

Southern Planning Committee

Updates

Date: Wednesday, 1st June, 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 - 4)

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 UPDATES

1 June 2011

APPLICATION NO: 11/1469N

PROPOSAL: Proposed Vodafone Installation at Crewe Road, Crewe.

ADDRESS: Land in Front of the Cheshire Cheese, Crewe Road,
Shavington-cum-Gresty

APPLICANT: Vodafone (UK) Limited

AMENDED PLAN

An amended site elevation drawing has been received (reference 300 revision C). The drawing clarifies the height of the existing telegraph pole positioned to the north of the site which is shown on the site elevation drawing. The original drawing showed the telegraph pole at 9 metres in height however this has been reduced to 6 metres.

ADDITIONAL DETAILS

Details of the noise levels from the equipment cabinet have been received. This shows the noise level in decibels at 1 metre, 3 metres and 5 metres distance to the front, rear, left and right. The maximum noise level at 1 metre is 62.43dba, 58dba at 3 metres and 54.85dba at 5 metres.

CONSULTATION REPLIES

Consultation replies have now been received from the following:

Highways

The Strategic Highways and Transportation Manager has assessed this application and offers the following comments - No highways objections

Environmental Health

Do not object to this application

ADDITIONAL REPRESENTATIONS

Objections have been received from the occupiers of the following:

- 5 Hunter Avenue, Shavington, CW2 5AG
- 6 Hunter Avenue, Shavington, CW2 5AG
- 316 Crewe Road, Shavington, CW2 5AF
- 332 Crewe Road, Shavington, CW2 5AG

In addition 83 copies of a standard letter of objection have been received containing 98 signatures from the occupiers of the following addresses (note some address details not supplied or illegible):

- 2, 252, 258, 266, 270, 276, 282, 284, 286, 288, 292, 296, 298, 300, 302, 306, 308, 314, 318, 320, 322, 324, 323, 325, 328, 330, 331, 332, 337, 339, Crewe Road, Shavington

- 122 Main Road, Shavington
- 1, 2, 3, 5, 6, 7, 8, 11 Hunter Avenue, Shavington
- 3, 8, 9, 10, 11, 12, 14, 15 Gresty Lane, Shavington
- 2, 11 Gresty Green Lane, Shavington
- 136 Holland Street, Crewe
- 8 Barker Street, Crewe
- 28 Richard Moon Street, Crewe
- 10 Catherine Street, Crewe
- 59 Bedford Street, Crewe
- 3 Edward Street, Crewe
- 34 Wistaston Green Road, Wistaston

Two objections have been received by email however no address details were supplied.

In summary the objections relate to:

- The mast and equipment cabinet will obstruct visibility when exiting the Cheshire Cheese.
- At 12.5 metres the mast will be an eyesore and not in keeping with the rural area.
- The mast will distract drivers due to its size at a dangerous bend in the road.
- Concern relating to health risks in close proximity to residential properties. Research is inconclusive on the health effects of telecommunication masts.
- Children could play on the equipment cabinets.
- Masts should not be erected near families, children or the elderly.
- There are other masts in the area. Government legislation states telecommunications companies should try and share masts. o2 currently have a mast less than half a mile away at Crewe Cold Store.
- The development will result in loss of property value.
- There is further planned housing which will increase traffic at this junction.

OFFICER COMMENTS

Siting and Appearance:

The appearance of the mast was considered in the officer's report. Whilst an amended plan has been received clarifying the height of the telegraph pole shown on the elevation drawing, this was submitted in order to ensure accuracy in the submitted details and does not alter the assessment made in the officers report in relation to the siting and appearance of the mast.

Site Selection:

The site selection process was discussed in the officer's report.

Highway Safety:

Objections have been received in relation to highway safety given the siting of the mast in close proximity to the entrance to the Cheshire Cheese and on a dangerous section of road. Highway safety matters were considered in the officer report however a consultation reply has now been received from the Strategic Highways and Transportation Manager stating they do not have any objections. It is not considered that the mast and equipment cabinet, set back approximately 5 metres from the kerb at the back of a wide footway, would result in a significant loss of visibility to the detriment of highway safety. Furthermore it is not considered a mast provided within the footway would provide a distraction to drivers given these types of installations and other street furniture are common features in the street. It is not considered a refusal could be sustained on highway safety grounds.

Property Value:

Objections have been received relating to the impact of the proposal on property value. It is not for the planning system to protect the private interests of one person against the activities of another and PPG8 notes *'the material question is... whether the proposal would have a detrimental effect on the locality generally, and on amenities that ought, in the public interest, to be protected.'* The impact of the development on property value would not form the basis for a reason for refusal.

Health and Safety:

Health considerations were addressed in the officer's report to committee.

Recommendation:

The recommendation remains unchanged.

APPLICATION NO: 10/4422N

ADDRESS: Swanley Mowers, Swanley Lane, Burland, Nantwich

REPRESENTATIONS

Comments received from Environmental Health. With regard to air quality from the current activity, monitoring was carried out between the period of June 2010 to October 2010 which showed an annual mean of nitrogen dioxide to be 7.9ug/m³. The standard for nitrogen dioxide is 40ug/m³. These results have been compared to rural background monitoring sites at Brereton Country Park and Crewe Golf Club which showed figures for the same period of 12ug/m³ and 17ug/m³ respectively.

Environmental Health have also confirmed that they have received complaints with regard to the noise at the site from repairs and maintenance of mowers and other associated equipment. Noise monitoring equipment was installed some months ago and on occasions the alleged noise nuisance could be heard, however this Division has taken no further action with regards to this matter.

The current operation also benefits from Business Rate Relief.

RECOMMENDATION

No Decision to be made by Southern Planning Committee.