



Southern Planning Committee

Updates

Date:	Wednesday, 13th October, 2010
Time:	2.00 pm
Venue:	Council Chamber, Municipal Buildings, Earle Street, Crewe CW1 2BJ

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

Updates (Pages 1 - 6)

Please contact	Julie Zientek on 01270 686466
E-Mail:	julie.zientek@cheshireeast.gov.uk with any apologies, requests for further information or to arrange to speak at the meeting

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SOUTHERN PLANNING COMMITTEE – 13 OCTOBER 2010

UPDATES

APPLICATION NO: 10/2651C

PROPOSAL Erection of 17 Dwellings, Associated Works and Vehicular Access, Curtilage Extensions to 'Brackenwood' and 'The Sheiling'; Detached Double Garage for 'Brackenwood'; Single Garage for 'Canal Villa'.

ADDRESS: Land at Canal Road, Congleton, Cheshire.

UPDATE PREPARED 11 October 2010

REPRESENTATIONS

A letter from the local MP Fiona Bruce has been received which cites those concerns already expressed by neighbouring residents.

Furthermore, during the consultation period, a letter of support was received from a neighbouring resident. The grounds for supporting the application is summarised as follows:

- Whilst it would be desirable to return the land to pasture, in reality it is unlikely that this will happen.
- Over the years, the owner's haulage business located at Canal Villa has gradually encroached onto the land and has degraded it. Despite the issue of Untidy Site Notices, the site has remained in a poor state.
- If the site is not developed, the author is concerned that such encroachment will return and this will continue to be detrimental to the appearance of the area.
- Appropriate development of this land may be preferable to a continuation of the degradation of the land.
- The access off Wolstanholme Close would be preferable to an access off Canal Road both in safety and visual terms.
- There should be a concentration on how the development is going to affect communities and wildlife and how it can be integrated with respect for all. With this in mind the supporter makes a number of observations which relate to; planting; reconfiguring the layout to remove the inconsistency between the existing houses on Wolstanholme Close and the cluster of affordable houses proposed; providing pedestrian access to Canal Road; ensuring construction vehicles access the site from Canal Villa rather than Wolstanholme Close to minimise disruption.

Affordable Housing

It is important to note that the provision of affordable housing would consist of 4 no. 2 bed dwellings for social rent only, which would represent an affordable housing provision of 24%. Contrary to what was stated in the reports, this does not include low-cost market housing which by definition is housing sold on the open market, but at the lowest quartile of house prices for that type of housing. This form of housing does not fall within the Council's definition of affordable housing but is aimed at meeting the needs of those first time buyers just able to access the open market. Low-cost market housing does not imply any subsidy by the developer and there are no restrictions on eligibility. Generally the Council will look for a minimum of 25% of the total housing units on such sites to be unsubsidised low-cost market housing. In addition to the proposed 24% affordable housing, the developer would be providing an additional 4 no. 2 bed dwellings as 'low-cost' market housing.

COMMENTS

After consideration of the additional comments received, the original advice to Members still stands.

APPLICATION NO: 10/2653C

PROPOSAL Outline application for Residential Development with Access off Wolstanholme Close.

ADDRESS: Land at Canal Road, Congleton, Cheshire.

UPDATE PREPARED 11 October 2010

REPRESENTATIONS

A letter from the local MP Fiona Bruce has been received which cites those concerns already expressed by neighbouring residents.

