

SOUTHERN PLANNING COMMITTEE UPDATE – 31st May 2017

APPLICATION NO: 17/1574N

PROPOSAL: Demolition of an existing building, part demolition of the former PET Hire building, erection of a retail unit (Class A1) measuring 1.207 sq.m. (GIA), alterations to access road, service area and car park layout

ADDRESS: Land at Grand Junction Way, Crewe, CW1 2AT

APPLICANT: Triton Property Fund

ADDITIONAL REPRESENTATIONS

Three additional letters of objection have been received from local businesses/residents. These objections raise the following points;

- The construction works will have a detrimental impact upon the area
- An existing business on Rainbow Street holds delicate animals which require high quality environmental conditions.
- Dust and contamination could have a detrimental impact upon livestock and the business (both in the short and long terms as it takes time to establish a stable eco-system)
- The effects of the work would be devastating to the busy junction of Earle street/Rainbow Street
- Impact upon pedestrians using Rainbow Street
- The development will result in an increase of 36 units per week using the Rainbow Street junction
- Normal precautions taken during demolition and roadworks, to protect the public, simply will not be of sufficient standard to protect this delicate aquatic livestock at the existing business. The filtering equipment will not cope with the overload expected from this project.
- M & S are in the process of moving to the retail park.
- The use of the Rainbow Street access will cause traffic problems.

An e-mail has been received from the applicants which makes the following points;

- Conditions 8 and 9 are not necessary to make the development acceptable
- Within the retail impact section of the report it is confirmed that because the proposal is below 2,500 sq. m, there is no requirement to assess impact. No reference is made to specific ranges of goods being more or less harmful to the vitality and viability of the town centre.
- In respect of the sequential approach the Report confirms that the applicant has undertaken a comprehensive assessment, including the former BHS unit. The officer confirms that the assessment demonstrates there are no sequentially preferable units, and the application site therefore passes the sequential test. Again, as part of

the assessment, no reference is made to the proposed development being a bulky goods retail unit.

- There is no justification as to why the proposed floorspace should be restricted to the sale of bulky goods only. If the LPA is satisfied the proposed development will not have any significant adverse impacts upon Crewe town centre, then there is no requirement to restrict the permitted range of goods. Similarly, the proposal is below the 2,500 sq. m threshold for requiring an impact assessment. As the proposal is significantly below the threshold, this implies that the small scale of the proposal means that it will not cause adverse impacts on Crewe town centre, again demonstrating that a restriction to bulky goods sales is not required.
- At the pre-application meeting it was stated that the new retail unit will be for the sale of non-food goods.
- In light of the above conditions 8 and 9 should be removed. The applicant is willing to accept a condition which states that the unit should be used for the sale of non-food goods.

Officer Comment

The points raised in the additional letters of objection are covered within the main officer report.

Conditions 8 and 9

The points made in the e-mail summarised above are accepted. In this case it is not considered that a bulky goods condition is reasonable or necessary. These conditions will be removed from the recommendation and a condition to restrict the development to be used for non-food goods will be attached.

Improved Linkages to Crewe Town Centre

The Councils Regeneration Team has costed the scheme of works to improve the links to Crewe Town Centre as follows;

- £40k Earle Street Pedestrian Improvements
- £5k Earle Street Bridge Improvements (Painting, etc)
- £10k Promotional Banners for Town Centre
- £22k New and update Highway Signage
- £23K Roundabouts and sponsorship.

These costings have been provided to the applicant who has confirmed that they are happy to make this contribution.

RECOMMENDATION:

Approve subject to the completion of a S106 Agreement with the following Heads of Terms;

- **A contribution of £100,000 towards strengthening the physical connectivity between the Retail Park and the town centre**

And the following conditions;

- 1. Standard Time 3 years**
- 2. Approved Plans**
- 3. Materials to match the adjacent units**
- 4. The off-site highway works proposed on the approved plans should be complete prior to commencement of development of the retail unit.**
- 5. Contaminated Land**
- 6. Surface Water Drainage details to be submitted and approved**
- 7. Overland Flow details to be submitted and approved**
- 8. Restriction on goods sold from the unit to non-food goods**
- 9. Fast charge car charging point to be provided**

**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 his 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.**

Should the application be subject to an appeal, the following Heads of Terms should be secured as part of any S106 Agreement:

- A contribution of £100,000 towards strengthening the physical connectivity between the Retail Park and the town centre**