the loss of a waste site allocation have been already accepted and therefore the principle of the development is acceptable. The main issues to consider as a result of the proposed amendments are:

- Impact on the character and appearance of the area
- Impact on protected species
- Residential amenity
- Drainage and flooding

The size, intensity and use of the proposals would not be increased and the means of access would not be altered. As such, the proposed amendments do not raise issues relating to highways, parking or traffic generation.

Design and Landscaping Considerations

The relocation of the proposed balancing pond from the eastern side of the site to the western side would not raise any design or landscape issue.

To accommodate the proposed changes, some of the car parking spaces would be shifted further north towards the boundary with Pym's Lane. This boundary is defined by a mix of post and rail fence and hedgerows. As such, the proposed changes will not appear intrusive from views of Pym's Lane as this will remain as car parking and can be screened by the boundaries and landscaping.

The proposed layout would remain respectful of existing site boundaries and the larger HGV vehicles would still be accommodated towards the far rear extent of the site where they would be less evident. The proposed changes will not cause detrimental harm to the visual appearance of the site and the scheme will be respectful of the surrounding landscape.

Impact on Protected Species

The Council's Nature Conservation has considered the proposed amendments and does not consider that they raise any concerns with respect to ecology and protected species. Consequently, the scheme is deemed to be acceptable in terms of nature conservation.

Impact on Residential Amenity

The nearest residential properties front onto Middlewich Road to the West, and include Brassey Bank, Bridge Farm and Oakleigh Farm. The latter would be mostly affected by the proposal given that the application site wraps around three of its boundaries. However, the proposed changes would not bring the development any closer to neighbouring properties and the balancing pond would be situated further away. The proposal would not materially harm neighbouring residential amenity and the scheme is deemed to be compliant with local plan policy BE.1.

Drainage and Flooding

The Environment Agency has confirmed that the amendments are acceptable with the use of appropriate conditions. Conditions requiring a scheme to limit surface water runoff and a scheme to manage the risk of flooding from overland flow of surface water will be added as per the original approval. With the imposition of such conditions, the impact that the development would have on flood risk would be acceptable.

10. REASONS FOR APPROVAL

The principle of the development is compatible with surrounding land uses and has already been accepted. The design of the proposals would not impact detrimentally on the character or appearance of the site subject to appropriate landscaping. The proposal is considered to

be acceptable in terms of its impact upon residential amenity, ecology, drainage and flooding 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 Amended Plans**
- 3. Materials to be submitted**
- 4. Landscaping submission – to include native species and details of any mounding**
- 5. Landscaping implementation**
- 6. Breeding bird survey to be carried out prior to commencement of any works during nesting season**
- 7. Construction of Access in accordance with approved plans**
- 8. Hours of construction limited**
- 9. Hours of operation limited**
- 10. Submission of scheme to minimise dust emissions during demolition / construction**
- 11. In accordance with details of lighting**
- 12. Drainage details to be carried out in accordance with the submitted Flood Risk Assessment**
- 13. Scheme to limit surface water runoff**
- 14. scheme to manage the risk of flooding from overland flow of surface water**
- 15. Levels and ground modelling works**

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