

Application No: 16/1658N

Location: T I MIDWOOD & CO, GREEN LANE, WARDLE, CHESHIRE, CW5 6BJ

Proposal: Variation of Condition 4 on application 15/3163N - Outline application for extensions to the existing warehouse, the erection of a canopy and the construction of a delivery dock and replacement car parking, including details of access, appearance, layout and scale (details of landscaping reserved for subsequent approval), following the demolition of an existing office building

Applicant: T I Midwood and Co Ltd

Expiry Date: 06-Jul-2016

SUMMARY

The application seeks permission for a minor amendment to an existing planning permission under s.73 of the Town and County Planning Act 1990.

The principle of employment development is supported within the NPPF and the statements made by the Planning Minister in relation to 'Planning for Growth' and a 'presumption in favour of sustainable development'. Furthermore employment development on this site is supported within the emerging Cheshire East Development Strategy. Therefore the principle of development is considered to be acceptable.

The development would not have a detrimental impact upon residential amenity, the highway network, flood risk/drainage, trees or ecology.

The increase in height of the building is a concern but given the nature of the site and the adjacent approved development it is on balance considered to be acceptable.

The design is considered to be acceptable in this location and the concerns regarding the loss of landscaping would be outweighed by the employment/economic benefits of this development.

RECOMMENDATION

Approve with conditions

PROPOSAL

Planning application 15/3163N is an outline planning permission for extensions to the existing warehouse, the erection of a canopy and the construction of a delivery dock and replacement car parking. The application gained approval for the details of access, appearance, layout and scale (details of landscaping are reserved). An existing office building would be demolished as part of this application.

The approved development takes the form of a two bay warehouse extension to the south of the existing buildings on the site (front). The two bays of the warehouse would each have a length of 30 metres (60 metres in total) and a width varying from 16-38 metres.

The proposed canopies would have an area 1,235sq.m. One canopy would be provided to a bay of the existing warehouse and the second would be provided to one of the proposed bays.

The application includes the provision of 34 new parking spaces to the northern part of the site.

The application forms state that this development would increase the number of full-time employees at the site from 60 to 80.

This application seeks to vary Condition 4 (the approved plans) to secure the following amendments to the approved scheme;

- Increase in the ridge height of the approved warehouse extension in the southern part of the site from 12.1 metres to 15.9 metres (the approved ridge height on the eastern part of the site will remain unchanged)
- The omission of the southernmost canopy (550sqm)
- Amendment of the design of the HGV dock loaders that serve the approved delivery dock and to replace two delivery doors on the eastern elevation with a single delivery door

SITE DESCRIPTION

The application site is an existing business located on the northern side of Green Lane, Wardle within the open countryside as defined by the Crewe and Nantwich Replacement Local Plan. To the east of the site an existing skip hire business with another industrial unit and agricultural buildings to the west of the site. To the north of the site is the strategic employment allocation at Wardle which has outline planning permission.

The front part of the site includes a single storey office building with a lawn area, semi-mature trees and a man-made pond to the front of the site.

RELEVANT HISTORY

15/3163N - Outline application for extensions to the existing warehouse, the erection of a canopy and the construction of a delivery dock and replacement car parking, including details of access, appearance, layout and scale (details of landscaping reserved for subsequent approval), following the demolition of an existing office building – Approved 1st October 2015

13/3871N - Reserved matters application, Landscaping of the proposed development – Approved 15th November 2013

12/4087N - The erection of a replacement storage and distribution unit, including details of access, appearance, layout and scale (details of landscaping reserved for subsequent approval), following the demolition of the existing building on the site – Approved 17th December 2012

11/1598N – Change of use from Class B8 Storage and Distribution to Class B8 Storage and Distribution with ancillary trade counter and agricultural and builders merchants – Approved 10th August 2011

10/4333N – Non-material amendment following the grant of planning permission 09/3543N – Approved 29th November 2010

10/3679N - Change of Use to Turn Warehouse into an Agricultural Merchants, Horticultural Merchants, Machinery Merchants and Animal Feed Merchants – Withdrawn 6th December 2010

09/3543N - Proposed Internal Layout Changes, Revised Elevations and Parking Layout to the Storage Unit with Internal Office Space and Service Area – Approved 23rd December 2009

POLICIES

National Planning 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

17 – Core planning principles

18 – 22 Building a Strong Competitive Economy

28 – Supporting a Prosperous Local Economy

109-125 – Natural environment

Local Plan policy

BE.1 – Amenity

BE.2 – Design Standards

BE.3 – Access and Parking

BE.4 – Drainage, Utilities and Resources

BE.5 – Infrastructure

BE.6 – Development on Potentially Contaminated Land

NE.2 – Open Countryside

NE.5 – Nature Conservation and Habitats

NE.9 – Protected Species

NE.17 – Pollution Control

NE.20 – Flood Prevention

E.6 – Employment Development in the Open Countryside

TRAN.3 – Pedestrians

TRAN.9 – Car Parking Standards

TRAN.5 – Provision for Cyclists

RT.9 – Footpaths and Bridleways

Cheshire East Local Plan Strategy – Submission Version

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

PG5 - Open Countryside
PG6 – Spatial Distribution of Development
SD1 - Sustainable Development in Cheshire East
SD2 - Sustainable Development Principles
SE1 - Design
SE2 – Efficient use of Land
SE3 – Biodiversity and Geodiversity
SE4 – The Landscape
SE5 – Trees, Hedgerows and Woodland
SE6 – Infrastructure
SE9 – Energy Efficient Development
IN1 – Infrastructure
IN2 – Developer Contributions

Other Considerations

The EC Habitats Directive 1992
Conservation of Habitats & Species Regulations 2010
Circular 6/2005 - Biodiversity and Geological Conservation - Statutory Obligations and Their Impact within the Planning System

CONSULTATIONS:

CEC Head of Strategic Infrastructure: No objection.

