

Southern Planning Committee

Updates

Date: Wednesday, 12th January, 2011
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)

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APPLICATION NO.

10/4682N

LOCATION

Land at Greystone Park, Crewe

UPDATE PREPARED

10th January 2011

REPRESENTATIONS

Strategic Highways Manager – No objection subject to condition for detailed drawings to be provided for alterations to the car park, turning head and road realignment. Also informatives highlighting that a section 278 agreement will be required for alterations to the adopted highway and a section 38 agreement for the adoption of the turning head. Prior to the commencement of development a stopping up order will be required which shall be carried out through the Town and Country Planning Act 1990 section 10(x) 247(1).

United Utilities – No objections

20 letters of representation have been received from 1A(x2), 3, 8 Greystone Park and 12, 14, 16, 18 (x2), 19, 20, 23, 26, 30, 36, 40, 42, 43, 46, 56 Mirion Street, the salient points being:

- Do not want to park further away from home
- Overlooking, loss of privacy looking into living room and bedroom, loss of light
- Development on turning head, no room for cars to turn in street, proposed turning head not big enough, turning head will be at end of garden, turning head sited on a bend
- Not in keeping, taller than surrounding development, would be an eyesore
- No permission received from owners to develop
- Drains not capable to accommodate new development
- Increased traffic, existing congestion in area
- Increased demand for parking
- No garden space provided
- Removal of vegetation on existing islands
- Will restrict access to rear of properties on Mirion Street
- Problems exacerbated by construction traffic
- Noise disturbance from cars
- Parking manoeuvrability issues
- New footpath will encourage walking along entrance/exit of parking area
- Footpath will encourage double parking

KEY ISSUES

Issues relating to impact on the amenity of neighbouring properties (through overlooking, overshadowing, loss of privacy and noise and disturbance), and the design

implications/appropriateness of site for the proposed development are fully covered in Committee report.

Highways

A large number of objections have been received in respect to highways issues in relation to parking and the existing problem in the area. The proposal will include 5 parking spaces for the four flats, a provision of 125%, which in this sustainable edge of town centre location is considered to be acceptable. Furthermore 4 parking spaces would be provided closer to the existing flats of 1, 1A, 2 and 2A Greystone Park which would be better related to that development.

Concern has been raised that there would be no resultant room for turning and therefore to accommodate for the loss of the turning head alternative provision is made to the north of Greystone Park. This turning head, albeit smaller than the existing one is of satisfactory and adoptable dimensions. Concern has also been raised that this would cause nuisance as it would be sited at the rear of gardens along Mirion Street, this land however as existing is designated for parking where vehicular movements would occur.

There has been no objection from the Strategic Highways Manager with regard to the proposed parking spaces including their location, and size, and no objection has been received with respect to the provision of the turning head towards the northern end of Greystone Park. A condition has been suggested for detailed information to be submitted.

A lamp column which is sited in the position of the proposed parking bays No.4 and 5 will also require relocation. An informative will ensure that the applicant is aware of their requirement to relocate the lighting column.

Drainage

Concern has been raised over the existing drainage infrastructure in the area. United Utilities have raised no objection the proposed development and it is therefore considered unreasonable to sustain a refusal of the application on these grounds.

Other Matters

It has been stated that the proposed development would block access to the rear of properties along Mirion Street. The proposed development would be sited to the rear of No.12 Mirion Street which has no access gate. Parking bay 1 would be sited in front of the rear gate of No.16. The land in front of this gate is a historic parking bay which is within the ownership of the applicant whilst rights of ownership/access is a civil matter.

RECOMMENDATION

No change to recommendation. However additional conditions requiring details of the turning head, parking bays and road realignment to be submitted, approved and implemented and a requirement for a stopping up order to be issued prior to commencement of development is suggested. Also informatives to be attached relating to alterations to highway, adoption of turning head and relocation of the street lighting column.

APPLICATION NO.

10/4486C

LOCATION

10 Padgbury Lane, Congleton CW12 4LP

UPDATE PREPARED

10 January 2011

ADDITIONAL LETTERS OF REPRESENTATION

Letters of objection from 20, 21, 29, 42, 46 and 48 Padgbury Lane on the following grounds:

- gate essential on highway safety grounds
- condition 3 required to ensure gate is in keeping with the character of the area and justified on highway safety and security grounds
- condition 4 is required to ensure the trees are retained in the interests of the visual character of the area, ecology grounds and protected species grounds
- condition 5 is required to alleviate highway safety problems cause by proposals
- Belbro Farm is being sold off separately which it odds with the justification for the proposals within the officers report
- no justification for access or for removal of conditions
- intentions of the applicant

Strategic Highways Manager:

This application is for the removal of a planning condition for the gates to be set back 10 metres from the public highway.

