

Southern Planning Committee

Updates

Date: Wednesday, 9th August, 2017
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. **16/5279C Land East Of Meadow Avenue, Congleton: Erection of 16 Bungalows with ancillary facilities and associated infrastructure for Mr Kevin Humphries, Humphries Builders Ltd (Pages 3 - 4)**

6. **17/1666N Land West Of New Road, Wrenbury: Outline planning application for the erection of up to 41 dwellings with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point from New Road. All matters reserved except for means of access for Gladman Developments (Pages 5 - 8)**

8. **16/3021N Former car park at Radway Green Road, Alsager, Crewe, CW1 5UJ: Change of use from car park (sui generis) to a mixed B2 (general industrial) and B8 (storage and distribution). To be used for the storage of Cabins and Modular Accommodation and used as a Depot to work from for Emma Sands, AD Modular Ltd (Pages 9 - 10)**

9. **17/0339N Land to the north of Little Heath Barns, Audlem Road, Audlem: Erection of retirement living housing (category II type accommodation), communal facilities, landscaping and car parking for McCarthy & Stone Retirement Lifestyles Ltd (Pages 11 - 12)**

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

SOUTHERN PLANNING COMMITTEE – 9th August 2017

UPDATE TO AGENDA

APPLICATION NO.

16/5279C

LOCATION

LAND EAST OF MEADOW AVENUE

UPDATE PREPARED

Amended Plan

Concerns were raised from the Highway Engineer that the garage door serving Plot 16 was too small at just 1.7m wide. As a result an amended plan has been received showing a garage door width of 2.3m and internal width of 2.7m.

This has been assessed by the Highway Engineer who is satisfied that the garage is now suitable to allow access to the garage and that it is wide enough to accommodate a parked car.

Recommendation

No change to initial recommendation.

APPROVE AS PER THE MAIN REPORT

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SOUTHERN PLANNING COMMITTEE – 9th August 2017

UPDATE TO AGENDA

APPLICATION NO.

17/1666N

LOCATION

LAND WEST OF NEW ROAD, WRENBURY

UPDATE PREPARED

Error in the report

It is noted that the policies referred to in the policy section of the report (page 38) relate to the Congleton Local Plan. This is an error and should relate to the following policies in the Crewe and Nantwich Local Plan:

NE.5 (Nature Conservation and Habitats)
NE.8 (Sites of Local Importance for Nature Conservation)
NE.9: (Protected Species)
NE.20 (Flood Prevention)
BE.1 (Amenity)
BE.3 (Access and Parking)
BE.4 (Drainage, Utilities and Resources)
BE.6 (Development on Potentially Contaminated Land)
RES.5 (Housing in the Open Countryside)

Education comments

A development of 41 dwellings is forecast to generate 8 primary school children and 6 secondary school children and 0 Special Educational Needs (SEN) child.

The details of this forecast are contained within the table below:

Development	Land West of New Road				Number of Dwellings	41					
Planning App Number	17/1666N resubmission of 16/6028N but for 41 houses				Primary Yield	8					
Date Prepared	26.7.2017				Secondary Yield	6					
					SEN Yield	0					
	PAN Sep 17	PAN Sep 18	NET CAP May-17	any Known Changes	PUPIL FORECASTS based on October 2016 School Census						
					2017	2018	2019	2020	2021	Comments	
Primary Schools											
Wrenbury Primary School	20	20	140	140	92	99	103	105	103		
Developments with S106 funded and pupil yield included in the forecasts				0							
Developments pupil yield not included in the forecasts									0		
Pupil Yield expected from this development									8		
OVERALL TOTAL	20	20	140	140	92	99	103	105	111		
OVERALL SURPLUS PLACES PROJECTIONS based on Revised NET CAP					48	41	37	35	29		
PRIMARY CONCLUSION - NO CLAIM											
	PAN Sep 17	PAN Sep 18	NET CAP May-17	any Known Changes	PUPIL FORECASTS based on October 2016 School Census						
					2017	2018	2019	2020	2021	2022	2023
Secondary Schools											
Brine Leas	215	215	1,050	1,050	1,126	1,154	1,186	1,202	1,208	1,209	1,214
Developments with S106 funded and pupil yield included in the forecasts				19							
Developments pupil yield not funded and not included in the forecasts											0
Pupil Yield expected from this development											6
OVERALL TOTAL	215	215	1,050	1,069	1,126	1,154	1,186	1,202	1,208	1,209	1,220
OVERALL SURPLUS PLACES PROJECTIONS					-57	-85	-117	-133	-139	-140	-151
SECONDARY CONCLUSION - 100% CLAIM											

As such there is a requirement for a contribution from this development towards secondary school with a sum of £98,056.

