

Application No: 16/1987N

Location: Basford Old Creamery, NEWCASTLE ROAD, CHORLTON, CW2 5NQ

Proposal: New industrial building replacing existing buildings, retaining B1, B2 and B8 classifications

Applicant: Total Concrete Products Ltd

Expiry Date: 28-Jul-2016

SUMMARY:

The site is an existing employment site with B1, B2 and B8 Use Classes allowed. Granting planning permission would have a positive benefit in terms of employment provision and support of a local business.

Additional measures have been put in place to protect neighbouring properties from noise and disturbance and subject to conditions, there would be no significant adverse impact on residential amenity.

The development is considered to be acceptable in terms of design, highway safety and impact on the Listed Building within the complex.

It is considered that the scheme represents a sustainable form of development and that the planning balance weighs in favour of supporting the development subject to conditions.

RECOMMENDATION:

Approve subject to conditions.

CALL IN

This application has been called in by Cllr Janet Clowes for the following reasons:

“Weston and Basford parish Council has asked me (as Ward Councillor) to Call-In this application. Their concerns relate to:

- 1. Lack of adequate acoustic mitigation conditions*
- 2. Acoustic mitigation to the building and to the site boundaries to be completed prior to work resuming in the new building*
- 3. The need for appropriate warning signage on left-hand entry to the site from the west (bridge side) and egress from the site turning right onto the bridge of Newcastle Road*
- 4. That HGV traffic movement is restricted through Weston village (routes to be limited to A500 and Shavington By-Pass)*

5. *That due to the new constrained nature of this site, no further related or other industrial process plant be permitted on site*
6. *That all acoustic mitigation conditions associated with the phase 1 application (15/4224N) be completed (as stated in that decision notice) before phase 2 (16/1987N) construction commences in order to safe guard the amenity of residents living adjacent to the site to the west and south*

PROPOSAL

This application is for a new industrial building, to replace existing buildings, retaining the B1, B2 and B8 Use Classes. The new replacement building would be single storey, constructed of insulated, composite steel panels. The existing brick buildings would be demolished.

SITE DESCRIPTION

The site consists of a substantial range of vernacular traditional agricultural buildings that currently have consent for office/light industrial use and general storage/distribution and a new replacement industrial building.

To the front of the site, adjacent to the access and Newcastle Road is Basford Bridge Cottage a Grade II Listed Building in a very poor state of repair. A main railway line runs alongside the western boundary of the site. The site is adjacent to, but just outside the HS2 Safeguarding Zone.

The site is designated as being within the Open Countryside in the adopted local plan.

RELEVANT HISTORY

P03/0367	2003	Conversion to Office/Light Industrial Use and General Storage / Distribution
P08/0782	2008	Renewal of Previous Consent (P03/0367) for Conversion to Office / Light Industrial Use and General Storage / Distribution.
11/2911N	2011	Extension to Time Limit of Application P08/0782 for Renewal of Previous Consent (P03/0367) for Conversion to Office/Light Industrial Use and General Storage/Distribution
15/0556N	2015	Approval for modular building and change of use of existing B8 unit to B2
15/4224N	2016	Approval for demolition of existing buildings and erection of replacement detached single storey industrial unit for B1, B2 and B8 classifications. Erection of acoustic walling to boundaries.

NATIONAL & LOCAL POLICY

National Policy:

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

Of particular relevance are paragraphs 7, 14 and 19.

Development Plan:

The Development Plan for this area is the Borough of Crewe and Nantwich Replacement Local Plan 2011, which allocates the site as being within the within Open Countryside.

The relevant Saved Policies are: -

BE.1 – Amenity
BE.2 – Design Standards
BE.3 – Access and Parking
BE.4 – Drainage, Utilities and Resources
BE.5 – Infrastructure
E.4 – Existing Employment Sites
E6 – Employment in Open Countryside
NE.17 – Pollution Control

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

Cheshire East Local Plan Strategy Proposed Changes (Consultation Draft) March 2016 (CELP)

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

SD 1 Sustainable Development in Cheshire East
SD 2 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 9 Energy Efficient Development
SE 12 Pollution, Land Contamination and Land Instability
PG 1 Overall Development Strategy
PG 2 Settlement Hierarchy
EG1 Economic Prosperity

CONSULTATIONS:

Highways: No objection.

Environmental Protection: Recommend conditions/informatives relating to hours of working, hours of operation of the business, noise and vibration and contaminated land.

United Utilities No objection subject to conditions.

Weston & Basford Parish Council: Have concerns relating to noise, disturbance, compliance with conditions, they also express concerns about health and safety on the site. They also request signage and traffic mitigation methods. They also request further development on the site is restricted.

This can be viewed in full on the website.

Hough & Chorlton Parish Council: Have concerns relating to noise, road safety, working hours, parking and health and safety on the site.

This can be viewed in full on the website.

REPRESENTATIONS:

At the time of report writing, no objections have been received relating to this application.

APPRAISAL

The key issues to be considered in the determination of this application are set out below.

Principle of Development

The site is on an existing industrial area, within the Open Countryside. Policy E.4 states that *“proposals for new employment development, for the re-use, re-development or intensification of the use of land within existing employment areas will be permitted.”*

The building would be for an industrial use within an existing employment site and is therefore considered to be acceptable in principle.

The use as B1 (Office/light industrial), B2 (General Industrial) and B8 (Storage) on this site has already been approved on the site and is therefore also acceptable in principle.

