

Southern Planning Committee

Updates

Date: Wednesday, 30th May, 2018
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. **17/5537C Land At Cedar Avenue, Alsager: Erection of Retirement Living Accommodation (Category II type) together with communal facilities, landscaping and car parking for McCarthy & Stone Retirement Lifestyles Ltd**
(Pages 3 - 6)

6. **18/0356C Cherry Lane Farm, Cherry Lane, Rode Heath, Cheshire ST7 3QX: Demolition of existing commercial buildings and construction of 14 no. residential dwellings with access, car parking and other associated works for Cherry Lane Farm Limited** (Pages 7 - 10)

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 UPDATE – 30th May 2018

APPLICATION NO: 17/5537C

PROPOSAL: Erection of Retirement Living Accommodation (Category II type) together with communal facilities, landscaping and car parking.

ADDRESS: Land at Cedar Avenue, Alsager

APPLICANT: McCarthy & Stone Retirement Lifestyles Ltd

Additional Representation

A representation has been received from the agent for the applicant which states that the applicant is prepared to make an additional contribution on the basis that no legislation is enforced which would prevent the applicant being able to secure ground rental income prior to the buildings first occupation (i.e. a total of £220,500 towards planning contributions as reported on page 23 of the committee report).

Officer Comment

The comments made by the applicant are reasonable as a final decision on whether the Government will introduce legislation so that new houses and flats is set at a peppercorn value is yet to be made. This could be incorporated into the S106 Agreement in the scenario that no legislation is introduced.

Open Space

The open space consultation response within the main report incorrectly assumes that the development is a care home and not C3 (dwellinghouses). As a result the development should have POS requirements as per any other type of housing.

In this case it is accepted that the open space and gardens around the proposed apartment block would not be public open space and would be for the private use of the future occupiers. Due to the viability issues associated with the development and reported within the main report it is not possible to provide off-site contributions to public open space and the priority is given to the requested contributions in the form of NHS mitigation, biodiversity mitigation and off-site affordable housing provision.

RECOMMENDATION:

APPROVE subject to the completion of a S106 Agreement to secure the following:

1. Healthcare of £23,000 for Alsager Primary Care Centre (sum to be paid prior to the commencement of development)

If no legislation is enforced by the Government that would prevent the applicant being able to secure ground rental income prior to the buildings first occupation then the additional contributions will be secured;

2. £4,936 for Alsager Primary Care Centre (sum to be paid prior to the occupation of the second unit)
3. £6,930 biodiversity off-setting contribution (sum to be paid prior to the occupation of the second unit)
4. £185,634 towards off-site affordable housing (sum to be paid prior to the occupation of 50% of the units on the site)

And the following conditions:

1. Standard Time
2. Plans
3. Tree Protection
4. Tree Pruning/Felling Specification
5. Service/Drainage Layout to be submitted
6. Engineer no dig construction of pedestrian footpath to the south of the site
7. Prior to the use of any facing or roofing materials details shall be submitted and approved
8. Notwithstanding the approved plans boundary treatment details shall be submitted and approved
9. Submission, approval and implementation of a Construction Management Plan
10. Implementation of the noise mitigation measures
11. Piling works
12. Levels to be submitted and approved
13. Provision of Electric Vehicle infrastructure
14. Contaminated land – submission of a phase 2 report
15. Contaminated land – submission of a verification report
16. Contaminated land – works to stop if any unexpected contamination is discovered on site Compliance with the submitted FRA
17. Breeding birds – mitigation measures
18. Breeding Birds – timing of works
19. Submission of external lighting details
20. Site to be drained on a separate system with only foul drainage connected into the public foul sewerage system.
21. Submission of a scheme for the removal of Himalayan Balsam on the application site
22. Notwithstanding approved plans details of the hard and soft landscaping and car parking layout to be submitted and approved
23. Implementation of the landscaping scheme
24. The car-parking layout approved as part of condition 22 shall be implemented prior to first occupation

In order to give proper effect to the Board`s/Committee`s intent and without changing the substance of its decision, authority is delegated to the Head of Planning (Regulation) in consultation with the Chair (or in their absence the Vice Chair) to correct any technical slip or omission in the resolution, before issue of the decision notice

Should this application be the subject of an appeal, authority is approved to enter into a S106 Agreement to secure the following:

- 1. Healthcare of £23,000 for Alsager Primary Care Centre (sum to be paid prior to the commencement of development)**

If no legislation is enforced by the Government that would prevent the applicant being able to secure ground rental income prior to the buildings first occupation then the additional contributions will be secured;

- 2. £4,936 for Alsager Primary Care Centre (sum to be paid prior to the occupation of the second unit)**
- 3. £6,930 biodiversity off-setting contribution (sum to be paid prior to the occupation of the second unit)**
- 4. £185,634 towards off-site affordable housing (sum to be paid prior to the occupation of 50% of the units on the site)**

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Southern Planning Committee 30th May 2018

UPDATE TO AGENDA

APPLICATION No.

