



# Southern Planning Committee

## Updates

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**Date:** Wednesday, 8th July, 2015  
**Time:** 10.00 am  
**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.

**Planning Updates** (Pages 1 - 14)

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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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**Southern Planning Committee – 8<sup>th</sup> July 2015**

**UPDATE TO AGENDA**

**APPLICATION No.**

**15/0586N** – An outline planning application for the erection of up to 106 dwellings, landscaping and associated works. All matters are reserved except access on to University Way. The application is not seeking approval of details for the internal highway / cycle / pedestrian network.

**LOCATION**

Land Off, University Way, Crewe

**UPDATE PREPARED**

3rd July 2015

**OFFICER REPORT**

Since the completion of the committee report, the applicant has submitted a rebuttal to the comments received from the Council's Planning Policy Officer. The rebuttal reiterates that *'there is no reasonable prospect of the application sites being use for the purposes for which they are allocated under the adopted Crewe and Nantwich Local Plan, and so the alterative use of the sites is therefore acceptable, with regard to prevailing national planning policy.'*

The rebuttal notes the Planning Inspector's 'interim views' that the Council need to be more ambitious in terms of job growth. However, it advises that the need for housing is also significant and outweighs the loss of this employment site.

It is advised that insufficient weight has been given to the NPPF within the committee report.

The rebuttal concludes that the Council should be considering the site now, rather than safeguarding it for a future date.

**Conclusion**

This rebuttal does not alter the Council's view that the development site does remain suitable and viable for employment use and there is potential for alternative employment uses.

**RECOMMENDATION**

**No change**

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**SOUTHERN PLANNING COMMITTEE – 8<sup>th</sup> July 2015**

**APPLICATION NO:** 14/5548C

**PROPOSAL:** Erection of up to 90 dwellings and formation of access point

**ADDRESS:** Land off Dunnocksfold Road, Alsager

**APPLICANT:** PE Jones Ltd

**CLARIFICATION**

The number of dwellings proposed as part of this application is 90 dwellings and not 88 as stated within the main report. This change does not alter the conclusions of the main report and the development complies with the outline consent which was for a development of up to 95 dwellings.

**CONSULTATIONS**

**Head of Strategic Infrastructure:** No objection

**APPRAISAL**

In terms of the internal highways design this has been subject to negotiation with the Councils Highways Officers and meets the Councils requirements.

The parking provision on this site has been increased to meet the Councils standards and further information has now been provided to confirm that the garage spaces are large enough to accommodate a car.

As a result the Head of Strategic Infrastructure has now considered this application and raised no objection to the development and the development is considered to be acceptable.

**RECOMMENDATION:**

**APPROVE** subject to the following conditions

- 1. Approved Plans**
- 2. Materials to be submitted and approved**
- 3. The future reserved matters application to include an updated Badger Survey**
- 4. Implementation of the tree and hedge protection measures as proposed**
- 5. Submission of contact details for the appointed supervising arboricultural consultant and key site personnel.**
- 6. Adherence to the submitted Arboricultural method statement**
- 7. Service routes to be submitted and agreed in writing**
- 8. Bin and cycle storage details for the apartments**
- 9. Dust control measures**

**10. Restriction to the hours of piling works**

**Informative:**

**1. PROW advice note**

**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 her absence the Vice Chair) of Southern Planning Committee, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice**

**SOUTHERN PLANNING COMMITTEE – 8<sup>th</sup> July 2015**

**APPLICATION NO:** 14/5925C

**PROPOSAL:** Replan and substitution of housetypes on plots 41-47, 82 and 100-102 of extant planning permission 12/0009C

**ADDRESS:** Land off Fodens Test Track, Moss Lane, Sandbach

**APPLICANT:** Persimmon Homes (North West)

**APPRAISAL**

An amended plan has now been received to show the rear elevations of the dwellings on plots 41-47 together with the boundary treatment and gabion wall. This shows that the gabion wall would have a maximum height of 1.5 metres.

This wall would not have a wider impact upon the landscape given the siting of the dwellings on the Bellway scheme to the south and it would be seen in the context of the adjacent railway embankment which is set at a higher level.

**RECOMMENDATION:**

**No change to the recommendation within the main report**

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**Southern Planning Committee – 8<sup>th</sup> July 2015**

**UPDATE TO AGENDA**

**APPLICATION No.**

**15/1248C** – Outline planning application (including Access) for 2 dwellings

**LOCATION**

Land adjacent to, 96, Macclesfield Road, Holmes Chapel, Cheshire, CW4 8AL

**UPDATE PREPARED**

6th July 2015

**CONSULTATIONS**

**Environmental Protection** – In response to the submitted noise survey and mitigation scheme; no objections, subject to the implementation of the proposed mitigation measures.

**OTHER REPRESENTATIONS:**

An objection has been received from 1 additional neighbouring property. The main areas of concern relate to;

- Principle of development in the Open Countryside
- Impact upon private right of way
- The proposal does not represent 'infill' development
- Highway safety

**APPRAISAL**

**Social Role**

Amenity

Since the completion of the committee report, the applicant has submitted a noise survey in order to prevent the inclusion of this as a recommended condition.

In response to this survey, the Council's Environmental Protection Officer has raised no objections, subject to the proposed mitigation measures outlined within the report being implemented.

A further neighbouring letter of objection has also been received during the application process. All the issues raised other than the 'right of way' concern have already been addressed in the original committee report.

