

APPLICATION NO: 15/0446C

PROPOSAL: Erection of 154 two storey detached, semi detached and mews dwellings landscaping, formation of community park, open space, parking and associated works.

ADDRESS: Land south of Middlewich Road and East of Abbey Road, Sandbach

APPLICANT: Redrow Homes Ltd & Anwyl Homes

ADDITIONAL INFORMATION

A revised landscape plan has been received in relation to the boundary treatment/buffer to the properties which front Park Lane.

ADDITIONAL CONSULTATIONS:

ANSA Public Open Space: There is a need for new on site amenity greenspace to meet the future needs arising from the development and based on the policy of 2.4 average bedrooms/persons per dwelling this equates to 4,800sq m. It should be noted that if the number of bedrooms change, new calculations would need to be made. It is understood that a substantial amount of amenity greenspace is to be provided.

Following an assessment of the existing provision of Children and Young Persons provision accessible to the proposed development, if the development were to be granted planning permission there would be a deficiency in the quantity of provision by nearly 2 play facilities, having regard to the local standards set out in the Council's Open Space Study for Children and Young Persons provision.

Consequently there is a requirement for new on site Children and Young Persons provision to meet the future needs arising from the development and a one large on site facility would be preferred.

This should be a NEAP facility provided by the developer containing at least 8 items of equipment and would take into account all ages of play, items including elements of DDA inclusive equipment, infrastructure and appropriate safer surfacing.

ADDITIONAL REPRESENTATIONS:

Additional representations have been received from 3 local residents which raises the following points:

- As part of the outline application the applicant stated that the applicant proposes to provide comprehensive boundary treatment/landscape scheme between the access and the adjoining dwellings at 168 and 174 Middlewich Road. This has not been provided as part of this application.

- Given the coverage in the Officer Report in relation to the concerns of certain residents and the eastern boundary treatment, which has resulted in revised plans which have seen properties moved away from the existing properties on Park Lane with enhanced boundary treatment along the whole of that eastern boundary. CEC Planning should also seek to ensure that the side boundaries between numbers 168 and 174 Middlewich Road and the new access road meet the "comprehensive boundary treatment" proposed by applicant at the outline stage
- As the road will be the single vehicular access point to the whole development, serving all traffic movements both during the construction phase as well as for the eventual occupation of the completed dwellings, the properties are in a unique position, not matched by any others adjacent to any part of the boundary of the whole Abbeyfields site being subject to all vehicle movements and associated noise, headlights (at night) and emissions entering and leaving the site.
- The existing, incomplete hedgerows, are not suitable to provide anything approaching "a comprehensive boundary treatment".
- Further to the comment from a Park Lane resident regarding trees casting significant shadows, it is requested that consideration is given to replacing the 2 x Quercus Robur on the eastern grass verge of the proposed access road, in line with the rear garden of 168 Middlewich Road, with smaller growing species to reduce loss of sunlight to the rear garden.
- It is unacceptable that a series of trees being planted as 'screens' will cast significant shadows, over the rear gardens of houses on Park Lane, for large parts of the day. The chosen trees will be planted very close to the existing rear boundaries and will mature to reach 8-12 metres in height and 8 metres wide. The West facing gardens on Park Lane currently benefit from large periods of uninterrupted sunlight, which is especially advantageous on summer evenings, after returning home from a hard days work, when the last couple of hours of daylight can be enjoyed. The shadow cast by the evergreen and deciduous trees, will cover over 75% of the rear gardens. If the trees are being planted to shield the current Park Lane residents from the new buildings, a better effect could be achieved by planting closer to the new buildings, where they would cast a shadow that would not intrude into the existing rear gardens.
- Not all residents have been consulted in relation to the amended plans
- The amended plans are a result of discussions with only a certain number of residential properties and no attempt has been made to discuss the application with other residents including those worst effected at either side of the access
- The existing hedgerow will not provide adequate screening for the dwellings at either side of the access in terms of noise and disturbance, privacy and security
- A new boundary fence should be provided for the existing residential properties at either side of the access.

APPRAISAL

Public Open Space

The public open space would be provided within the proposed community park and would exceed the requirements for the site.

In terms of the affordable housing provision the S106 Agreement does not identify the number of equipment that would be provided but states that this would be submitted to the LPA for approval in writing. In this case POS Officer has requested 8 pieces of equipment and the submitted plans state that this will be designed at a later date. As such a condition will be attached to ensure that the equipment details are submitted to the LPA for approval prior to the commencement of development.

The S106 Agreement for the outline application specifies that the open space/community park/play areas will be maintained by either a private management company or the Council. If the later then a contribution is included within the S106 Agreement for maintenance.

Landscape

The amended landscape plan has provided further details in terms of the buffer that would be provided to Park Lane and at the entrance to the site. It is considered that this is sufficient in order to protect the residential amenity of the relevant properties.

Trees

The amended plans are considered to have addressed the majority of the concerns in relation to the proximity of the trees to the boundaries of the site although there is still concern in relation to the proximity of the dwelling at plot R43 and Tree 13 a Grade C (Oak).

RECOMMENDATION:

APPROVE subject to conditions

- 1. Time scale**
- 2. Scheme to built in accordance with Approved Plans**
- 3. Accordance with submitted Affordable Housing Scheme**
- 4. Materials to be submitted and approved**
- 5. Surface water run-off to not exceed the undeveloped site**
- 6. Scheme for overland flow of water**
- 7. Archaeological report**
- 8. Construction Method Statement to be submitted**
- 9. Obscured glazed on selected plots with no further openings to be created**
- 10. Landscaping details to be submitted**
- 11. Implementation of approved / submitted landscaping details**
- 12. Landscaping buffer along the eastern boundary of the site in accordance with submitted plans and timetable**

13. Details of external lighting to be submitted, approved and implemented

14. Prior to the commencement of development details of the proposed play area (minimum of 8 pieces of equipment to be submitted to the LPA for approval in writing.

In order to give proper effect to the Board`s/Committee`s intentions and without changing the substance of the decision, authority is delegated to the Head of Planning (Regulation), in consultation with the Chair (or in his absence the Vice Chair) of Strategic Planning Board, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.