

Application No: 14/5736C

Location: The site of The Derelict Saxon Cross Hot, Saxon Cross, , Holmes Chapel Road, Sandbach, Cheshire, CW11 1SE

Proposal: Variation of condition 5 & 15 on approval 13/4442 Demolition of Existing Hotel on the Site. Change of Use from a Category C1 Development to a Mixed Use of Category B1 and B8. Construction of a Single-Storey Office Building and Warehouse Building. New Hard Landscaping Associated with the Proposed Development, Including Relocation of Vehicular Access

Applicant: Jonathan Bolshaw, Bolshaw Industrial Powders

Expiry Date: 11-Mar-2015

#### SUMMARY

The proposed development is a minor change to the approved scheme. The proposal is considered to be of an acceptable design and would have minimal impact upon residential amenity, highway safety, protected species or the trees surrounding the site. The proposed development is therefore considered to be sustainable development.

#### RECOMMENDATION

Approve subject to conditions

#### PROPOSAL

Planning applications 11/2018C and 13/4442C granted approval for the following:

- The erection of a single storey office building to the front of the site that would have a length of 35 metres, a width of 12 metres, an eaves height of 3.4 metres and a ridge height of 6.1 metres,
- A warehouse which would have a length of 48 metres, a width of 21 metres, an eaves height of 6.2 metres and a ridge height of 9 metres,
- The relocation of the access to the south of the site and an area of car parking to the north-east corner of the site.

This application seeks consent for the variation of the approved plans condition and landscaping condition to allow the construction of a larger security office/sub-station building to the south of the site. The approved building has a length of 6.2 metres, a width of 3.5 metres, an eaves height of 2.4 metres and a ridge height of 3.5 metres.

The amended security office/sub-station building would have a length of 7.8 metres, a width of 4.25 metres, an eaves height of 2.4 metres and a ridge height of 3.9 metres.

The application also includes the provision of a short wall at either side of the access point.

## **SITE DESCRIPTION**

The application site is located on the western side of Holmes Chapel Road within the Open Countryside. The site is currently occupied by the former Saxons Cross Motel which now stands derelict. The Saxons Cross Motel is a mainly single storey flat roofed building with a small two storey section to the front of the site. The site is surrounded by open fields with the M6 to the rear. The site includes a number of trees of varying quality most of which are located towards the sites boundaries.

## **RELEVANT HISTORY**

13/4442C - Variation of condition 5 on approval 11/2018C - Demolition of Existing Hotel on the Site. Change of Use from a Category C1 Development to a Mixed Use of Category B1 and B8. Construction of a Single-Storey Office Building and Warehouse Building. New Hard Landscaping Associated with the Proposed Development, Including Relocation of Vehicular Access – Approved 16<sup>th</sup> December 2013

11/2018C – Demolition of existing hotel on the site and change of use from category C1 to a mixed use of category B1 and B8. Construction of a single storey office building and warehouse building. New hard landscaping associated with the proposed development, including the relocation of the vehicular access – Approved 5<sup>th</sup> August 2011

11/0551C - Demolition of existing hotel on the site, change of use from a category C1 development to a mixed use of category B1 and B8. Construction of a single storey office building a small security building and warehouse building, new hard landscaping associated with the proposed development including relocation of vehicular access – Withdrawn

## **NATIONAL AND LOCAL POLICY**

### **National Policy**

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

Of particular relevance are paragraphs:

14. Presumption in favour of sustainable development

56-68. Requiring good design

### **Development Plan**

The Development Plan for this area is the Congleton Borough Local Plan First Review 2005, which allocates the site, under policy PS8, as open countryside.

The relevant Saved Policies are:

PS8 – Open Countryside

GR1 – Design  
GR2 – Design  
GR4 – Landscaping  
GR6 – Amenity and Health  
GR7 – Amenity and Health  
GR9 – Accessibility, Servicing and Parking Provision  
E5 – Employment Development in the Open Countryside  
NR1 - Trees and Woodlands  
NR2 – Statutory Sites  
NR3 – Habitats

### **Cheshire East Local Plan Strategy – Submission Version (CELP)**

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

PG5 - Open Countryside  
PG6 – Spatial Distribution of Development  
CO1 Sustainable Travel and Transport  
CO4 – Travel Plans and Transport Assessments  
SD1 - Sustainable Development in Cheshire East  
SD2 - Sustainable Development Principles  
SE 1 Design  
SE 2 Efficient Use of Land  
SE 3 Biodiversity and Geodiversity  
SE 4 The Landscape  
SE 5 Trees, Hedgerows and Woodland  
SE 6 – Green Infrastructure  
SE 8 – Renewable and Low Carbon Energy  
SE 9 – Energy Efficient Development  
SE 13 Flood Risk and Water Management

### **CONSULTATIONS**

N/A

### **PARISH/TOWN COUNCIL**

**Sandbach Council:** No objection.

**Brereton Parish Council:** No comments received at the time of writing this report.

### **REPRESENTATIONS**

No representations received at the time of writing this report.

### **APPRAISAL**

**The key issues are:**

- Loss of open countryside
- Design and impact upon character of the area
- Amenity of neighbouring property
- Highway safety

## **Principle of Development**

The application site stands on the western side of Holmes Chapel Road, in close proximity to Junction 17 of the M6. The application site is located within the open countryside. Policy E5 allows for the redevelopment of an existing employment site where the proposal is for a business enterprise appropriate to the rural area.

