

Application No: 15/3155M

Location: Astrazeneca, Charter Way, Macclesfield, Cheshire, SK10 2NA

Proposal: The provision of new car parking and associated site access on green space adjacent to Silk Court. The car park will provide 277 no. standard parking bays, 6 no. disabled bays and 5 no. electric car charging bays.

Applicant: AstraZeneca

Expiry Date: 08-Oct-2015

Date Report Prepared: 25 August 2015

SUMMARY

The proposed car park would support the established use of the site and would be ancillary to existing operations. The National Planning Policy Framework is supportive of sustainable economic growth, and advises that proposals that accord with the development plan should be approved without delay. The proposals would have an acceptable impact on the site and its surroundings. They would not have an adverse impact upon the highway network.

The proposed development complies with the relevant development plan policies and is considered to be sustainable in the social, environmental and economic context. The application is therefore recommended for approval.

RECOMMENDATION

Approve with conditions

REASON FOR REPORT

The application site is over 1 hectare in area and would therefore constitute a Small Scale Major development. As such, the application is to be determined by the Northern Planning Committee.

DESCRIPTION OF SITE AND CONTEXT

The application site is within an existing employment site to the north east of Macclesfield. It is within the AstraZeneca complex which is formed by a triangular site bounded to the west by the Silk Road and to the East by the Macclesfield canal. The car park would be positioned to the west of the Astrazeneca site, directly adjacent to the Silk Road.

DETAILS OF PROPOSAL

Full planning permission is sought for the provision of 277no. new parking spaces in an existing lawned area within the Astrazenca site. 6no. disabled bays and 5no. electric car charging bays are also included.

RELEVANT HISTORY

14/5311M - Demolition works sequenced as follows: 2014: Middlewood Labs, Cell, Cob, Alpha Block, Works Annex 2015: Weavers, Silk Court, FM Building, R&D 2016: Chem. Amenities Building, Engineering Workshops
Approved 07 January 2015

POLICIES

Macclesfield Borough Local Plan – saved policies

BE1 (Design principles for new developments)
E1 (Employment areas)
E4 (B2, B8, B1 (b) and B1 (c) uses in employment areas)
E7 (Hurdsfield Industrial Estate)
DC1 (High quality design for new build)
DC6 (Circulation and Access)
DC8 (Requirements for Landscaping)
DC63 (Contaminated Land)

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

Other Material Considerations

National Planning Policy Framework (NPPF)
National Planning Practice Framework (NPPG)

National Policy:

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

Of particular relevance are paragraphs 1, 4, 7, and 10.

Cheshire East Local Plan Strategy – Submission Version (CELP)

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

MP1 (Presumption in Favour of Sustainable Development)
SD1 (Sustainable Development in Cheshire East)
SD2 (Sustainable Development Principles)
SE1 (Design)

CONSULTATIONS (External to Planning)

Environmental Health: no objections subject to conditions

Highways: no objection – the dimensions of the spaces meet parking standards, no new access created.

United Utilities: the site should be drained on a separate system with foul draining to the public sewer and surface water draining in the most sustainable way. A condition relating to surface water run-off is also recommended.

VIEWS OF THE PARISH / TOWN COUNCIL

Macclesfield Town Council: supports the application, reflecting the positive impact of additional employment in the town, but would request some consideration be given to soft landscaping.

OTHER REPRESENTATIONS

None

APPLICANT'S SUPPORTING INFORMATION

The applicant has submitted a Design and Access Statement. Details of this can be viewed on the electronic file.

OFFICER APPRAISAL

Principle of Development

The site is within an existing Employment Area (as identified in the Local Plan). Policy E1 of the Local Plan states that new development will normally be granted in accordance with Policies E3-E5, on a scale appropriate to the size and character of the area. Policy E4 of the Local Plan is relevant to this proposal and is supportive of industrial and research and development uses. The proposed car park would support the established use of the site and would be ancillary to existing operations. The National Planning Policy Framework is supportive of sustainable economic growth, and advises that proposals that accord with the development plan should be approved without delay.

Character and Appearance

The application site is located within the existing Astrazeneca site, away from public views and adjacent to the Silk Road, a busy road that connects Macclesfield to the north. The site has many large buildings and car park areas and so it would therefore sit comfortably in its surroundings. It is regrettable that the existing green area is to be lost, however this is not publicly available land and it is recommended that conditions requiring a suitable landscaping scheme should be included in any approval.

Highways Implications

The Strategic Highways Manager raises no objections. He notes that the proposed development complies with the dimensions recommended within our Highway Standards. The access to the car park is taken from an existing internal road R21, there is no new access being created from the public highway.

It is not considered there would be any highways implications associated with the development.

CONCLUSIONS AND REASON(S) FOR THE DECISION

The proposed development is required in order to support the growth of a large local employer and should be approved in accordance with guidance in the NPPF. The proposal is not highly visible and would have an acceptable impact on the character and appearance of the site and surroundings. There would be no highways implications associated with the development. It is acceptable in all other respects.

RECOMMENDATION

The application is 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 Planning and Enforcement Manager, in consultation with the Chairman (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.

1. INF01 - Information from consultee
2. A03FP - Commencement of development (3 years)
3. A06EX - Materials as application
4. A01AP - Development in accord with approved plans
5. Framework
6. Drainage

