

Strategic Planning Board

Supplementary Agenda

Date: **Wednesday, 21st December, 2011**

Time: **10.30 am**

Venue: **Meeting Room, Macclesfield Library, Jordangate, Macclesfield**

- a) **Planning Updates** (Pages 1 - 4)
- b) **Housing Supply Update** (Pages 5 - 6)

Please contact Gaynor Hawthornthwaite on 01270 686467
E-Mail: gaynor.hawthornthwaite@cheshireeast.gov.uk with any apologies or requests for further information or to give notice of a question to be asked by a member of the public

This page is intentionally left blank

STRATEGIC PLANNING BOARD UPDATE – 21st December 2011

APPLICATION NO: 11/3010N

PROPOSAL: Outline Application for Residential Development with Associated Infrastructure and Open Space Provision

ADDRESS: Land at Crewe Road, Crewe, Cheshire

APPLICANT: Taylor Wimpey UK Ltd

Additional Representations

A letter of objection has been received from Mornings Foods Ltd, raising the following points of objection:

- The proposed development is contrary to Policy NE.10
- The site was proposed for development as part of the Local Plan Inquiry and the LPA argued that allowing housing on this site would act as a constraint to Basford West
- The application is part of the mitigation zone for Basford West
- The importance of new woodland planting is apparent in the adopted Crewe Basford West Development Brief
- The loss of the woodland planting / landscaping is contrary to the Local Plan and the Development Brief and would bring the future occupants of the proposed dwellings in close proximity to Basford West
- The interim planning policy requires developments to be on the edge of Crewe and that they are not allocated for employment purposes
- Additional planting would be required within Basford West which would result in a loss of employment land
- The site would not be deliverable within 5 years due to its proximity to the Bellway and Bloor schemes
- The application is a threat to existing business in the area. The development would surround the Frizells Depot which operates 24 hrs a day, 7 days a week. This development would constrain Frizells and could force the closure of the depot resulting in job losses
- The development is a serious threat to the deliverability of Basford West
- Morning Foods is interested in the development opportunities at Basford West as the company's ability to expand in Crewe has been severely depressed
- The Taylor Wimpey and Bloor schemes represent a serious risk to the viability of Basford West

A Noise Report has been submitted by Frizells. This gives the following summary:

- Frizell activities may have a significant impact on the residents of the proposed development depending on their distance from the Frizell site or distance from the B5071 (rear of the site) – another source of noise in this location.
- Considering the external noise levels above, careful consideration would need to be made regarding the location of any houses in relation to the rear of the Frizell site and the specification of the construction. From PPG24 *'Noise from outside a building can enter a room through windows, ventilators, walls, roof and doors... windows provide the main path and it is therefore important to ensure that their insulation is specified correctly'*

A letter of objection has been received from the South Cheshire Chamber raising the following points:

- The South Cheshire Chamber support the objections made by Morning Foods and T W Frizell Ltd.
- The Chamber fully supports the 'All Change for Crewe' project and is concerned that the approval of any new housing sites must be appropriate to the achievement of economic growth.
- Housing on this site is inappropriate and will compromise the future development of Basford West
- The Strategic Planning Board should defer any decision until such time as a newly created All Change for Crewe Partnership Board has endorsed the overall strategic plan for the future economic growth of the area.

Additional Consultation Response

Environmental Health: The Environmental Health Department have read the Noise Impact Assessment Report undertaken by S.B. Mellor on behalf of TW Frizzells Ltd and wish to make the following comments:

- The report includes a BS4142 assessment in Section 7.0. However, it is not clear how the specific noise levels are reached as they differ from the noise readings taken at the boundary. Furthermore, there is no explanation as to why a 5dB correction has been added to the specific noise level.
- The full results taken during the monitoring period are not included in the actual report, specifically for the monitoring points taken at 30, 60 and 120 metres from the boundary of the site with Frizzells. It would be useful to see the actual results rather than a summary to fully assess the results.
- The report does agree with the findings of the WSP Environmental Noise Assessment (that was submitted as part of the planning application by Taylor Wimpey) in that it states *'careful consideration would need to be made regarding the location of any houses in relation to the rear of the Frizell site and the specification of the housing construction'*.