Furthermore, during the consultation period, a letter of support was received from a neighbouring resident. The grounds for supporting the application is summarised as follows:

- Whilst it would be desirable to return the land to pasture, in reality it is unlikely that this will happen.
- Over the years, the owner's haulage business located at Canal Villa has gradually encroached onto the land and has degraded it. Despite the issue of Untidy Site Notices, the site has remained in a poor state.
- If the site is not developed, the author is concerned that such encroachment will return and this will continue to be detrimental to the appearance of the area.
- Appropriate development of this land may be preferable to a continuation of the degradation of the land.
- The access off Wolstanholme Close would be preferable to an access off Canal Road both in safety and visual terms.
- There should be a concentration on how the development is going to affect communities and wildlife and how it can be integrated with respect for all. With this in mind the supporter makes a number of observations which relate to; planting; reconfiguring the layout to remove the inconsistency between the existing houses on Wolstanholme Close and the cluster of affordable houses proposed; providing pedestrian access to Canal Road; ensuring construction vehicles access the site from Canal Villa rather than Wolstanholme Close to minimise disruption.

Affordable Housing

It is important to note that the provision of affordable housing would consist of 4 no. 2 bed dwellings for social rent only, which would represent an affordable housing provision of 24%. Contrary to what was stated in the reports, this does not include low-cost market housing which by definition is housing sold on the open market, but at the lowest quartile of house prices for that type of housing. This form of housing does not fall within the Council's definition of affordable housing but is

aimed at meeting the needs of those first time buyers just able to access the open market. Low-cost market housing does not imply any subsidy by the developer and there are no restrictions on eligibility. Generally the Council will look for a minimum of 25% of the total housing units on such sites to be unsubsidised low-cost market housing.

In addition to the proposed 24% affordable housing, the developer would be providing an additional 4 no. 2 bed dwellings as 'low-cost' market housing and as such the proposed Heads of Terms recommended on application 10/2651C should read as follows:

'Delivery of 4 No. 2 bed dwellings for social rent and 4 No. 2 bed houses low-cost market housing'.

COMMENTS

After consideration of the additional comments received, the original advice to Members still stands.

APPLICATION NO: 10/1307C

PROPOSAL **Application to Vary Condition no.5 of Planning Approval
08/0764/FUL**

ADDRESS: **The Point, Crewe Road, Alsager**

UPDATE

Advice has been received from the Borough Solicitor stating that the conditions from the original planning permission should also be imposed on this revised application. Given that the development has been completed, the original conditions have been discharged and some are no longer relevant. Therefore it is recommended that the Committee delegate to the Head of Planning and Housing the power to draft and impose appropriate conditions to reflect those that were attached to the original planning permission.

AMENDED RECOMMENDATION

APPROVE variation of the wording of condition 5 to state:-

The retail floorspace of unit 1, as identified on drawing number 918 – SK10 Rev D received 14th April 2010, shall remain permanently divided from units 2 and 3 and shall not exceed a total floorspace of 325.15m² floorspace. The amalgamation of units 2 and 3 shall only be undertaken for D1 veterinary clinic use where the combined floorspace of both units 2 and 3 shall not exceed 174m². Should the D1 veterinary use cease, the partitioning of the units required to ensure subdivision shall be fully reinstated in accordance with the approved plans under 08/0764/FUL unless otherwise agreed in writing by the Local Planning Authority.

And GRANT DELEGATED POWERS to the Head of Planning & Housing to draft full set of conditions (to take account of previous approval)

APPLICATION NO: 10/2779C

PROPOSAL **Amendment to Approval 06/1414/FUL to Change Slab Levels to the Apartment Block Containing 6 x 1 Bed Units and 10 x 2 Bed Units (Block A)**

ADDRESS: **Albany Mill, Canal Street, Congleton**

UPDATE

Advice has been received from the Borough Solicitor stating that the conditions from the original planning permission should also be imposed on this revised application. Given that development has commenced, many of the original conditions have been discharged and consequently some minor variations in wording will be required. Therefore it is recommended that the Committee delegate to the Head of Planning and Housing the power to draft and impose appropriate conditions to reflect those that were attached to the original planning permission.

AMENDED RECOMMENDATION

APPROVE subject to a Deed of Variation to the existing Section 106 Agreement to reference the new permission and GRANT DELEGATED POWERS to the Head of Planning & Housing to draft full set of conditions (to take account of previous approval)