

Application No: 13/5241N

Location: LAURELS FARM, CREWE ROAD, WALGHERTON, NANTWICH, CW5 7PE

Proposal: Erection of new chimney to house boiler flues, erection of gas meter housing

Applicant: Joseph Heler Chese

Expiry Date: 04-Apr-2014

**SUMMARY RECOMMENDATION:** Approve subject to conditions

**MAIN ISSUES:**

- Principle of development;
- Design;
- Amenity;
- Highway safety; and
- Other Matters

**REFERRAL**

This application was to be dealt with under the Council's delegation scheme. However, Councillor Clowes has requested that it be referred to Committee for the following reason:-

- a) There is a lack of clarity in the plans regarding the final height of the chimney which may create an abnormal visual feature to this rural landscape.*
- b) The plans suggest that a new gas supply is to be brought in to the site to fuel the boilers. There is currently NO gas supply to this rural area and so greater clarity is required on the source and route of gas supply to the Laurels Farm site.*
- c) Further clarity is required regarding additional HGV traffic that may be visiting the site as a result of increased cheese production and packaging.*
- d) Greater detail is required regarding conditions to mitigate against construction disturbance, potential noise and light pollution from the new installations and 24 hour activity and to mitigate against any visual impact of the chimney.*

**SITE DESCRIPTION AND DETAILS OF PROPOSAL**

The site lies outside a defined settlement boundary and is therefore classed as open countryside for planning policy purposes. The application relates a large factory comprising of various buildings of varying sizes and design. The proposal is for the erection of new

chimney to house boiler flues, erection of gas meter housing at Laurels Farm, Crewe Road, Walgherton, Nantwich.

## **PREVIOUS RELEVANT DECISIONS**

**14/0455N** - Proposed extensions for cheese preparation, plant room and vehicle hardstanding area previously granted permission under reference P05/1064 and 10/3546N – Approved – 9<sup>th</sup> April 2014

**10/3546** – Extension to Form Cheese Grating Preparation Area, Plant Rooms and Extension to Vehicle Hardstanding Area – Approved – 4<sup>th</sup> November 2010

**P05/1064** – Planning permission approved for Extensions to Form Cheese Grating Preparation Area, Plant Rooms and Extension to Vehicle Hardstanding Area on 30<sup>th</sup> September 2009.

**P03/0455** – Planning permission approved for New Vehicular Access on 30<sup>th</sup> June 2003.

**P02/0402** – Planning permission approved for Extension to form Staff and Office Accommodation on 25<sup>th</sup> June 2002.

**P00/0182** – Planning permission approved for COU of agricultural buildings to cheese and ancillary storage, workshop and energy centre on 14<sup>th</sup> September 2000.

**P98/0725** – Planning permission approved for Replacement effluent tank, hardstanding and earth mounding on 28<sup>th</sup> October 1998.

**P96/0582** – Planning permission approved for Whey processing building four silos, cooling plant, conversion of silage shed to cold store, replacement cattle shed and electricity sub-station extension on 19<sup>th</sup> September 1996.

**P95/0901** – Planning permission refused for Evaporator and drying plant with external silos on 8<sup>th</sup> February 1995.

**P94/0677** – Planning permission approved for Office Extension on 6<sup>th</sup> October 1994.

**P94/0587** – Planning permission approved for Extension to form offices and laboratories on 25<sup>th</sup> August 1994.

**7/17705** – Planning permission approved for a cold store on 16<sup>th</sup> November 1989.

**7/16908** – Planning permission approved for COU agricultural building to offices on 18<sup>th</sup> May 1989.

**7/03545** – Planning permission approved for Steel framed cattle building on 26<sup>th</sup> January 1978.

**7/03134** – Planning permission approved for Steel framed cattle building and open silage clamp

## **PLANNING POLICIES**

### **National Policy**

The application should be determined in accordance with national guidance set out in:

National Planning Policy Framework

### **Local Policy**

The principle issue surrounding the determination of this application is whether the development is in accordance with the following policies within the Borough of Crewe and Nantwich Replacement Local Plan 2011:

NE.2 (Open Countryside)  
NE.17 (Pollution Control)  
NE.19 (Renewable Energy)  
BE.1 (Amenity)  
BE.2 (Design Standards)  
BE.3 (Access and Parking)  
E.6 (Employment Development in Open Countryside)

Cheshire East Local Plan Strategy - Submission Version

SE1 - Design  
SE2 – Efficient Use of Land  
SE3 – Biodiversity and Geodiversity  
SE4 – The Landscape  
SE6 – Green Infrastructure  
SE8 – Renewable and Low Carbon Energy  
SE9 – Energy Efficient Development

The above Policies are consistent with the Crewe and Nantwich Replacement Local Plan 2011.