Environment Agency: No comments received.

United Utilities: No comments received.

United Utilities: No comments received.

VIEWS OF THE PARISH COUNCIL

Wardle Parish Council: No comments received.

REPRESENTATIONS

No representations received.

APPRAISAL

Principle of Development

The principle of development has already been accepted following the approval of the outline application 15/3163N.

This application relates to changes to the height/design of the approved development.

Highway Implications

The test contained within the NPPF is that:

‘Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe’

This development has outline approval as part of application 15/3163N. The changes proposed as part of this application relate to the height and design of the approved development. This will not raise any additional highways implications.

Accordingly, the Head of Strategic Infrastructure has raised no objection in relation to this planning application.

Amenity

Given the rural nature of the site, between existing employment units, the proposed use and the scale of development. It is not considered that the proposed development would raise any issues such as noise and disturbance.

Landscape

The site of the proposed development is a warehousing site with large steel clad warehouse buildings and extensive areas of concrete hard surfacing. There are agricultural land to the north, employment land to the south and east and a number of nissan huts to the west. (Adjacent land to the north, west and further east forms part of the former Wardle Airfield and has outline planning consent for employment development under application 13/2035N). A young hedge defines the northern boundary of the site, with a grassed strip and immature trees adjacent. There are lengths of hedge to the south, south west and south east and in the southern part of the site there is an area of formal maintained grassland with a pond, and a number of trees.

The proposed development would appear to allow for the retention of the northern hedge and trees with a narrowed grass strip. Most of the southern open area and pond would be developed to accommodate warehousing.

The submission does not include a landscape or visual impact assessment. The Design and Access Statement makes reference to the surrounding existing buildings and states that the proposed development will not have a material landscape or visual impact upon the surrounding area.

The development would be visible from a number of public vantage points, including Green Lane to the south, Nantwich Road (A51) to the north and public footpaths in the vicinity. The Councils Landscape Architect states that with limited information it is not possible to make an informed assessment as to what extent the proposed increase in height to 15.9 metres would impact on the appearance of the development in the landscape.

It should also be noted that at 15.9 metres in height the proposed extensions would be taller than the existing buildings on this site which are 12.1 metres in height. The development would be set

back from Green Lane by between 7.5 metres and 12.7 metres which does allow for a small landscape strip along the frontage of the site. However it is accepted that the increased height would appear prominent from Green Lane and other public viewing points.

In this case the development would be viewed in the context of other large warehouse and industrial buildings and on this basis (although it is accepted that none of the surrounding development appears to extend to 15.9 metres in height). However it should be noted that the outline approval at Wardle Airfield does include permission for development up to 18 metres in height to the north-west of the site and up to 15 metres in height immediately adjacent to the west and the north.

On this basis although there are concerns over the increased height it is considered that it would be comparable with the approved development at Wardle Airfield and given the emphasis on economic development within the NPPF the increase in height is on balance considered to be acceptable.

Design

The increase in the height of the building is considered within the landscape section above.

In terms of the detailed design changes to the building the changes are very minor and do not raise any detailed design concerns.

Trees and Hedgerows

There are no arboricultural, ecology, flood risk or drainage implications associated with the proposed variation to condition 4 of planning consent 15/3163N.

PLANNING BALANCE

The principle of employment development is supported within the NPPF and the statements made by the Planning Minister in relation to 'Planning for Growth' and a 'presumption in favour of sustainable development'. Furthermore employment development on this site is supported within the emerging Cheshire East Development Strategy. Therefore the principle of development is considered to be acceptable.

The development would not have a detrimental impact upon residential amenity, the highway network, flood risk/drainage, trees or ecology.

The increase in height of the building is a concern but given the nature of the site and the adjacent approved development it is on balance considered to be acceptable. It is also considered that the changes represent a minor alteration in the context of the overall planning permission and can be dealt with under s.73 of the Act.

The design is considered to be acceptable in this location and the concerns regarding the loss of landscaping would be outweighed by the employment/economic benefits of this development.

RECOMMENDATIONS

And the following conditions;

- 1. The subsequent approval by the Local Planning Authority before development of the landscaping of the site**
- 2. Application for reserved matters must be made not later than the expiration of three years from the date of this permission.**
- 3. Development to be implemented within 3 years of the date of the 1st October 2015 or expiry of 2 years from final approval of the last of the reserved matters.**
- 4. Approved Plans**
- 5. Parking to be provided before the approved extensions are first brought into use**
- 6. Materials to match existing**
- 7. Scheme for the disposal of surface water**

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 Planning (Regulation), in consultation with the Chair (or in her absence the Vice Chair) of the 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.

