

# **Southern Planning Committee**

## **Updates**

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**Date:** Wednesday, 27th February, 2013  
**Time:** 2.00 pm  
**Venue:** Council Chamber, Municipal Buildings, Earle Street, Crewe  
CW1 2BJ

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

**Updates** (Pages 1 - 6)

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

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**Application No:** 12/3727N

**Location:** Manor Orchard, Flowers Lane, Leighton, Crewe, CW1 4QR

**Proposal:** Outline application for residential development

### Housing Land Supply

Since the original report was written it is necessary to provide an update on the housing land supply.

It is considered that the most up-to-date information about housing land supply in Cheshire East is contained within the Strategic Housing Land Availability Assessment (SHLAA). The updated SHLAA has put forward a figure of 7.1 years housing land supply.

Although the proposed development is located within the open countryside and contrary to Policy NE.2, the principle of residential development on this site has previously been accepted by Members as part of the previous resolution. Furthermore the site is surrounded by a much larger development with a resolution to approve from Strategic Planning Board. It is therefore considered that the principle of development on this site is still acceptable and an appeal in relation to the harm to the character and appearance of the open countryside cannot be defended.

**Application No:** 12/4007N

**Location:** Manor Way Centre, Crewe

**Proposal:** Development of 72-Bed Care Home Replacing Existing 39-Bed Care Home

## **ERRATUM**

### **Adult Services comments p73**

Missing the word "object"

### **Highways Section p76**

*"The main access to the site would be via a new junction onto Dunwoody Way, whilst service access would be via the existing main roundabout access to the Bombardier site."*

Should read

*"The main access to the site would be via the existing junctions onto Manor Way."*

## **HIGHWAYS COMMENTS**

### **The Proposal**

The proposal is for a 72-bedroom care home that will replace the existing 39-bedroom care home.

Access to the development will be as per the existing arrangements.

### **Key Issues**

The following are considered the key issues to be addressed by this development proposal;

1. Achieving a safe and convenient site access strategy.
2. Allowing sufficient parking for the development proposal.
3. Sufficient space for ambulances to service the site.
4. Safe servicing of the site.
5. Ensure that the site can be accessed by sustainable modes of transport.
6. Ensure that any residual traffic impact is minimal.

### **Site Assessment**

#### **Site access**

The site access arrangements are; one to the main body of parking and one to the smaller area of parking. The access arrangements for car/light vehicle use are satisfactory.

### Parking

The proposed level of parking at the development is 26 spaces, with five set aside for disabled users.

The current Cheshire East Council (CEC) parking guidelines are set out in the Crewe and Nantwich Local Plan refer to one parking space per three bedrooms plus one space per resident staff. The TA indicates that there are no resident staff and indicates 60 non-resident staff. Although these figures differ considerably between documents submitted by the Applicant; it has been most recently indicated that there will be 60 staff over three shifts.

Based on this information CEC would normally expect 24 parking spaces and therefore the parking proposals are adequate.

### Drop Off/Pick Up Facilities at Care Homes

We would expect an area to be set aside for ambulances/patient transport vehicles in close proximity to the main entrance to the building. No such provision appears to have been made.

### Service Vehicles

The Design and Access Statement indicates that the type of vehicle required for servicing would be a “small delivery vehicle”. Even accepting this statement at face value the need for safe access for refuse vehicles needs to be addressed. It appears that servicing is proposed in the main car park but it is not apparent where service bays are located or how service vehicles will safely manoeuvre within the site.

### Sustainability Credentials

#### *Pedestrian accessibility*

There are a number of retail outlets available on Nantwich Road which offer employees shopping and food outlets and offer residents shopping opportunities. The footway network in the vicinity of the site is of sufficient width and in a good state of repair.

#### *Cycle accessibility*

The site is within close proximity of Regional Route 74 (Crewe-Nantwich) with links to National Route 451. The site is accessible from nearby residential areas, and areas further afield, by cycle.

#### *Public transport*

Public transport within reasonable reach of the development proposal is no better than moderate in terms of coverage and frequency.

Service number 84 is relatively frequent and operates between Crewe, Nantwich, Tarporley and Chester four times an hour during the day and is within about a 500m walk of the site.

Rail services are available from Crewe Railway Station within 1.2km of the site.

The Applicant has indicated sustainable transport targets in the Transport Statement that supports this proposal. The targets are not backed up by any sustainable transport mitigation measures being proposed by the Applicant.

### Traffic Impact

Shift systems will be operated at the site and it is likely that traffic generation in peak hours will be minimal as described within the TA.

It is accepted that the traffic impact of the development will be low and, indeed, the net impact of the 33 additional bedrooms over the extant permission will be even less.

### Conclusion

The net traffic impact of this development proposal will be minimal. Proposed parking is in line with current parking policy for such developments. There are unresolved concerns relating to servicing and patient transport provision.

The Strategic Highway Manager recommends **APPROVAL** of this planning application subject to the following condition:

1. Prior to first development the Applicant will provide an amended plan to demonstrate;
  - Provision of a patient pick-up/drop-off point to the satisfaction of the Strategic Highways Manager, and
  - Provision of a safe and efficient servicing regime (for refuse lorries) to the satisfaction of the Strategic Highways Manager.

### **AMENDED RECOMMENDATION**

**APPROVE subject to the following conditions:**

1. **Standard 3 year time limit**
2. **Compliance with approved plans**
3. **Limit occupancy to over 55 years**
4. **Submission / approval / implementation of Environmental Management Plan**
5. **Submission / approval / implementation of lighting details**

6. **Submission / approval / implementation of acoustic enclosure of equipment with potential to generate noise.**
7. **Should any adverse ground conditions be encountered during excavation works, all work in that area should cease.**
8. **Submission / approval / implementation of Detailing of openings, fenestration and balconies**
9. **Submission and approval of materials including surfacing**
10. **Provision of 10% renewable energy unless unviable to do so**
11. **Breeding Bird Survey prior to any work during nesting season.**
12. **Provision of features for use by Breeding Birds**
13. **Submission and approval of landscaping**
14. **implementation of landscape scheme,**
15. **Adherence to tree protection scheme and Arboricultural Method Statement**
16. **Planting of replacements for any retained trees which subsequently might be lost as a result of the implementation of the proposals.**
17. **Submission and approval of cycle parking within scheme**
18. **Submission and approval of contaminated land mitigation measures**
19. **Piling hours to be restricted**
20. **Construction Hours to be restricted**
21. **Submission and approval of boundary treatment**
22. **Submission and approval of travel plan**
23. **Provision of Parking**
24. **Access works to be carried out prior to first occupation**
25. **Prior to first development the Applicant will provide an amended plan to demonstrate;**
  - **Provision of a patient pick-up/drop-off point to the satisfaction of the Strategic Highways Manager, and**
  - **Provision of a safe and efficient servicing regime (for refuse lorries) to the satisfaction of the Strategic Highways Manager.**

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