## **OBSERVATIONS OF CONSULTEES**

**Environmental Health:** No objections subject to a condition relating hours of construction condition.

## **VIEWS OF THE PARISH / TOWN COUNCIL:**

The Hatherton & Walgherton Parish Council have raised the following material planning concerns regarding this application.

- a) There is a lack of clarity in the plans regarding the final height of the chimney which may create an abnormal visual feature to this rural landscape.
- b) The plans suggest that a new gas supply is to be brought in to the site to fuel the boilers. There is currently NO gas supply to this rural area and so greater clarity is required on the source and route of gas supply to the Laurels Farm site.
- c) Further clarity is required regarding additional HGV traffic that may be visiting the site as a result of increased cheese production and packaging.
- d) Greater detail is required regarding conditions to mitigate against construction disturbance, potential noise and light pollution from the new installations and 24 hour activity and to mitigate against any visual impact of the chimney.

## **OTHER REPRESENTATIONS:**

No letters of representation received

## **APPLICANT'S SUPPORTING INFORMATION:**

Design and Access Statement

## **OFFICER APPRAISAL**

### **Principle of Development**

The application site wholly within the open countryside. The proposal will be assessed against policies NE.17 (Pollution Control), NE.19 (Renewable Energy), BE.1 (Amenity) and BE.2 (Design Standards). It should be noted that the proposal is supported by emerging Policy SE8 (Renewable and Low Carbon Energy) in the Cheshire East Local Plan Strategy Submission Version March 2014.

The proposal is broadly supported in paragraphs 97 and 98 of the NPPF that seeks to *“help increase the use and supply of renewable and low carbon energy, local planning authorities should recognise the responsibility on all communities to contribute to energy generation from renewable or low carbon sources.”* The NPPF states applications should be approved *“if its impacts are (or can be made) acceptable.”*

### **Design**

The existing cheese manufacturing complex includes a range of buildings of a functional character. The applicant currently uses oil fired boilers to produce energy for the site. However, the applicant stresses that these boilers are not very cost effective and are dangerous as large quantities of fuel need to be stored in close proximity. The current proposal is to replace the six oil fired boilers with three gas fired boilers, which are more sustainable and produce less carbon. The applicant states that only three gas fired boilers will be required as they are more efficient than the oil fired boilers (the change in the boilers does not require planning consent). However, in order to comply with current Government legislation the flues for the gas fired boilers need to be higher. The proposed flues would measure approximately 5.2m from the roof plane (4.7m above the ridge of this single storey building). The proposal will be seen against a backdrop of very simple and functional buildings some of which are taller than the proposed flues and as such the proposal will not cause any demonstrable harm to the character and appearance of the locality.

In addition to the above, the applicant states that a small kiosk building will be required for gas monitoring purposes. The proposed kiosk will measure approximately 4.9m long by 3.5m deep and is 2.4m high to the top of the building. The building is very utilitarian in form and will be located in close proximity to the existing building. Overall, it is considered that the proposed development is in accordance with policy BE.2 (Design Standards).

### **Amenity**

The technical detail and nature of the proposed use and the location, the scale of the development and the hours of operation has been rigorously assessed by the Environmental Health Officer. According to the Councils GIS system the nearest residential property is located approximately 80m away. It is considered given the scale and nature of the proposed development, separation distances and the intervening boundary treatment will all help to mitigate any negative caused by the proposal development and as such accords with policy BE.1 (Amenity). Furthermore, colleagues in Environmental Health have been consulted and raise no objection to the proposal.

## **Impact on Highway Safety**

According to the submitted plans the access/egress arrangement will remain the same and there is sufficient within the applicants curtilage for vehicles to be parked clear of the public highway and so that they manoeuvre so they enter/leave in a forward gear. Overall, the development is in accord with policy BE.3 (Access and Parking) and there is insufficient justification to warrant a refusal on Highway safety ground and sustain it at any subsequent Appeal.

## **Other Matters**

In relation to the delivery of gas to the site the applicants state that this development will be delivered by an existing gas pipeline. This application is only seeking planning permission for erection of new chimney to house boiler flues, erection of gas meter housing and is not for the installation of the gas pipe, which may be subject of a separate application.

