

Application No: 14/4732C

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

Proposal: Variation of condition 6 on existing permission 11/2720C; Outline application for extension to manufacturing, warehouse and office facility

Applicant: Fisons Ltd, Trading as Sanofi

Expiry Date: 08-Jan-2015

REASON FOR REPORT:

The proposal relates to a condition attached to a major development and therefore requires a Committee decision.

SUMMARY:

The principle of the development is accepted. The condition as worded originally is not reasonable as it requires submission of details of the temporary portacabins before phase 1 of the development commences, which will not be required until later phases. As amended, the condition meets all of the tests outlined in the NPPF and NPPG and therefore it is recommended that the condition be amended under Section 73 of the Town & Country Planning Act 1990.

RECOMMENDATION:

APPROVE variation of condition no. 6 of outline consent 11/2720C

PROPOSAL:

In May 2014, outline planning permission was granted (ref;11/2720C) to extend the manufacturing warehouse and office facilities at the site of Sanofi Aventis in Holmes Chapel. This application seeks to amend condition no. 6 attached to the outline approval. Condition no. 6 stated that:

"Prior to the commencement of development hereby permitted, details (including drawings of the elevations, floorplans and position/s) of the 2 temporary office portacabins shall be

submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.”

The outline consent indicated that 2 temporary portacabins would be sited to the rear of the plant to serve as office floorspace whilst the new offices were constructed. However, now that the detailed reserved matters have been drawn up for the first phase of development, which is also presently under consideration under planning ref; 14/4705C, the temporary portacabins are not required at this stage. As such, it is proposed to amend the condition so that the details of the portacabins can be provided at a later stage when the remaining phases come forward. It is proposed to reword the condition accordingly:

“Prior to the provision of any temporary office facilities, details (including a timetable of provision and removal, drawings of the elevations, floorplans and position/s) of temporary office portacabins / accommodation shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.”

SITE DESCRIPTION:

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).

RELEVANT HISTORY:

There are a number of planning applications for the site associated with the plant's incremental growth. However, the most recent and relevant are:

11/2720C - OUTLINE APPLICATION FOR EXTENSION TO MANUFACTURING, WAREHOUSE AND OFFICE FACILITY – Approved 15-May-2014

08/0405/FUL - New energy centre and assoc. ancillary equipment, new sprinkler water storage tank and pump house – Approved 12-Oct-2012

05/1026/FUL - Erection of security fences, gates, barriers, security cabin, flag poles, landscaping, vehicle lay-by and footpaths within the existing site boundary – Approved 17-Nov-2005

NATIONAL & LOCAL POLICY

National Policy:

The National Planning Policy Framework (NPPF) establishes a presumption in favour of sustainable development.

Of particular relevance are paragraphs 7, 8, 17 and 206.

Planning Practice Guidance (PPG) is also of relevance.

Development Plan:

The Development Plan for this area is the adopted Congleton Borough Local Plan First Review (2005), which allocates the site within the settlement zone line of Holmes Chapel Village under Policy PS5.

The relevant Saved Policies are: -

PS5 – Villages

GR1 – General Criteria for New Development

GR2 – Design

GR6 – Amenity and Health

GR9 – Accessibility

E4 – Employment Development in Villages

The relevant saved Local Plan policies are consistent with the NPPF and should be given full weight.

Cheshire East Local Plan Strategy – Submission Version (CELP)

The following are considered relevant material considerations as indications of the emerging strategy:

SD1 - Sustainable Development in Cheshire East

SD2 - Sustainable Development Principles

SE1 – Design

EG1 – Economic Prosperity

CONSULTATIONS:**Environmental Protection:**

No objection subject to an informative relating to contaminated land.

PARISH COUNCIL:

Holmes Chapel Parish Council: Support the application

REPRESENTATIONS:

None

APPRAISAL:

The principle of the development has already been established. The key issue is whether or not the proposed amendment to condition no. 6 would be acceptable in terms of its necessity, relevance to planning and to the development to be permitted, enforceability, preciseness and whether it would remain reasonable in all other respects (NPPF para 206).

Assessment

The effect of the proposed amendment would be to delay the submission of the details of the temporary portacabins to a later phase of development. Given that the portacabins are not required for the first phase of the development, it would be unreasonable to expect the applicant to provide this detail beforehand.

In terms of being necessary, details of the proposed temporary portacabins will still be required before the later phases of development are commenced to ensure that any visual impacts are acceptable. As such, the condition still serves a purpose and as amended is necessary, relevant and reasonable in all other respects.

Thus, the proposed amendment of the condition would be acceptable and in accordance with the advice within the Framework. Further, the proposal would assist in the delivery of sustainable economic development by enabling an existing large local employer to realise their expansion plans. As such, a recommendation of approval is made.

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 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 Variation of Condition

RECOMMENDATION: Approve subject to following conditions

1. time limit (1) - commencement of development
2. time limit (2) - submission of reserved matters
3. approval of reserved matters
4. approved plans
5. details of reserved matters
6. details of office facilities
7. 2 year limit on temporary office portacabins
8. details of materials
9. hours of construction
10. piling
11. floor floating
12. surface water drainage details
13. details of facing materials and internal insulation (jodrell bank)
14. details of acoustic enclosure of any fans

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