18/0356C – Demolition of existing commercial buildings and construction of 14 no. residential dwellings with access, car parking and other associated works

LOCATION

Cherry Lane Farm, Cherry Lane, Rode Heath, Cheshire, ST7 3QX

UPDATE PREPARED

24th May 2018

CONSULTATIONS (External to Planning)

Strategic Housing Manager – No objections, subject to the appropriate contribution towards off-site affordable housing (£273,092)

APPRAISAL

Affordable Housing

The proposed development triggers the requirement to provide 30% affordable housing in line with local planning policy. In this case, the requirement is a scheme in the countryside over 11 dwellings.

14 dwellings are proposed therefore in order to meet the Council's Policy on Affordable Housing there is a requirement for 4 dwellings to be provided as affordable dwellings.

The development is in between Alsager and Rode Heath. This development will, if given planning permission, service both Alsager and Alsager Rural Sub Areas. In the SHMA 2013 and as such, both figures are combined.

The SHMA shows a net requirement for 79 affordable units per annum for the period 2013/14 2017/18 in the Sub Areas of Alsager and Alsager Rural combined. Broken down this is a requirement for 8x 1bedroom, 38x 2 bedroom, 23x 3 bedroom and 8x 4 + bedroom general needs units.

The SHMA also shows a need for 19x 1 bedroom Older Persons dwellings. These can be via Bungalows, Flats, Cottage Style Flats or Lifetime Standard dwellings.

The SHMA shows an over supply of 2 bedroom Older Person's dwellings (-7).

The current number of those on the Cheshire Homechoice waiting list with Church Lawton and Rode Heath as their first choice is 21. This can be broken down to 6x 1 bedroom, 9x 2 bedroom, 3x 3 bedroom and 3x 4 bedroom dwellings.

The Council's Strategic Housing Manager has advised that based on the above, 2 units should be provided as Affordable rent and 2 units as Intermediate tenure.

As a rule, the Council would prefer to see this affordable housing provided on-site. However, there may be physical or other circumstances where an on-site provision would not be practical or desirable. This case has been put forward by the applicant based on the fact that no Registered Provider could be identified who would be willing to consider taking on any of the dwellings subject to this application. The Council's Strategic Housing Manager has accepted the case they have presented.

Since the drafting of the committee report, the applicant has calculated that the required sum to be paid to the LPA would be £273,093. This figure has been verified by the Council's Strategic Housing Manager.

As such, subject to this financial contribution to allow for offsite affordable housing provision in line to Cheshire East Council policy, no objections are raised.

RECOMMENDATION

APPROVE subject to a S106 Agreement to secure

- 1. A financial contribution of £6,786.80 to carry out improvements to accessibility and provide an extra item of gym equipment at the Heath Avenue Play facility**
- 2. A financial contribution of £19,587.25 towards the maintenance those play facility improvements over 25 years**
- 3. A financial contribution of £65,224 towards both primary (£32,539) and secondary school (£32,685) provision at the closest schools in the Alsager area in need of expansion**
- 4. A financial contribution of £273,093.00 towards providing off-site affordable housing provision**

And the following conditions;

- 1. Time (3 years)**
- 2. Plans**
- 3. Prior submission/approval of materials**
- 4. Removal of PD Rights – Classes A-E Part 1 and Class A Part 2**
- 5. Prior submission/approval of a piling method statement**
- 6. Prior submission/approval of a residents travel information pack**
- 7. Provision of electric vehicle charging infrastructure**
- 8. Prior submission/approval of a dust mitigation scheme**
- 9. Prior submission/approval of details that all properties will include gas boilers that do not exceed certain nitrox oxide emission standards**
- 10. Prior submission/approval of a phase II contaminated land report**
- 11. Submission of a contaminated land verification report**

12. Prior submission/approval of a soil verification report
13. Works should stop if contamination is identified
14. Vegetation identified as G6 and G3 on plan CLF/AIS/01 shall be retained in perpetuity
15. Prior submission/approval of a landscaping scheme
16. Landscape – Implementation
17. Prior submission/approval of boundary treatment plans
18. Prior submission/approval of an auditable program of arboricultural supervision linked to key work stages of the development
19. No development or other operations shall take place other than in accordance with the tree protection measures and methodology in the Arboricultural Method Statement (other than those required by condition 14)
20. Prior submission/approval of existing, proposed and slab levels
21. Prior submission/approval of a nesting bird's survey (if necessary)
22. Prior submission/approval of an updated owl survey within 2 months of commencement of development
23. Prior submission/approval of a strategy to incorporate features to enhance the biodiversity value of the development
24. Implementation of submitted drainage details
25. Prior submission/approval of a sustainable drainage management and maintenance plan

In order to give proper effect to the Southern Planning Committee's intent and without changing the substance of its decision, authority is delegated to the Head of Planning (Regulation) in consultation with the Chair (or in their absence the Vice Chair) to correct any technical slip or omission in the resolution, before issue of the decision notice.

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