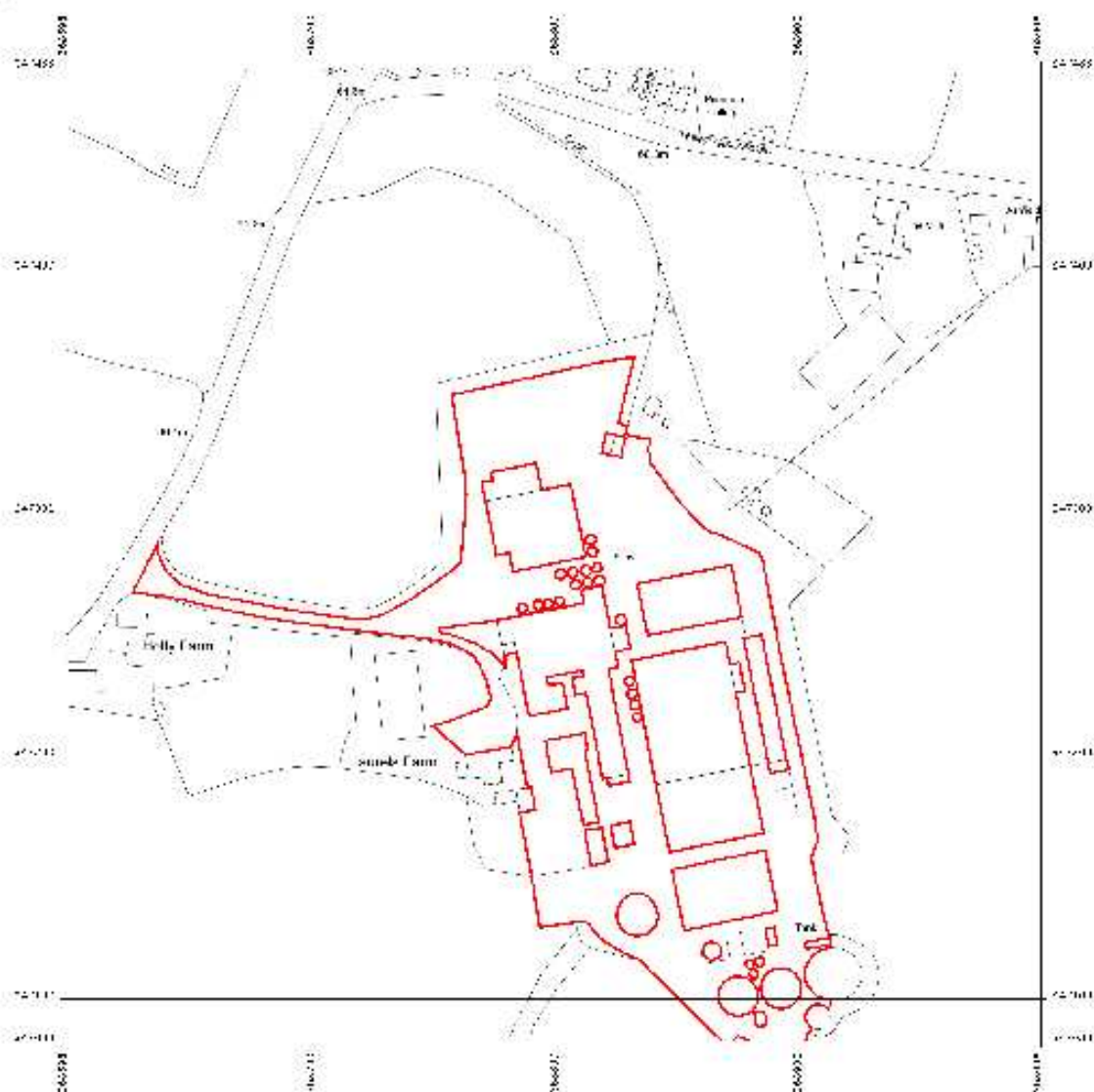
## **CONCLUSIONS**

It is considered having regard to the pattern of existing development in the area and other material considerations, it is concluded that the proposed development would be in accordance with policies NE.2 (Open Countryside), NE.17 (Pollution Control), NE.19 (Renewable Energy), E.4 (Development on Existing Employment Areas), E.6 (Employment Development within the Open Countryside), E.7 (Existing Employment Sites) BE.1 (Amenity), BE.2 (Design), BE.3 (Access and Parking) and TRAN.9 (Car Parking Standards) of the Borough of Crewe and Nantwich Replacement Local Plan 2011 and advice advocated within the NPPF, and that it would not materially harm the character or appearance of the area or the privacy and living conditions of neighbouring occupiers and would be acceptable in terms of highway safety.

## **RECOMMENDATIONS**

**Approve subject to conditions:**

- 1. Standard**
- 2. Plans**
- 3. Materials**
- 4. No External Lighting**
- 5. Hours of Construction**



LAURELS FARM  
CREWE ROAD  
NANTWICH  
CW5 7PE

Supplied by: Stanfords 06 Feb 2014  
Stanfords Ordnance Survey Partner  
Licence: 100035409  
Order Licence Reference: OI672981  
Centre coordinates: 368798 347283

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