

Application No: 11/2720C

Location: SANOFI AVENTIS, LONDON ROAD, HOLMES CHAPEL, CHESHIRE, CW4 8BE

Proposal: OUTLINE APPLICATION FOR EXTENSION TO MANUFACTURING, WAREHOUSE AND OFFICE FACILITY

Applicant: FISONS LTD, TRADING AS SANOFI AVENTIS

Expiry Date: 16-May-2014

### **SUMMARY RECOMMENDATION**

**Approve with conditions**

### **MAIN ISSUES**

- Principle of Development
- Design, Character and Appearance
- Parking, Highway Safety and Traffic Generation
- Impact on Residential Amenity

## **1. REASON FOR REFERRAL**

This application is to be determined by Southern Planning Committee as the proposal exceeds 1000 square metres in floorspace.

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

This application relates to the site of Sanofi Aventis in Holmes Chapel, a large industrial firm specialising in the manufacture and the distribution of pharmaceutical products. The site falls within the settlement zone line of Holmes Chapel and is allocated for employment in the adopted Congleton Borough Local Plan First Review (2005).

## **2. DETAILS OF PROPOSAL**

This is an outline application for an extension to the existing manufacturing, warehouse and office facilities at Sanofi Aventis. All matters are reserved for approval at a later stage.

## **3. RELEVANT HISTORY**

There are a number of planning applications for the site associated with the plant's incremental growth.

## **4. POLICIES**

### **Local Plan Policy**

#### Congleton Borough Local Plan:

PS5 – Villages  
GR1 – General Criteria for New Development  
GR2 – Design  
GR6 – Amenity and Health  
GR9 – Accessibility  
E4 – Employment Development in Villages

#### Local Plan Strategy Submission Version:

SD1 - Sustainable Development in Cheshire East  
SD2 - Sustainable Development Principles  
SE1 – Design  
EG1 – Economic Prosperity

### **Other Material Considerations**

National Planning Policy Framework

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

### **Strategic Highways Manager:**

No objection - The Strategic Highways Manager advises that there are no material reasons to resist this development proposal on highway grounds.

### **Environmental Health:**

No objection subject to conditions limiting hours of construction, piling, floor floating operations and a condition requesting details of the acoustic enclosure of fans or compressors.

### **Environmental Agency (EA):**

No objection subject to a condition requiring the submission of a scheme for surface water regulation. The water discharge from the development should mimic that of the existing site and where possible, Sustainable Urban Drainage Systems (SUDS) should be utilised.

### **Jodrell Bank:**

No objection subject to the incorporation of electro magnetic screening measures into the building to prevent electromagnetic interference.

### **Public Rights of Way (PROW):**

No objection. The developer should be tasked to provide new and existing employees and visitors with information on local walking, cycling and public transport routes to get to and from the site.

## **6. VIEWS OF THE BRERETON PARISH COUNCIL**

No comment

## **8. OTHER REPRESENTATIONS**

None

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

Design and Access Statement  
Transport Statement

## **10. OFFICER APPRAISAL**

### **Principle of Development**

This proposal is for an additional office block, an extension to the warehouse and an extension to the manufacturing facility. These additions are required to assist the existing operations at the site and to help accommodate the businesses' expansion. The site is within the settlement zone line of Holmes Chapel where there is a presumption in favour of development provided that it accords with other relevant local plan policies.

Local Plan Policy E4 allows for such expansion, provided that it relates to an existing business and accords with other relevant policies. It is proposed that Policy E4 will be replaced by Policy EG1 of the Local Plan Strategy Submission Version. This states that proposals for employment development will be supported in Principal Towns, Key Service Centres and Local Service Centres such as Holmes Chapel.

The development is required in connection with the primary use of the site and therefore relates to an existing business operation. There are clear benefits arising from the scheme that would support job creation and the economic growth of the locality and the Borough. The proposals will therefore assist in the economic growth of the existing business and the area as a whole. It is considered that such benefits are in line with the local plan and the aims of the NPPF and as such, the principle of the development is deemed to be acceptable.