The planning process only has control over aspects of land which it is responsible for. For example, if the parcel of land in question was a registered 'Public Right of Way' or an 'Adopted highway', we would be able to comment on the impacts the development would have upon these accesses. However, as the right of way in this instance is 'private', we do not have control over it. Any concerns or dispute the objector may have over the usage of this land will need to be addressed outside of the planning process.

Subject to the addition of this as an additional condition relating to the noise mitigation measures, it is considered that the proposal would adhere with Policy GR6 of the Local Plan and would not create any significant amenity concerns.

## **CONCLUSION**

Subject to the addition of 1 further condition relating to noise mitigation implementation, no further changes are proposed to the recommendation.

## **RECOMMENDATION**

**APPROVE** subject to the following conditions;

- 1. Time Limit (Outline) A06OP**
- 2. Submission of reserved matters A01OP**
- 3. Reserved Matters application made within 3 years A03OP**
- 4. Development in accordance with approved plans**
- 5. Reserved Matters to be accompanied by a comprehensive package of arboricultural information in accordance with BS 5837: 2012 Trees in relation to design, demolition and construction.**
- 6. Prior submission of replacement tree planting plan**
- 7. Prior submission of a surface water drainage plan**
- 8. Implementation of noise mitigation measures**
- 9. Prior submission of a Phase 1 Contaminated land report**
- 10. Prior submission of electromagnetic screening measures (Jodrell Bank)**
- 11. Removal of PD Rights (A-E)**
- 12. Nesting birds**
- 13. Prior submission of features suitable for breeding birds**

**Informatives:**

- 1. NPPF**

**SOUTHERN PLANNING COMMITTEE – 08<sup>th</sup> JULY 2015**

**APPLICATION NO:** 15/1745N

**PROPOSAL:** Outline planning permission sought for proposed erection of two detached dwellings.

**ADDRESS:** Land east of Butt Green House, Wybunbury.

**APPLICANT:** Messrs Whittingham, Jones and Munroe

**CORRECTION**

Page 203 of the agenda states that the visibility splays shall measure 2.4m x 160m in the leading direction and 2.4m x 120m in the non leading direction.

This should state that the visibility splays shall measure 2.4m x 106m in the leading direction and 2.4m x 120m in the non leading direction.

**CONSULTATIONS**

**CEC Flood Risk Manager:** No objections raised in principle, subject to a condition to secure a surface water disposal scheme to be submitted to and approved in writing by the Local Planning Authority.

**RECOMMENDATION**

**APPROVE** subject to the following conditions:-

- 1. Submission of Reserved Matters**
- 2. Application for Approval of Reserved Matters**
- 3. Commencement of Development**
- 4. Plans**
- 5. Hours of Construction**
- 5. Submission / Approval and Implementation of Dust Suppression Scheme**
- 6. Submission / Approval and Implementation of Piling Method Statement**
- 7. Submission / Approval of Information regarding Contaminated Land**
- 8. Construction hours**
- 9. Submission of an updated badger survey**
- 10. Survey for nesting birds**
- 11. Incorporation of features for use by nesting birds**
- 12. Features for use by hedgehogs**
- 13. Visibility splays at access shall measure 2.4m x 106m in the leading direction and 2.4m x 120m in the non leading direction with no obstruction beyond 1m in height within the plays**
- 14. Package of arboricultural information in accordance with BS5837:2012**

- 15. Existing and proposed levels**
- 16. Retention and protection of existing hedgerows**
- 17. Replacement native species hedgerow**
- 18. Surface Water Disposal Scheme**

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**Southern Planning Committee – 8<sup>th</sup> July 2015**

**UPDATE TO AGENDA**

**APPLICATION No.**

**15/2353C** – Full planning permission for 2 dwellings

**LOCATION**

**Arclid Grange, Hemmingshaw Lane, Arclid, Cheshire, CW11 4SZ**

**UPDATE PREPARED**

3rd July 2015

**CONSULTATIONS**

**REPRESENTATIONS**

Since the completion of the committee report, 1 neighbouring letter of objection has been received. The main areas of concern raised include;

- Principle – loss of open countryside
- Highway safety
- Design
- Amenity – Loss of privacy/overlooking, noise, loss of light

**OFFICER REPORT**

All the matters raised by this neighbouring objector have been addressed in the committee report.

**RECOMMENDATION**

**No change**

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**SOUTHERN PLANNING COMMITTEE UPDATE – 8 JULY 2015**

**APPLICATION NO:** 14/5029C  
**PROPOSAL:** Detached 2 bed dwelling  
**ADDRESS:** 2 Mount Pleasant Road, ST7 3LQ  
**APPLICANT:** Mr N Hamand

**CONSULTEES**

**Strategic Highways Manager:** The objections to the application are withdrawn as the condition regarding visibility splays on the adjacent site has now been satisfactorily discharged (15/1883D) on 29<sup>th</sup> June 2015.

**OFFICER COMMENT**

The application is now considered to be acceptable in terms of highway safety.

**RECOMMENDATION**

The main report is amended to recommend that committee be minded to refuse the application for the one reason only:-

- 1. The proposed dwelling by reason of its siting and orientation would represent an alien feature within the street scene which would be detrimental to the character and appearance of the area. The development would be contrary to Policies PS6, H6, and GR2 of the Congleton Local Plan 2005 and guidance contained within the NPPF.**

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