This condition was not recommended by the Strategic Highways Manager and was applied by the Local Planning Authority.

Subsequently the Local Planning Authority have asked if there are related accident statistics on Padgbury Lane, and highway records show nothing related in the last 5 years.

The Strategic Highways Manager has no objection to the removal of the condition which requires the gates for the access to be set back 10 metres.

KEY ISSUES

The principle of the gate and access has been accepted under the previous application. As this application was determined in accordance with current Local Plan policies, and given that this application relates to the removal of conditions, this application cannot revisit the principle of an access at the site. Similarly, the ownership of land and the subdivision of Belbro Farm is not a material consideration.

The additional arguments in respect of requiring material details under condition 3, such as the impact on highway safety and security of livestock, are duly noted. However the principle justification behind the imposition of the condition relates to the impact on the character of the area.

Similarly, the principle justification for the submission of tree protection measures was to ensure that the trees, which make a positive contribution to the character of the area, would not be adversely affected by the development. The trees do not represent an appropriate habitat for protected species and these will remain unaffected by the proposals.

As stipulated within the report, condition 5 was imposed due to concerns regarding highway safety. Whilst the comments from the Strategic Highways manager are duly considered, the decision to impose conditions lies with the Local Planning Authority. It was considered that the 10m pull in required under condition 5 would discourage vehicles stopping along Padgbury Lane and thereby would reduce the impact of the development on highway safety.

In summary, the comments received from neighbours are in support of the retention of the conditions as originally imposed under 10/2631C.

RECOMMENDATION AS PER REPORT

APPLICATION NO: 09/4076N

PROPOSAL: Amendments to planning application 09/4076N for planning permission for 11 houses with parking, a new recreational open space, formation of new vehicular and pedestrian access onto Abbey Park Way.

ADDRESS: Land west of 1 Abbey Park Way Weston

APPLICANT: Countryside Properties

CONSULTATION RESPONSE

Weston and Basford Parish Council

No objections. It is considered that with around 40 acres of open space in the Country Park, there is adequate public open space provision at Wychwood Village.

It is important for the land to remain open and attractive visually since it forms a nodal point on entering the estate. Appropriate safeguards should be put in place to ensure that the open character is retained and is properly maintained.

REPRESENTATIONS:

Letters have been received from residents at 1 and 10 St Augustine's Drive, Wychwood Village, Weston. The main planning comments can be summarised as follows:-

- If the amendment is accepted this will downgrade the status of Wychwood Village.
- If the Design Guide states that open space is needed then it should be provided for the community who have invested in the area.
- To suggest that it would be impractical to establish a management company for 11 dwellings is untrue. The open space is for all the dwellings on the development and the adoption and running of the Village Hall by the local community is proof of this.
- Residents need some open space and not more houses being crammed in.
- The site forms part of a visibility splay. Any planting which grows over this area of open space would be detrimental to highway safety at the junction. How will upkeep of this area be policed to ensure highway safety at this point? The area is used as a pick up/ drop off point for the school bus so safety at this point should be the only consideration.

OFFICER COMMENTS

The reasons why the applicant considers it impractical to set up and run a management company are explained on page 77 of the main report. The Design Guide did not specifically say this area of open space was "needed". In view of the extent of open space around Wychwood Village it is not considered that the open space is required for public use. The land will be landscaped in the same way as originally proposed in the application but there will be no public access to it. The proposal will not result in more dwellings being crammed in since the land will be laid out as front garden within the development.

The land in front of the area to be used as front garden would be fenced from it and laid out and kept as a forward visibility splay. The Highway Authority has agreed that only grass and trees are to be planted on this land and not shrubs shown on the landscaping scheme, thereby ensuring that forward visibility is retained at all times. Condition 5 of the recommendation in the original report controlled this.

With regard to the Parish Council comments, the report includes requirements for the landscaping of the site and the implementation of boundary treatment and for both to be maintained under conditions 4-7.

RECOMMENDATION

The Recommendation is unchanged as a result of these comments.