### **Design - Character and Appearance**

Although this application is in outline form, the proposal includes details of how the scheme would be realised with details of elevations, scale parameters and siting.

#### Office Block

The proposed office block would be located within the 'area 13', which is directly in front of the existing reception and entrance to the plant and would be no higher than the main building (8.1 metres). This would square off the corner of this part of the plant and would present the opportunity to improve the design and visual appearance of the entrance to the site.

### Manufacturing Extension

With respect to the warehouse extension, this would be sited in the area alongside the existing warehouse to the elevation facing London Road. It is indicated that the size of the building would be commensurate with the existing building and would be similar in terms of external appearance. Whilst this is the side of the site which fronts London Road, this section is well screened from the road by existing planting and a bund. Subject to this being supplemented with additional planting (secured at reserved matters stage when landscaping is fully considered), the visual impact of this part of the scheme could be minimised.

### Warehouse Extension

The proposed warehouse extension would be located to the rear private side of the plant and would not be visible from public vantage points. It would be tucked away and would be subordinate to the main plant having regard to the indicative scale parameters.

### Temporary Office Accommodation

Whilst the works area carried out, it is proposed that a maximum of 2 portacabins will be sited to the rear of the plant to serve as office floorspace. This will be tucked away from view and will be small in terms of its size and scale. Subject to conditions that the portacabins are sited on a temporary basis, the proposal is deemed to be acceptable in this regard.

Given that the application relates to the site of a sizeable industrial plant, the size and scale of the proposed additions would appear subordinate to the main plant provided that the scheme is conditioned in accordance with the proposed scale parameters.

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

The application is supported by a Transport Statement (TS) to provide some clarity in terms of staffing numbers, traffic generation and the impact on the local highway network. The details within the TS make it clear that the impact from this development will be non-material in terms of the operation of the existing site access. In terms of traffic generation, the additional trips which would be generated are considerably below the minimum threshold in guidance which defines a material impact and as such traffic impact on the network is seen as negligible. As such, the Strategic Highways Manager is satisfied that any additional vehicular movements and parking requirements as a result of the proposals could be catered for by the existing site access and parking provision already at the site.

## **Impact on the Amenity of Adjacent Properties**

The proposed development is within an existing industrial site and would not materially affect the amenities of any nearby residents (nearest residents are on the western side of London Road 180 metres to the northwest of the site).

## **11. CONCLUSIONS**

The principle of the development is compatible with surrounding land uses and would facilitate the delivery of new jobs and economic growth for Sanofi Aventis, a local employer. Subject to the proposed scale parameters and detailed design (which would be secured at the reserved matters stage), 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 and is acceptable in highways terms. The proposal therefore complies with the relevant local plan policy requirements and accordingly is recommended for approval.

## **12. RECOMMENDATIONS**

**APPROVE** subject to the following conditions:

- 1. Standard outline – development to commence within 3 years or within 2 years of approval of reserved matters**
- 2. Application for approval of reserved matters to be made within 3 years**
- 3. Submission of reserved matters**
- 4. Development to be carried out in accordance with approved plans**
- 5. Reserved Matters to be no greater than set scale parameters**
- 6. Details of Temporary office portacabins to be submitted**
- 7. Temporary office portacabins shall be temporary and removed from site after a period no greater than 2 years**
- 8. Materials / finishes to be submitted**
- 9. Hours of construction limited**
- 10. Hours of piling limited**
- 11. Details of Floor floating to be submitted**
- 12. Submission of a scheme for surface water regulation**
- 13. Scheme of electromagnetic screening measures to avoid interference with Jodrell Bank**
- 14. Acoustic Enclosure of any Fans / Compressors to be submitted**

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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 Planning and Place Shaping Manager has delegated authority to do so in consultation with the Chairman of the Southern Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

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