The principle of development has already been accepted following the approval of applications 11/2018C and 13/4442C. This development relates to a slightly larger security office/sub-station and some walls at the entrance to the site. The principle of this small scale development is considered to be acceptable.

## **SOCIAL SUSTAINABILITY**

### **Amenity**

The nearest residential property would be a property known as Nutwood which is located to the south of the site. Given that there would be a distance of approximately 80 metres from the nearest point of Nutwood to the application site and due to the fact that the property is within close proximity to the M6 it is considered that the proposed change in size to the security office/sub-station and wall is acceptable in this case.

## **ENVIRONMENTAL SUSTAINABILITY**

### **Design**

The proposed substation/security office would be a simple rectangular building with a pitched roof; the front gable elevation would be a largely glazed with fenestration to the side elevations. The building would be finished in stone cladding. The design would respect the approved office building and is considered to be acceptable.

The stone wall has been reduced in length after concerns over the impact of the proposal upon the rural character of the area. The wall would now be seen in the context of the office building and the substation/security office with hedgerow at the site entrance and along the site frontage. As such it is considered that the impact upon the character and appearance of the open countryside would be acceptable.

### **Highways**

It is not considered that this minor addition would raise any highways implications over and above the approved scheme.

### **Ecology**

Barn Owls were found to be roosting in the former derelict buildings on this site. A scheme of mitigation was secured as part of the conditions on the approved scheme. As a result the impact upon protected species is considered to be acceptable.

## **Trees**

There would be no additional impact upon the trees/hedgerows on this site and the impact is considered to be acceptable.

## **ECONOMIC SUSTAINABILITY**

With regard to the economic role of sustainable development, the proposed development will bring direct and indirect economic benefits to the area including additional jobs, trade for local shops and businesses, jobs in construction and economic benefits to the construction industry supply chain. The development will also bring a brownfield site back into use.

## **10. CONCLUSIONS**

The proposed development is a minor change to the approved scheme. The proposal is considered to be of an acceptable design and would have minimal impact upon residential amenity, highway safety, protected species or the trees surrounding the site. The proposed development is therefore considered to be sustainable development.

## **11. RECOMMENDATIONS**

**Approve subject to the following conditions;**

- 1. Standard time limit 3 years from 5<sup>th</sup> August 2011**
- 2. Materials to be submitted to the LPA and approved in writing**
- 3. Surfacing materials in accordance with plan reference AD1991.12**
- 4. Development in accordance with the Contaminated Land Assessment. Details of clean cover to be provided.**
- 5. Condition to specify the approved plans**
- 6. The car/HGV parking shown on the approved plans to be provided before the unit hereby approved is first occupied**
- 7. Cycle parking facilities in accordance with plan reference AD1991.10**
- 8. Shower facilities to be in accordance with plan reference AD1991.14**
- 9. Drainage details to be in accordance with plan reference AD1991.13A**
- 10. Details of oil interceptors to be submitted to the LPA and approved in writing**
- 11. External lighting to be in accordance with plan reference AD1991.15A**
- 12. No external storage**
- 13. Bin Storage details to be in accordance with plan reference AD1991.11**
- 14. Landscaping to be completed in accordance with plan reference AD1991.09C**
- 15. The hours of construction (and associated deliveries to the site) of the development shall be restricted to 08:00 to 18:00 hours on Mondays to Fridays, 08:00 to 13:00 hours on Saturdays, with no work at any other time including Sundays and Public Holidays.**
- 16. Details of any pile driving to be submitted to the LPA and approved in writing**
- 17. Prior to the development coming into use, the applicant shall submit to the local planning authority a travel plan demonstrating how they will ensure that vehicle**

movements associated with the development (staff cars, deliveries and HGV movements) from the site will be managed to ensure that traffic congestion within the air quality management area will not be adversely affected.

18. Prior to first occupation the new access and visibility splays will be constructed to completion in accordance with approved plans

19. Prior to first occupation the existing access will be permanently closed and the highway kerb line reinstated at the edge of carriageway in accordance with plan reference AD1991.16A

20. Prior to any commencement of works between 1<sup>st</sup> March and 31<sup>st</sup> August in any year, a detailed survey is required to check for nesting birds. Where nests are found in any building, hedgerow, tree or scrub to be removed (or converted or demolished in the case of buildings), a 4m exclusion zone to be left around the nest until breeding is complete. Completion of nesting should be confirmed by a suitably qualified person and a report submitted to the Council.

21. Breeding Bird Measures in accordance with the plan titles 'Breeding Bird Ecological Enhancements Figure 1'

22. The proposed development to proceed in accordance with the recommendation made in the submitted Updated Ecological Appraisal dated May 2011 and the submitted letter from fpcr dated 27<sup>th</sup> June 2011.

In order to give proper effect to the Board`s/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 her absence the Vice Chair) of Southern 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.

Farm

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Primary Grange  
Farm

Cheshire West  
and Chester

Cheshire East  
Council

Cheshire East  
Council

West  
ster

Cheshire West  
and Chester

THE SITE

Saxon Cross Motel

Nutwood

HOLMES CHAPEL ROAD  
A5022

Brickhouse  
Farm

Junction 17

Park House  
Cottage

Brick House  
Farm

80 0 80 Meters

M6