

Planning Reference No:	10/0100N
Application Address:	Land at rear of the Earle of Crewe (PH) Nantwich Road, Crewe.
Proposal:	Extension to time limit on application number P06/1282 (Crewe and Nantwich) for erection of 7 two storey terraced properties and the conversion of barn to three residential properties.
Applicant:	Jacsac Properties Ltd.
Application Type:	Full Planning Permission
Grid Reference:	370238
Ward:	Alexandra
Consultation Expiry Date:	8 th February 2010
Date for determination:	12 th April 2010

SUMMARY RECOMMENDATION

Approve subject to conditions

MAIN ISSUES

Whether there have been any material changes in planning policy or circumstances on site since the previous approval.

1. REASON FOR REFERRAL

The application has been referred to planning committee because it is for more 10 dwellings and is therefore a major development.

2. SITE DESCRIPTION

The site of the proposed development lies on the south side of Nantwich Road and comprises land currently occupied by the car park associated with the Earl of Crewe public house.

The Earl of Crewe is an imposing Victorian building which fronts on to Nantwich Road and has a sizeable mature garden between its east flank and a frontage to Sherwin Street. Within the car park there is a two storey range of outbuildings, which are boarded up and an attached single storey range formerly used a lock up garages. The public house is included on the local list of buildings of historic and architectural interest.

Land uses along Nantwich Road in the vicinity of the site are predominantly commercial, with a mix of shops, financial and professional services, hot food takeaways, restaurants, cafes and public houses. Once away from the main road the area is almost entirely residential.

3. DETAILS OF PROPOSAL

Planning permission was granted in 2007 for the development 7 terraced properties on the Sherwin Street frontage and the conversion of the existing 2 storey outbuilding to three self contained flats. All the new units were to be provided with off street car parking and private amenity space. (Application P06/1282 refers). This application seeks to extend the time limit for the implementation of that permission under the new provisions introduced in October 2009.

4. RELEVANT PLANNING HISTORY

P06/0868 Erection of 8 dwellinghouses and conversion of outbuilding into 3 self contained flats. Withdrawn September 2006.

P06/1282 Erection of 7 two storey terraced properties and the conversion of barn to three residential properties – Approved February 2007

09/1304N Demolition of existing building and construction of new foodstore with associated parking – Withdrawn

09/4043N Demolition of existing building and construction of new foodstore with associated parking – Refused February 2010

5. PLANNING POLICIES

National Policy

PPS 1: Delivering Sustainable Development

PPS 3: Housing

Local Plan Policy

BE.1 (Amenity)

BE.2 (Design Standards)

BE.3 (Access and Parking)

BE.4 (Drainage)

RES.2 (Unallocated Housing Sites)

6. OBSERVATIONS OF CONSULTTEES

None received

7. VIEWS OF THE PARISH / TOWN COUNCIL

N/A

8. OTHER REPRESENTATIONS

None received

9. APPLICANT'S SUPPORTING INFORMATION:

None received

10. OFFICER APPRAISAL

The main issues in the consideration of this application relate to whether there have been any material changes in planning policies or circumstances on site since the previous approval was granted. Two issues have been identified. Firstly, air quality and, secondly, ecological issues.

Air Quality

Since the previous permission was granted Crewe Road has been designated as an Air Quality Management Area, although, the application site lies outside this area. Comments are still awaited from Environmental Health in respect of this issue and will be reported to Members by way of the update report.

Ecology

The existing disused building has the potential to provide a habitat for bats and barn owls. A protected species survey was not submitted with the original application and there is no requirement to submit one with the extension of time limit application. It is therefore considered to be appropriate to add an additional condition requiring the survey to be conducted prior to the commencement of development. Whilst this is not usually considered to be an appropriate means by which to deal with this matter, given the site history and the reduced information requirements for this type of application, this is considered to represent a pragmatic approach.

11. CONCLUSIONS

The proposed development is considered to be acceptable as there have been no significant changes in circumstances since the previous approval. The only issues which have been identified which were not considered previously are air quality and ecology, and these have been addressed above. The proposal complies with Policies BE.1 (Amenity), BE.2 (Design Standards), BE.3 (Access and Parking) and RES. 2 (Unallocated Housing Sites) of the Borough of Crewe and Nantwich Replacement Local Plan 2011.

12. RECOMMENDATIONS

APPROVAL subject to the following conditions

- 1. Standard Time Limit (a further 3 years)**
- 2. Plans**
- 3. Materials including surfacing**
- 4. Garages**
- 5. Drainage**
- 6. Boundary Treatment**
- 7. Landscaping Submitted**
- 8. Landscaping Implemented**

- 9. Services Underground**
- 10. Construction Workers Vehicles**
- 11. Loading/Unloading Materials**
- 12. Remove PD Rights**
- 13. Car Parking Standards**
- 14. Windows**
- 15. Chiller Units**
- 16. Bin Storage**
- 17. Access**
- 18. Door and window details**
- 19. Conservation rooflights**
- 20. Bat and barn owl survey**
- 21. Rainwater goods.**

