

# Strategic Planning Board

## Update

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| <b>Date:</b>  | <b>Wednesday, 27th September, 2017</b>                                       |
| <b>Time:</b>  | <b>10.30 am</b>  |
| <b>Venue:</b> | <b>Council Chamber, Municipal Buildings, Earle Street, Crewe<br/>CW1 2BJ</b> |

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The information on the following pages was received following publication of the Board agenda.

**Planning Update** (Pages 3 - 4)

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| Please contact | Sarah Baxter on 01270 686462  |
| E-Mail:        | <a href="mailto:sarah.baxter@cheshireeast.gov.uk">sarah.baxter@cheshireeast.gov.uk</a> with any apologies, requests for further information or to arrange to speak at the meeting |

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**APPLICATION NO:** 16/5719N

**PROPOSAL:** Outline application for development of 12 no. sites for residential development for up to 102 no. dwellings with means of access and layout included, but with all other matters reserved, for a 15 year phased release and delivery period

**ADDRESS:** DODDINGTON ESTATE, BRIDGEMERE, NANTWICH, CHESHIRE CW5 7PU

**APPLICANT:** Lady Rona Delves-Broughton

### **ADDITIONAL COMMENTS**

The ward Councillor, Councillor Clowes has raised the following concerns with the officer report.

- Site 7 is identified as having 16 dwellings in a number of places within the report. This is incorrect and only 4 dwellings are proposed.
- To the rear of Site 1, the report notes there is a Scout Hut, this is incorrect and is actually the Millbrook National Scout Association Campsite. It is not a facility for local children to join, but any Scouts in the area will likely visit the site in there scouting careers.
- The report refers to there being 'limited Public transport in the area'. This is incorrect there is no public transport.
- Site 4 – the passing bays identified are not in the ownership of the applicant and are actually entrances to private properties.

### **ADDITIONAL INFORMATION**

The applicant has commented on the updated Tree comments, and notes that,

- Each hedgerow has been assessed against the ecological criteria of the Hedgerow Regulations, and the Heritage Report considered the cultural and archaeological value of the hedgerows.
- The issues raised in relation, proximity to the trees on sites 1, 10 and 13/14 can be addressed at Reserved Matters stage by minor alterations
- The layouts proposed on sites 2, and 7 have been optimized to deal with all the constraints on the sites

### **OFFICER COMMENT**

Reference to Site 7 being proposed for 16 dwellings in the heading on pages, p18, p24, p50, p51 are incorrect, and the site is proposed for 4no dwellings only. Sites 7 and 8 have been considered together in a number comments and this amounts to a total of 16 dwellings. The consideration of Site 7 is

based on 4 units and therefore no further analysis of the site is considered to be necessary.

It is noted that the site to the rear of Site 1, is not a Scout Hut, but an association site, however this has no material change to the consideration of the site.

With regards to the public transport, there is a limited service, Bus route 39 Crewe-Nantwich (via Walgherton – Boars Head, London Road) runs Monday to Saturday every 2 hours, and Bus route 79 Nantwich – Hanley (via Woore on the A51) which runs once a week on a Friday. Therefore whilst it is acknowledged that this is a very limited service, there is some public transport in the area. Furthermore, it is clear within the officers report that the application sites are accessibly unsustainable and therefore this does not affect the recommendation.

Site 4 makes reference to passing bays along Dingle Lane, for clarity, the applicant states these are natural passing places and will not be additional passing bays constructed as part of the application.

With regards to the additional tree comments made by the applicant, the conditions proposed in the main report address these issues and therefore no further analysis is required.

### **RECOMMENDATION**

**The recommendation as stated of APPROVAL subject to a legal agreement, conditions and subject to referral to the SOS still remains.**