

Application No: 14/1492N  
Location: UNIT 5-10, ORION WAY, CREWE, CW1 6NG  
Proposal: Erection of 6 industrial units class B1, B2 and B8 classifications  
Applicant: Black & White Cheshire Ltd  
Expiry Date: 09-Jul-2014

#### **SUMMARY RECOMMENDATION**

**Approve subject to conditions.**

#### **MAIN ISSUES**

**Principle of Development**  
**Design**  
**Amenity**  
**Highways**  
**Impact upon the Historic Park and Garden**

#### **REFERRAL**

This application is referred to Northern Planning Committee as it is a small scale major application creating 3,200sqm floorspace.

#### **SITE DESCRIPTION**

Orion Park is located on the east side of University Way, Crewe and was formerly known as Area B. The land is generally level although the north end is slightly higher than the remaining areas on the site. A number of employment units have already been constructed under previous permissions.

Orion Park is located within the settlement boundary of Crewe and the land is allocated for employment uses under allocation E.2.1 of the Replacement Local Plan 2011. To the rear and south of Orion Park is the Historic Park and Garden of Crewe Hall which is protected under policy BE.14 of the Borough of Crewe and Nantwich Replacement Local Plan 2011.

#### **DETAILS OF PROPOSAL**

This application seeks full planning permission for the erection of 6 industrial units of Use Class B1, B2 and B8 (Business, Industry and Storage and Distribution).

This application relates to 6 units in 2 buildings, Units 5, 6 and 7 facing onto University Way and Units 8, 9 and 10 facing onto Orion Way. The development would create a total of 3,200sqm of floorspace, 2432sqm of which would be for B1/B8 (Light Industrial/Storage and Distribution), the remaining being used as ancillary office space. Access would be off Orion Way and a total of 51 parking spaces and 8 cycle spaces would be provided

## **RELEVANT PLANNING HISTORY**

10/4760N - Extension to time limit for application P08/0561 – Approved 2<sup>nd</sup> February 2011  
10/3023N - 2 New Windows at unit 16 - Approved 30<sup>th</sup> September 2010.  
10/3020N- Temporary Permission for Operational & Site-based Staff Vehicle Parking Associated with the Occupation of Unit 16 - Approved 30<sup>th</sup> September 2010.  
P08/0951 - Creation of first floor space and conversion of part of ground floor warehouse and use of building for B8 or B2 Unit 4 - Approved 2<sup>nd</sup> October 2008.  
P08/0562 - Two Industrial Warehouses - Approved 29<sup>th</sup> July 2008.  
P08/0561 - Four industrial units - Approved 31<sup>st</sup> July 2008.  
P08/0364 - Additional office space and warehouse space below at unit 16 - Approved 6<sup>th</sup> May 2008.  
P08/0219 - Additional windows at unit 14 - Approved 11<sup>th</sup> April 2008.  
P07/01263 - Additional facilities at unit 12 - Approved 22<sup>nd</sup> October 2007.  
P07/0017 - Outline permission for 5 office units - Approved 4<sup>th</sup> April 2007.  
P06/1416 - B8 Unit - Approved 9<sup>th</sup> March 2007.  
P06/1260 - B8 unit - Approved 12<sup>th</sup> January 2007.  
P05/1463 - Four B2/B8 units - Approved 7<sup>th</sup> February 2006.  
P04/0489 - Part outline part full permission for general employment and warehousing - Approved 19<sup>th</sup> October 2004.

## **POLICIES**

### **National Guidance**

National Planning Policy Framework

### **Local Policy**

Paragraph 216 of the National Planning Policy Framework (NPPF) states that, unless other material considerations indicate otherwise, decision-takers may give weight to relevant policies in emerging plans according to:

the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);

the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and

the degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

In view of the level of consultation already afforded to the plan-making process, together with the degree of consistency with national planning guidance, it is appropriate to attach enhanced weight to the Cheshire East Local Plan Strategy - Submission Version in the decision-making process.

At its meeting on the 28<sup>th</sup> February 2014, the Council resolved to approve the *Cheshire East Local Plan Strategy – Submission Version* for publication and submission to the Secretary of State. It was also resolved that this document be given weight as a material consideration for Development Management purposes with immediate effect.