The issue in question is whether this proposal represents sustainable development and whether the requirements of other policies contained within the Borough of Crewe and Nantwich Replacement Local Plan 2011 and the National Planning Policy Framework (NPPF).

Sustainability

There are three dimensions to sustainable development: - economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

an environmental role – *contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy*

an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;

a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and

These roles should not be undertaken in isolation, because they are mutually dependent.

ENVIRONMENTAL SUSTAINABILITY

Design & Layout

The proposal involves the demolition of the existing brick buildings as they are no longer suitable for the industrial uses for which they are required. The modular building is a flat roofed structure and given its temporary nature in this industrial context, the design is considered to be acceptable.

The buildings to be demolished are no longer of a standard for their current use. The replacement buildings would have a typical industrial appearance that is considered to be acceptable within this existing industrial area.

The proposal is therefore considered to be in compliance with Policy BE.2 of the Borough of Crewe and Nantwich Replacement Local Plan.

Highways

The proposal will increase the size of the gross floor area from 703sqm to 1,559sqm. The parking provision will be retained and the existing vehicle access onto Newcastle Road will be utilised.

The site access width is adequate and visibility of over 200m is achievable to the east and approximately 150m to the west. Accident data indicates no existing safety concerns.

Although off-road parking provision is not being increased, it currently exceeds Cheshire East Council's recommended levels and the proposal will bring them in line.

Both Hough and Chorlton and Weston and Basford Parish Councils have stated that large vehicles should not be allowed to turn right out of the site, nor turn left into the site as they consider visibility to be sub-standard and they have also requested warning signage and road markings be provided. However, given the assessment of the Head of Strategic Infrastructure that visibility is acceptable at the access, this would not be reasonable, necessary or indeed enforceable.

It is therefore considered that the proposal is acceptable in highway terms and is in compliance with Policy BE.3 of the Borough of Crewe and Nantwich Replacement Local Plan.

ECONOMIC SUSTAINABILITY

The Framework includes a strong presumption in favour of economic growth.

Paragraph 19 states that:

‘The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth’

With regard to the economic role of sustainable development, the proposed development will provide employment both operationally and during the building works.

Having regard to HS2, the site is adjacent to the Safeguarding Zone. HS2 have been consulted on the proposal and have no objection subject to a condition relating to submission of a detailed design and method statement for the construction of the building.

SOCIAL SUSTAINABILITY

Residential Amenity

The site is located in Open Countryside, with the nearest residential property being on the opposite side of Newcastle Road and other residential properties approximately 270 metres to the west.

The proposal has potential for noise breakout from the commercial units to cause a significant loss of amenity to neighbouring properties. This is mentioned a number of times in the Design & Access Statement submitted with the application.

Subsequent to concerns expressed by Environmental Protection, the applicant has submitted further information with respect to noise. The information submitted confirms that the building will be constructed so as to minimise noise breakout, and the site layout is such that noise from external operations will be reduced from the present situation.

As such it is felt that the application can be conditioned as follows;

- Operational hours (including deliveries to and from the site) shall be restricted to the following:
 - Monday to Friday 08:00 – 18:00
 - Saturday 08:00 – 14:00
- Concrete cutting operations that take place outside the buildings shall be restricted to the acoustic cutting area shown on the Proposed Site Plan drawing 2596-ACJ-04 Dated 12th April 2016
- All other fabrication activities shall take place inside the building with doors closed except when required for access or egress.

In addition, should external lighting be proposed on the site, details should be submitted for approval by the Local Planning Authority.

Listed Building

The proposed works to remove the existing converted brick building will not have a detrimental impact on the historic setting of the listed former dairy farmhouse, as this building has little remaining historic interest.

The proposed works to build a replacement building will similarly have a limited impact on the setting of the former dairy farmhouse, given the existing use of the site, the replacement building's single storey height and its set back from the former dairy farmhouse.

Conclusion – The Planning Balance

The site is an existing employment site with B1, B2 and B8 Use Classes allowed. Granting planning permission would have a positive benefit in terms of employment provision and support of a local business.

Additional measures have been put in place to protect neighbouring properties from noise and disturbance and subject to conditions; there would be no significant adverse impact on residential amenity.

The development is considered to be acceptable in terms of design, highway safety and impact on the Listed Building within the complex.

It is considered that the scheme represents a sustainable form of development and that the planning balance weighs in favour of supporting the development subject to conditions.

RECOMMENDATION

Approve subject to the following conditions:

- 1. Time limit**
- 2. Approved plans**
- 3. Materials in accordance with the details submitted with the application**
- 4. Restriction on operational hours (including deliveries to and from the site) to 8am to 6pm Monday to Friday, 8am to 2pm Saturday and no working on Sundays or public holidays**
- 5. Restriction on the hours of steelwork fabrication to 8am to 6pm Monday to Friday with no working on Saturdays, Sundays or public holidays**
- 6. Submission of details of external lighting**
- 7. Concrete cutting operations that take place outside the buildings shall be restricted to the acoustic cutting area**
- 8. All other fabrication activities shall take place within the building**
- 9. While fabrication and concrete work is taking place inside the buildings, all external doors shall remain closed**
- 10. Submission of a detailed design and method statement including the structure and foundations of the proposed building (for HS2 Safeguarding)**
- 11. Provision of an electrical vehicle charging point**

12. Submission of phase I Preliminary Risk Assessment and if necessary a Phase II Ground Investigation and Risk Assessment (Contaminated Land)

In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Planning (Regulation) has delegated authority to do so in consultation with the Chairman of the Southern Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

