

Southern Planning Committee

Updates

Date: Wednesday, 28th September, 2016
Time: 10.00 am
Venue: Council Chamber, Municipal Buildings, Earle Street, Crewe
CW1 2BJ

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

5. 16/1987N Basford Old Creamery, Newcastle Road, Chorlton CW2 5NQ: New industrial building replacing existing buildings, retaining B1, B2 and B8 classifications for Total Concrete Products Ltd (Pages 1-2)

6. 16/3387N Land South Of Hassall Road, Winterley: Outline application for the erection of 29 dwellings with associated works. (Re-submission of 15/2844N) for HIMOR (Land) Limited (Pages 3-5)

7. 16/2158N Valley House, 11, Walthall Street, Crewe CW2 7JZ: Proposed construction of apartments for Dr D Fyles (Pages 7-8)

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 – 28TH SEPTEMBER 2016

UPDATE TO AGENDA

APPLICATION NO.

16/1987N

LOCATION

Basford Old Creamery, Newcastle Road, Chorlton.

UPDATE PREPARED

26th September 2016

Listed Building

The Council's Conservation Officer has confirmed that the development will not have a detrimental impact on the historic setting of Basford Cottage, a Grade II Listed Building.

Conditions

The agent for the application has submitted comments following the publication of the Committee Report. These comments relate to Page 18 (Social Sustainability), referring to 'concrete cutting'. This application relates to a steel fabrication operation and as such, condition 7 should refer to cutting operations and not refer to concrete.

In addition the agent has detailed the improvements in the way the business operates and the equipment it uses. In the light of this he has raised objections to condition 5, which restricts working on a Saturday. Environmental Protection have recommended that work can take place between 8am and 2pm, and condition 5 in the Committee Report wrongly included Saturday as a non-working day. As such that condition is amended below.

RECOMMENDATION

No change to the recommendation **subject** to the following conditions:

1. **Time limit**
2. **Approved plans**
3. **Materials in accordance with the details submitted with the application**
4. **Restriction on operational hours (including deliveries to and from the site) to 8am to 6pm Monday to Friday, 8am to 2pm Saturday and no working on Sundays or public holidays**
5. **Restriction on the hours of steelwork fabrication to 8am to 6pm Monday to Friday with no working on Sundays or public holidays**

6. **Submission of details of external lighting**
7. **Cutting operations that take place outside the buildings shall be restricted to the acoustic cutting area**
8. **All other fabrication activities shall take place within the building**
9. **While fabrication and concrete work is taking place inside the buildings, all external doors shall remain closed**
10. **Submission of a detailed design and method statement including the structure and foundations of the proposed building (for HS2 Safeguarding)**
11. **Provision of an electrical vehicle charging point**
12. **Submission of phase I Preliminary Risk Assessment and if necessary a Phase II Ground Investigation and Risk Assessment (Contaminated Land)**
13. **Submission of details of any external lighting**

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 Head of Planning (Regulation) has delegated authority to do so in consultation with the Chairman of the Southern Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

SOUTHERN PLANNING COMMITTEE – 28th September 2016

APPLICATION NO: 16/3387N

PROPOSAL: Outline application for the erection of 29 dwellings with associated works. (Re-submission of 15/2844N)

ADDRESS: Land south of Hassall Road, Winterley

APPLICANT: HIMOR Land Ltd

Officer Comment

As a point of clarification the applicant has confirmed that they have served notice on the owners of 42 Hassall Road (Mr and Mrs J Shaw) and 42A Hassall Road (Ms S Shaw). This is confirmed via the application forms submitted to the Council on 12th July 2016.

The land encompassing the new footway is within the red edge as shown on the submitted location plan and it falls within the ownership of Mr and Mrs J Shaw and Ms S Shaw.

The replacement hedgerow planting to the front of 42 Hassall Road and 42A Hassall Road can be secured via a Grampian condition prohibiting development until a detailed scheme has been agreed with the LPA for the new hedgerow to include a timetable for its planting.

In terms of the loss of the important hedgerow – the loss is supported by appeal decisions within Cheshire East including the development at Hind Heath Road, Sandbach (10/2608C and 10/2609C). In this case the appeal was allowed by the SoS who found that the loss of important hedgerow was *'undesirable'* but that *'fairly limited harm that would be caused to the hedgerow'* and this would be outweighed by the benefits of the scheme.

Furthermore in an appeal at Dunnocksfold Road, Alsager (12/4146C) the Inspector found in relation to the loss of hedgerow that *'the likely effects of the proposed development could be mitigated against as well as securing an enhancement to the existing landscape feature both in terms of ecology as well as amenity. In this way the terms of LP policy NR3, which seeks to afford appropriate protection to features of nature conservation, where possible securing their enhancement, would not be compromised'*.

Since it has been determined that the Council has been unable to identify a 5 year housing land supply the Strategic Planning Board have resolved not to contest the loss of important hedgerow on applications which are subject to appeal as the limited harm caused would not outweigh the benefits of the scheme. Examples of this include Heath End Farm, Alsager (13/5045C).

