



Design & Access / Supporting Planning Statement

Extension

to

'Cartridge People'

23 Road One

Winsford

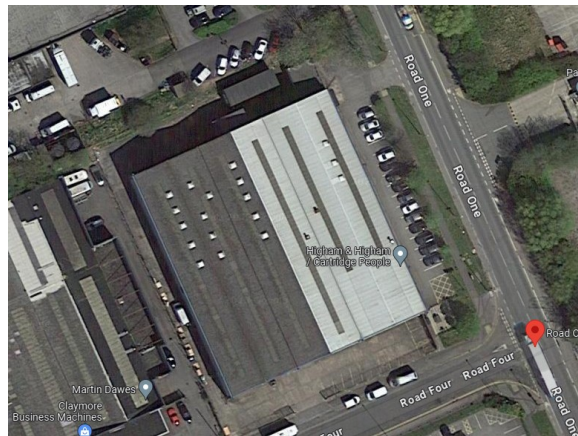
Ref: 1613/231107/DASPS

1.0 INTRODUCTION AND PROPOSAL

1.1 This statement has been prepared to accompany a planning application for the extension of an existing industrial unit in Winsford. The scheme will involve the removal of some smaller storage/ extensions to the rear/ north of the building. The aim of the proposals are to amalgamate the applicants two warehouse locations (this one in Winsford and their other one in Crewe) into one warehouse location at the application site via this extension.

2.0 SITE DESCRIPTION AND CONSTRAINTS

2.1 The application site lies on the corner of Road One and Road Four on Winsford industrial Estate. The site is bound to the east by Road One, the south by Road Four and by existing warehouse/ industrial/ commercial buildings to the west and north. The business is a retail sale via mail order houses or via internet dealing in printers, printer accessories, office items, stationery and similar.



Aerial View Of Site (© Google)



Site from Road Four (© Google)



Site from Road One (© Google)

3.0 PROPOSED DEVELOPMENT

Use

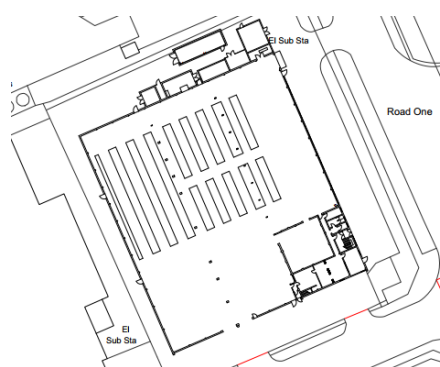
3.1 The proposals outlined in this application are for the proposed full height extension of the existing building to the northern elevation and to the western elevation. The building will retain its existing use.

Amount

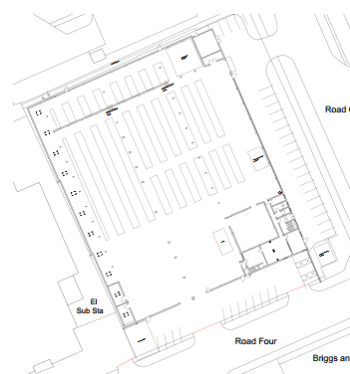
3.2 The proposals would provide an additional 519m of floor space on the site overall (following demolition) with the extension being 633sqm in size.

Layout

3.3 The extensions are proposed to the northern elevation and to the western elevation, taking the building closer to these boundaries to create additional floor space, but extending only as far as is practicably possible bearing in mind the position of the Cadent gas pipe to the north of the building, the substation to the north and to allow reasonable access around the building. Eastern and southern building walls and boundaries are to be retained as existing to retain car parking and goods inwards/ outwards areas of the business.



Existing Site Layout



Proposed Site Layout

Scale

3.4 The alterations to the western extension will be low level single storey and provide office and low level storage. This will allow internal storage of goods in anticipation of the merger of the companies two premises onto this one site. The northern extension will be approx. 14m in height to allow tall racking and more efficient use of space. To the northern boundary the adjacent buildings are on higher ground so the impact of the height is negligible

Appearance

3.5 The extensions will be constructed in brick and cladding to match the existing elevations, to give the appearance of essentially pulling the existing walls outwards.

Landscaping

3.6 Existing landscaping on site is to be retained as existing. No works are proposed to existing hard and soft landscaped areas. New hard landscaping footpaths adjacent the extended elevations will be proposed for external circulation.

Access

3.7 Parking on site will be increased on site by 7no spaces on the current hard landscaped area. Access to and from site will remain as existing.

4.0 RELEVANT PLANNING POLICY

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that *'If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise'*.

4.2 The Development Plan for the proposals comprise:

- The Cheshire West and Chester Local Plan Part 1 2015
- The Cheshire West and Chester Local Plan Part 2 2019
- Winsford Neighbourhood Plan

4.3 The site applicable planning policies of these are as follows.

- *Part 1: ENV9: Minerals Supply and Safeguarding*
- *Part 2: W1: Winsford Settlement Area*
- *Part 2: DM11: Aerodromes*

4.4 National planning policy in the form of the National Planning Policy Framework (NPPF) 2023 also acts as a material consideration for this application.