### **Cheshire East Local Plan Strategy – Submission Version**

PG2 – Settlement Hierarchy

CO2 – Enabling Business Growth through Transport Infrastructure

SD1 - Sustainable Development in Cheshire East

SD2 - Sustainable Development Principles

SE1 – Design

SE 9 - Energy Efficient Development

SE12 – Pollution, Land Contamination and Land Instability

EG 1 –Economic Prosperity

CO 1 Sustainable Travel and Transport

CO 4 Travel Plans and Transport Assessments

### **Local Plan Policy**

E.2 .1 New Employment Allocations

BE.1 Amenity

BE.2 Design

BE.3 Access and Parking

BE.4 Drainage, Utilities and Resources

BE.5 Infrastructure

BE.14 Historic Parks & Gardens

E.2.1 New Employment Allocations (East of Quakers Coppice, Crewe)

E.4 Development on Existing Employment Areas

TRAN.3 Pedestrians

TRAN.5 Provision for Cyclists

TRAN.9 Car Parking

### **CONSULTATIONS (EXTERNAL TO PLANNING)**

#### **Environment Agency:**

No objection.

#### **United Utilities:**

No objection.

#### **Strategic Highways Manager:**

No objection.

#### **Environmental Protection:**

Recommend conditions relating to the travel plan, electric vehicle infrastructure and dust control.

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

None received at the time of report writing.

#### **OTHER REPRESENTATIONS**

Sustrans have commented on the application requesting a travel plan, cycle parking and a contribution to the signing of the National Cycle Network.

Having regard to this, contributions were sought on the outline approval and it was not a requirement on the previous approval therefore it would not be reasonable to impose it now.

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

Design and Access Statement  
Outline Travel Plan

#### **OFFICER APPRAISAL**

##### **Principle of Development**

Given that the principle of development has been established by the granting of planning permissions P04/0489 and P08/0562 this application does not represent an opportunity to re-examine the appropriateness of the site for employment use.

##### **Design and Layout**

The site was originally named Unit 5 and was granted consent in 2008 for a single building (P08/0562). This proposal seeks consent for two buildings containing 6 units, which is considered to be acceptable. However the original approved building had glazed elements with a 'gull wing' roof and the proposed elevation facing onto University Way, submitted with this application, shows a very bland elevation on this prominent site. As such amended plans have been requested and the agent for the application has agreed to address this. At the time of report writing the Council has not received these amended plans, therefore an update will be provided to Members prior to the meeting

Having regard to the scale and footprint of the buildings, this is considered to be acceptable and in keeping with the character and appearance of the area and neighbouring buildings.

The internal layout changes and alterations to uses would not raise any design issues.

Subject to the amended plans being acceptable the proposal is in compliance with Policy BE.2 (Design Standards) of the Borough of Crewe and Nantwich Replacement Local Plan.

### **Amenity**

There are no residential properties in close proximity to this site which would be affected by this development. It is considered to comply with the requirement of policy BE1 (amenity) of the local plan.

### **Highways**

The Strategic Highways Manager (SHM) is satisfied that an adequate level of provision of parking for both cars and cycles is to be provided within the site and that the access is also acceptable in highway safety terms. The SHM does however request that a condition is imposed requiring the submission of a detailed Travel Plan within 6 months of first occupation of the units.

The proposal is therefore considered to be acceptable in highway safety terms and in compliance with the relevant policies in the adopted and emerging local plans.

### **Impact upon the Historic Park and Garden**

This application would not have any greater impact upon the setting of the nearby Historic Park and Garden than the previously approved scheme.

### **CONCLUSIONS**

The site lies within the settlement boundary for Crewe, where there is a presumption in favour of new development, subject to compliance with other local plan policies. The principle of this development has already been accepted as part of application P08/0562 and P04/0489.

Subject to the submission of amended elevation plans, improving the elevation facing onto University Way, the proposal would be acceptable in design, layout and scale terms.

The proposal would not have any adverse impact on amenity or highway safety.

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Head of Strategic & Economic Planning, in consultation with the Chair (or in his/her absence the Vice Chair) of Northern Planning Committee, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

Application for Full Planning

### **RECOMMENDATION:**

1. A03FP - Commencement of development (3 years)

2. A01AP - Development in accord with approved plans
3. A06EX - Materials as application
4. Within 6 months of first occupation of any of the units, a detailed Travel Plan shall be submitted for approval.
5. Submission of a scheme of landscaping of the site.
6. Implementation of landscaping scheme
7. Boundary treatment to match that used elsewhere on the development.
8. Oil interceptors to be provided to car parks.
9. External lighting scheme to be submitted for approval.
10. No outside storage.
11. Submission of a scheme of surface water regulation.
12. Submission of a scheme for the management of overland flow.
13. Prior to first occupation of each unit, the car and cycle parking provision shall be provided, available and Prior to first occupation of each unit, the car and cycle parking provision shall be provided, available and car car and cycle parking provision
14. Prior to first occupation of any of the units, the access shall be completed to CEC standard.
15. Prior to first occupation of any of the units, one electric vehicle charging point shall be provided, available and retained thereafter.

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