Officer comment

The requested contribution is considered reasonable and necessary as it would increase demand for school places in the local area. The contribution can be secured by way of Section 106 Agreement.

Updated CIL Statement

In order to comply with the Community Infrastructure Regulations 2010 it is necessary for planning applications with planning obligations 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.

As explained within the main report, POS and play equipment is a requirement of the Local Plan Policy RT.3. It is necessary to secure these works and a scheme of management for the open space and play equipment. This contribution is directly related to the development and is fair and reasonable.

The development would result in increased demand for secondary school places in the area and there is very limited spare capacity. In order to increase capacity of the schools which would support the proposed development, a contribution towards secondary school education is required.

This is considered to be necessary and fair and reasonable in relation to the development and can be secured by way of Section 106 Agreement.

The development would also require 12 affordable units. These are based on local need and are considered to be necessary and fair and reasonable in relation to the development.

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

Recommendation

No change to initial recommendation.

REFUSE AS PER THE MAIN REPORT BUT WITH UPDATED HEADS OF TERMS SHOULD THE APPLICATION BE SUBJECT TO APPEAL:

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 LAP. Public Open Space to include management

company for maintenance in perpetuity

3. Contribution towards education (£98,056)

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SOUTHERN PLANNING COMMITTEE – 9TH AUGUST 2017

UPDATE TO AGENDA

APPLICATION NO.

16/3021N

LOCATION

Former car park at Radway Green Road, Alsager, Crewe, CW1 5UJ.

UPDATE PREPARED

7th August 2017

Conditions

Condition 2 on page 73 of the main reports pack should refer to a temporary permission for 3 years and not 2. This is because this is considered to be a reasonable amount of time to monitor the operations and it would not preclude the site from alternative employment development in the future.

RECOMMENDATION

That the application be APPROVED subject to the following conditions:

- 1. Approved plans**
- 2. Temporary permission for three years**
- 3. Hedgerow boundary with Radway Green Road retained at a minimum of 2 metres in height**
- 4. Modular buildings shall not be stacked on top of each other adjacent to the boundary with the site**
- 5. Modular buildings shall not be stacked in sets of more than 2**
- 6. Modular buildings shall not be stored within 2 metres of the boundary with the railway line**
- 7. Hours of operation restricted to 7.am to 5.00pm Monday to Friday, 9.00am to 1.00pm Saturdays with no working on Sundays and public holidays**

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 – 9th August 2017

UPDATE TO AGENDA

APPLICATION NO.

17/0339N

LOCATION

LAND NORTH OF LITTLE HEATH BARNS

UPDATE PREPARED

Correction to the report

As part of the appeal for non determination the applicant has indicated that their case will be based on their revised viability figure which concluded that the scheme could provide a contribution of £61,485 and not the original deficit of £218,664 as stated in their initial viability report.

This was the basis on which the committee report was drafted.

However the applicant has since indicated for the purpose of this application they wish for it to be assessed on providing the negotiated contribution of plus £250,000 rather than the deficit of £218,664 as indicated in their original viability report.

Therefore the application should be assessed on providing a contribution of £250,000 towards affordable housing.

Officer comment

The proposed contribution of £250,000 is still significantly short of the contribution of £556,699, identified as being available in the Councils independent viability report and it is not considered that the benefits of the scheme outweigh the dis-benefits.

ANSA

Original comments requested a contribution of 9k to provide a green gym at the wider site to the north/east. However this would be sited on land not owned by the applicant and would therefore be difficult to secure.

As a result amended comments have been received requesting a contribution to provide the green gym on site for use by residents of the apartments which should be controlled by a management company. This can be achieved by planning condition

Officer comment

The contribution can be secured by way of section 106 agreement.

Recommendation

MINDED TO REFUSE WITH UPDATED HEADS OF TERMS SHOULD THE APPLICATION BE SUBJECT TO APPEAL:

- 1. Commuted sum of £556,699 towards affordable housing in the local area**
- 2. Provision of a management company for the future maintenance of on site openspace/green gym**