5.0 POLICY ASSESSMENT

Local Policy

5.1 Policy ENV9 has regard to the provision for the *'adequate, steady and sustainable supply of sand, gravel, salt and brine, contributing to the sub-national guidelines for aggregate land-won sand and gravel, whilst ensuring the prudent use of our important natural finite resources.'* It is noted that the application site lies within a safeguarded mineral area, however the site, and vast amounts of land surrounding the site are already well developed and extensively hard landscaped. It is considered unlikely that the application site would be called upon to deliver aggregate.

5.2 The application site lies within the defined settlement boundary of Winsford where proposals under policy W1 will be supported which are *'in line with the relevant development plan policies and are consistent with the following principles, where relevant, aimed at delivering the Local Plan (Part One) policy STRAT 6.'*

Whilst W1 is an applicable policy according to the Proposals Map, this policy has closer regards to the town centre of Winsford itself and not on commercial or industrial areas. Policy W2 regarding employment land provision may be more applicable and also notes development off the Road One industrial estate. The current application is for extension of an existing commercial site and will be contained within the existing site boundaries, there will be no encroachment over boundaries with adjacent units. The use is appropriate for the site, being retained as existing and being an acceptable proposal. The extensions are in accordance with the requirements around a gas pipe as set out by Cadent gas sub station.

5.3 Permission has also previously been granted for extensions to existing commercial / industrial buildings on the Industrial Park including;

19/04199/FUL for Extension to existing factory unit, removal of 4no. silos and erection of 9no. silos

18/01534/FU for Partial demolition, full refurbishment of external faced and extension of existing factory building.

There is precedent for alterations to existing buildings on the Industrial Park.

5.4 DM11 states that within the *'safeguarded areas, as identified on the policies map, new development which does not adversely affect the operational integrity or safety of an airport or aircraft operations, radar and navigation systems will be supported'*. This has regard to Liverpool John Lennon, Manchester Airport and Hawarden Airport. Due to the proximity of these airports from the application site, it is considered highly unlikely that the proposals to extend two of the existing buildings walls outwards will have any impact upon these airports. The height of the extended areas will be greater than exists at present at 14m however is in comparative scale to surroundings buildings and pylons, and are of a design character the same as what exists presently. There is no risk or likelihood of it creating a birdstrike, now will the have impact on navigational aids, radio waves, radar and telecommunications systems for the purposes of air traffic control and aircraft movements.

5.5 STRAT 2 of the Local Plan Part One states 365hectares of land will be brought forward for employment. The application site does not need new land to allow development, it is a small extension of well established site for a well established business and re-uses existing land to expand the business.

5.6 STRAT 6 concerns the general spatial strategy for Winsford. As with STRAT 2 it advised provision will be made for additional business and industrial development, the application site does not need new land to expand, instead just small extensions and internal alteration to allow the business to merge their two bases of operations into one, overall being more cost effective for them in the long term and without the need for new land to be created or used to allow for this to happen.

5.7 STRAT 6 also states as one of its key proposals to *'Safeguard Winsford Industrial Estate and Woodford Park to provide business and industrial development to support local employment opportunities'*. With the application site lying on the Winsford industrial Estate the scheme for extension is supported by local planning policy.

Neighbourhood Plan

5.8 The theme of section 5 of the Neighbourhood Plan is to support and strengthen the local employment base and attract a wide variety of businesses to Winsford and *'Promote Winsford as a business location and build a sustainable and varied employment destination, by protecting and providing employment land for future business growth and improving quality, access and infrastructure'*.

5.9 Neighbourhood policy supports business growth in the area such as expanding the business at the application site both physically on site and merging the business onto the one Winsford location and the development should be supported.

NPPF 2023

5.10 The NPPF strives for sustainable development with a presumption in favour of this, and where proposals accord with up to date development plan, they should be approved. The NPPF states that *'Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future'*

5.11 The site is a local site and a local business looking to adapt and weight should be afforded to this and the proposals supported in line with national policy. Effective use of land is encouraged and by extending the existing building on the site, removes the need for new land to be used to create additional space for the business. Development previously developed sites is sported. The scheme will continue the existing material palette and character of the building and will function well and add to the quality of the area for the lifetime of the development.

6.0 SUMMARY AND CONCLUSIONS

6.1 This application seeks planning permission for the extension of an existing commercial unit on the corner of Road One and Road Four on the Winsford Industrial Estate. This statement demonstrates that there are no adverse impacts or conflicts with local planning policy which would prevent the application from being considered favourably. The proposals would extend an existing building in a sustainable location, providing economic benefits to the area which would be compliant with the Government's strive for sustainable development and local planning policy for economic regeneration.