Therefore, the comments made by this Department with regard to the noise information submitted as part of the planning application 11/3010N still stand, in that a mitigation scheme for protecting the proposed dwellings from noise shall be submitted to and approved by the Local Planning Authority.

Officer Comments

The majority of the points raised by these additional representations have been covered within the Committee Report.

The Noise Impact Assessment produced by Frizzells has been forwarded to the Environmental Health Department who do not accept its findings. Environmental Health stands by the original comments which were made in relation to this application.

In terms delaying the decision, this is not considered to be a reasonable option. The application is beyond the 13 week determination date and the applicant has the option of appealing for non-determination if they wish. Therefore, it is recommended that the application is determined in accordance with the recommendation below.

LEVY (CIL) REGULATIONS

In order to comply with the Community Infrastructure Levy (CIL) Regulations 2010 it is now necessary for planning applications with legal agreements to consider the issue of whether the requirements within the S106 satisfy the following:

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

The provision of a highways contribution is required to help mitigate against the impact of the development. The proposed development cannot proceed without these improvements and the contribution is reasonably related in scale and kind to the development.

The development would result in the loss of Barn Owl habitat. It is therefore necessary to secure a contribution to monitor the local population of Barn Owls in order to determine any future population trends. This is considered to be necessary and fair and reasonable in relation to the development.

As explained within the main report, affordable housing, POS and children's playspace is a requirement of the Interim Planning Policy, it is directly related to the development and is fair and reasonable.

On this basis, the S106 recommendation is compliant with the CIL Regulations 2010.

RECOMMENDATIONS

APPROVE subject to completion of Section 106 legal agreement to secure the following:

- 1. Provision of a minimum of 35% affordable housing (65/35 split between social rented and intermediate housing.**
- 2. The provision of a LEAP and Public Open Space to be maintained by a private management company**
- 3. A commuted payment of £120,000 towards highway improvements (to be put towards the construction of the Crewe Green Link Road or capacity improvements at the junction of Gresty Road and South Street with Nantwich Road)**
- 4. A commuted payment of £1,000 towards Barn Owl monitoring equipment**

And the following conditions:

- 1. Standard Outline**
- 2. Submission of reserved matters**
- 3. Time limit for the commencement of the development**
- 4. Amended plans**
- 5. The development shall follow the general parameters of the amended indicative masterplan**
- 6. Implementation of the proposed mitigation for Great Crested Newts**
- 7. A detailed bird survey shall be undertaken for works within the bird breeding season**

8. A detailed scheme for the incorporation of features suitable for nesting birds including House Sparrows
9. The Reserved Matters application shall include a mitigation scheme for protecting the proposed dwellings from noise
10. Contaminated Land – A Phase II Assessment shall be carried out
11. The development shall proceed in accordance with the submitted FRA and the necessary mitigation
12. The development hereby permitted shall not be commenced until such time as a scheme to surface water regulation scheme has been submitted to, and approved in writing by, the Local Planning Authority.
13. No development shall take place until a scheme to show how the development will secure at least 10% of its predicted energy has been secured from renewable or low carbon energy
14. No development shall commence until a mitigation scheme for protecting the proposed dwellings from noise has been submitted to and approved by the Local Planning Authority; all works which form part of the scheme shall be completed before any of the dwellings are occupied.
15. The approved access shall not be brought into use until visibility of 2.4m x 70m in both directions with no obstruction above 1.0m in height.
16. Retention of the trees on the site
17. A scheme of tree protection to be agreed and implemented

In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Authorised Officer and Chair of the Strategic Planning Board is delegated authority to do so, provided that he does not exceed the substantive nature of the Committee's decision

STRATEGIC PLANNING BOARD 21 DECEMBER 2011

ITEM 12 – HOUSING SUPPLY - UPDATE

Recommendation 2.2 on page 129 should be amended to read:

That the decision of Council of 24 february 2011 should not be rescinded and that the Strategic Planning Board approves the approach to the revision of the Interim Planning Policy on the Release of Housing Land set out in Appendix 2 of the report

This page is intentionally left blank