

Application No: 14/4705C

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

Proposal: Application for all Reserved Matters in relation to previous permission 11/2720C; the extension to manufacturing facility (area 12)

Applicant: Fisons Ltd, Trading as Sanofi

Expiry Date: 08-Jan-2015

**Date report prepared:** 22 December 2014

**REASON FOR REPORT:**

The proposal is a major development and therefore requires a Committee decision.

**SUMMARY:**

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. The appearance, scale and layout of the proposals would not impact detrimentally on the character or the site of the area. The proposal is considered to be acceptable in terms of its impact upon landscaping, 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.

**RECOMMENDATION:**

APPROVE subject to conditions

**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 approval of all of the reserved matters (access, appearance, landscaping, layout and scale) for Phase 1 of the development which comprises of the extension to the manufacturing facility.

## **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

### **Strategic Highways Manager:**

Comments awaited.

## **PARISH COUNCIL:**

**Holmes Chapel Parish Council:** Support the application.

## **REPRESENTATIONS:**

None

## **APPRAISAL:**

### **Principle of Development**

The principle of the development has already been established following the approval of outline application. This application does not provide an opportunity to re-examine the principle of development. The purpose of this application is to consider the access, appearance, landscaping, layout and scale of the scheme (the reserved matters).

### **Appearance, Layout and Scale**

This application relates to Phase 1 of the outline consent, which deals with 'Area 12' of the plant where it is proposed to extend the manufacturing facility. The extension would be sited alongside the existing packing area of the plant which is the elevation facing London Road. The proposals would be within the scale parameters set by the outline application. The size of the building would be commensurate with the existing building and would be similar in terms of external appearance. It would be smaller in terms of size and overall height and as such the scale of the proposals would appear subordinate to the main plant.

The proposed extension would introduce some glazed areas to an otherwise blank elevation and as such would provide some visual improvements and better articulation of part of the main London Road elevation. The facing materials would match those of the existing plant

and as such, the general design, appearance, layout and scale is considered to be acceptable and in accordance with Local Plan Policies GR1 and GR2.

## **Landscaping**

Whilst the proposal relates to the area of the site that fronts London Road, this section is well screened from the road by existing planting and a bund. Ample separation would remain between these landscape features to enable their retention and owing to dense non-deciduous planting; it is not considered that any additional planting is required to soften the proposals.

## **Access**

The outline application was supported by a Transport Statement (TS) which provided some clarity in terms of staffing numbers, traffic generation and the impact on the local highway network. The impact from the 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 would be negligible. There are no changes proposed to the access or parking arrangements and 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.

The comments of the Strategic Highways Manager are awaited.

## **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).

## **Conclusions and Planning Balance**

The extension to the manufacturing facility proposed follows the granting of outline consent. The proposal is for sustainable development which would bring environmental, economic and social benefits and would be compliant with relevant policy. Benefits would arise from the proposal and there are no significant adverse impacts associated with it. The application is therefore recommended for approval.

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.

Should this application be the subject of an appeal, authority be delegated to the Planning and Enforcement Manager in consultation with the Chairman of the Northern Planning Committee to enter into a planning agreement in accordance with the S106 Town and Country Planning Act to secure the Heads of Terms for a S106 Agreement should they be required.

## Application for Reserved Matters

RECOMMENDATION: Approve subject to following conditions

1. A01AP - Development in accord with approved plans
2. Proposal relates to Phase 1 only (Area 12)
3. Submission of levels survey

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