RECOMMENDATION:

APPROVE subject to completion of Section 106 Legal Agreement to secure the following:-

- 1. A scheme for the provision of 30% affordable housing – 65% to be provided as social rent/affordable rent with 35% intermediate tenure. The scheme shall include:
 - The numbers, type, tenure and location on the site of the affordable housing provision
 - The timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing
 - The arrangements for the transfer of the affordable housing to an affordable housing provider or the management of the affordable housing if no Registered Social Landlord is involved
 - The arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
 - The occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.**
- 2. Provision of Public Open Space and a LEAP (5 pieces of equipment) to be maintained by a private management company**
- 3. Secondary School Education Contribution of £65,370.76**
- 4. A contribution of £33,750 towards traffic calming measures**

And the following conditions:-

- 1. Standard Outline**
- 2. Submission of Reserved Matters Time limit for submission of reserved matters**
- 3. Approved Plans**
- 4. Details of existing and proposed land levels to be submitted for approval in writing**
- 5. Surface Water Drainage Scheme to be submitted for approval in writing**
- 6. Scheme of SuDS to be submitted for approval in writing**
- 7. Contaminated land**
- 8. Environment Management Plan for the construction phase of development**
- 9. Electric Vehicle Infrastructure**
- 10. Hedgehog Mitigation Measures to be submitted for approval in writing**
- 11. Nesting bird and bat mitigation measures**
- 12. Reserved Matters application to include replacement hedgerow planting**
- 13. Arboricultural Impact Assessment and Method Statement to be submitted for approval in writing**
- 14. Prior to the occupation of the development the pedestrian footway to be constructed**
- 15. Construction of access and visibility splays**
- 16. No development shall commence until a scheme of replacement hedgerow and tree planting to the front boundaries of 42 and 42A Hassall Road and a timetable for implementation has been submitted and approved by the LPA**

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.

Should the application be subject to an appeal, the following Heads of Terms should be secured as part of any S106 Agreement:

1. A scheme for the provision of 30% affordable housing – 65% to be provided as social rent/affordable rent with 35% intermediate tenure. The scheme shall include:
 - The numbers, type, tenure and location on the site of the affordable housing provision
 - The timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing
 - The arrangements for the transfer of the affordable housing to an affordable housing provider or the management of the affordable housing if no Registered Social Landlord is involved
 - The arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
 - The occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.
2. Provision of Public Open Space and a LEAP (5 pieces of equipment) to be maintained by a private management company
3. Secondary School Education Contribution of £65,370.76
4. A contribution of £33,750 towards traffic calming measures

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SOUTHERN PLANNING COMMITTEE – 28TH SEPTEMBER 2016

UPDATE TO AGENDA

APPLICATION NO.

16/2158N

LOCATION

Valley House, 11, Walthall Street, Crewe.

UPDATE PREPARED

26th September 2016

Following the site visit by Members on 23rd September, concerns were raised regarding the positioning of the area of useable amenity space. Having regard to this, it is considered that minimal alterations to the layout of the external spaces on the site, would allow for this to be addressed.

Concerns have also been expressed about bin storage, cycle storage and car parking. It should be noted that a combined strategy for the provision of these facilities, in combination with the existing apartment block and the proposed development, has been formulated within this application. This addresses problems that have been experienced at the existing apartment block and provides adequate, useable, bin storage, cycle storage and car parking facilities. This has been confirmed in consultation responses from both Highways and ANSA.

Therefore the proposed conditions set out in the main Committee Report have been amended in order to reflect these matters.

RECOMMENDATION

No change to the recommendation subject to the following conditions:

1. **Standard time 3 years**
2. **Approved Plans**
3. **Pile driving limited to 08:30 to 17:30 Monday to Friday, 09:00 – 13:00 Saturday and not at all on Sundays**
4. **Submission and approval of details of materials**
5. **Landscaping details including boundary treatment of car parking area to be submitted and approved**
6. **Implementation of landscaping**
7. **Implementation of tree protection measures**
8. **Gas Protection Measures**
9. **Standard Contaminated Land Condition**
10. **Construction Management Plan**

- 11. Prior to commencement of development a revised external layout plan showing parking provision, outdoor amenity space and cycle storage shall be submitted. Development shall be carried out in accordance with the approved plan and all these shall be completed and available prior to first occupation of any of the units.**
- 12. No development shall take place until the bin storage area and receptacles (5 x 1100 litre refuse bins and 3 x 1100 litre recycling bins) are provided. Bins shall be only be stored within “Bin Store Area” except on collection day**
- 13. Parking spaces shall be formed and available for use prior to 1st occupation of any of the new apartments and retained thereafter**
- 14. Provision of an electric vehicle charging point**

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 Planning and Place Shaping Manager has delegated authority to do so in consultation with the Chairman of the Southern Planning Committee, provided that the changes do not exceed the substantive nature of the Committee’s decision.