

Strategic Planning Board

Updates

Date: Wednesday, 24th October, 2018
Time: 10.30 am
Venue: Council Chamber, Municipal Buildings, Earle Street, Crewe
CW1 2BJ

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

Planning Updates (Pages 3 - 12)

Please contact Sarah Baxter on 01270 686462
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information or to arrange to speak at the meeting

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APPLICATION NO:18/1182C

LOCATION: PLOT 63, Midpoint 18, Holmes Chapel Road, Middlewich.

PROPOSAL: Hybrid Planning Application for the construction and operation of 8 No. B2/B8 Units (total GIA 22.918 M2) comprising two phases :-
Phase 1 - An application for Full planning permission for site re-profiling, new site access off Pochin Way and construction of 2 B2/B8 Units totalling 9.266M2 (GIA) floorspace with associated infrastructure (including hard and soft landscaping); and
Phase 2 - An application for Outline planning permission (with All Matters Reserved) for site re-profiling and construction of 6 No. B2/B8 Units totalling 13.652M2 with associated infrastructure (including hard and soft landscaping).

Comments from Middlewich Town Council

Comments were received from Middlewich Town Council on 18th October 2018 that state the following:

"It's wonderful to see new business into the town and on the whole we don't have any concerns with the site, our concerns are with the traffic that this site will cause, yes the bypass / motorway will take a bulk but there will be traffic heading for Winsford and this will take them straight through the town and through one of our Air Quality Control Areas and an area of high volume traffic.

Will the operating hours impact the town's already busy periods or will the traffic movement be restricted to specific times? "

RECOMMENDATION

Approve subject to the completion of the Section 106 Agreement for the contribution of £687,540.00 to the Middlewich Eastern Bypass and the following conditions:

Full Planning Permission

- 1. Standard time limit (3 years)**
- 2. Accordance with plans**
- 3. Accordance with submitted materials**
- 4. Parking provided prior to first use**
- 5. Access constructed in accordance with submitted details prior to first use**
- 6. Prior to commencement a detailed GCN Mitigation Strategy to be submitted for approval and implemented**

7. Survey for nesting birds
8. Submission of an updated Badger survey prior to commencement of development
9. Submission of a lighting scheme in relation to impact on bats
10. Submission of a strategy for the incorporation of features to enhance biodiversity, including features for nesting birds including House Sparrow and roosting bats and brash/deadwood piles and native species planting.
11. Submission of a Construction Environmental Management Plan (including piling)
12. Submission of Travel Plans for occupiers of the buildings
13. Provision of fast electric vehicle charging points for units 1 and 2
14. Provision of low emission boilers
15. Phase II Contaminated Land Report
16. Verification and mitigation measures (if necessary) for contaminated land
17. Testing for soil and soil forming materials being brought onto the site
18. Compliance with the Flood Risk Assessment
19. Submission of drainage strategy
20. Detailed landscaping proposals to be submitted
21. Landscape implementation

Outline Planning Permission

22. Outline time limit
23. Reserved matters submission time limit
24. Reserved matters to include access, layout, scale, landscape and appearance
25. Approved plans
26. Parking provided prior to first use
27. Access constructed in accordance with details to be submitted with reserved matters application prior to first use
28. Prior to commencement a detailed GCN Mitigation Strategy to be submitted for approval and implemented
29. Survey for nesting birds
30. Submission of an updated Badger survey prior to commencement of development
31. Submission of a lighting scheme in relation to impact on bats
32. Submission of a strategy for the incorporation of features to enhance biodiversity, including features for nesting birds including House Sparrow and roosting bats and brash/deadwood piles and native species planting.
33. Submission of a Construction Environmental Management Plan (including piling)
34. Submission of Travel Plans for occupiers of the buildings
35. Provision of fast electric vehicle charging points for each unit
36. Provision of low emission boilers
37. Phase II Contaminated Land Report

- 38. Verification and mitigation measures (if necessary) for contaminated land**
- 39. Testing for soil and soil forming materials being brought onto the site**
- 40. Compliance with the Flood Risk Assessment**
- 41. Submission of a drainage strategy**

Informatives:

- 1. Hours of noise generative works**
- 2. Duty to adhere to the regulations of Part 2 of the Environmental Protection Act 1990**
- 3. The developer is to submit directly to Network Rail a Risk Assessment (RAMS) for all works to be undertaken within 10m of the operational railway**
- 4. Details of the use of any tower cranes shall be agreed with Network Rail**

In order to give proper effect to the 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 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 this application be the subject of an appeal, authority be delegated to the Head of Planning (Regulation) in consultation with the Chairman of the Strategic Planning Board to enter into a planning agreement in accordance with the S106 Town and Country Planning Act to secure the Heads of Terms for a S106 Agreement.

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APPLICATION NO: 18/1369N

PROPOSAL: Demolition of redundant outbuildings and the erection of a 6 storey multi-storey car park with up to 243 spaces including a car wash to the rear.

LOCATION: ROYAL HOTEL, 7, NANTWICH ROAD, CREWE

REPRESENTATIONS

Crewe Town Council

Further comments have been received after consideration of revised plans;

“Crewe Town Council has looked at the revised plans it received in September 2018. It considers that the comments made on the original submission remain valid. The Council sought assurance that there will be no detrimental impact on Air Quality Management Areas. It notes that the revised Air Quality Assessment submitted by the applicant concludes that there will be moderate adverse impact on receptors R3 and CE203. It believes that no worsening of air quality is acceptable in areas already exceeding safe limits, and therefore remains of the view that the development would only be acceptable if it sits within a new scheme to manage congestion in this area.

The revised proposals are still too dominant and, if approved, a further height reduction of 1 storey is required to minimise impact on the Hotel which is an important locally listed building, and probably the first public building in Crewe. The heritage impact study is incorrect about the age of the Hotel. The building was first constructed in the early 1840s and subsequently extended.

It is noted that the highways officer has referred to the dedication of land to the adopted highway as mitigation. It is not clear what land is being referred to or how it relates to the submitted plans. The Town Council would like to know precisely what is being proposed, given the existing traffic problems in this area”.

OFFICER COMMENTS

Air Quality

The impact on air quality is covered on pages 53 of the Agenda Reports Pack. The Council’s Environmental Protection Officer advises that the updated air quality assessment relating to the revised proposals shows a smaller predicted increase in concentrations due to the reduced number of traffic

movements. It is considered that that the provision of electric vehicle charging points for 5% of the proposed parking spaces (12 spaces) will be sufficient to offset the predicted increase in nitrogen dioxide and future proof the development. Therefore the impact on local air quality arising from the proposals can be mitigated.

Design and Built Heritage

The impact of the proposals on the historic significance of the Royal Hotel which is a locally listed building is fully addressed on pages 50 & 51 the Agenda Reports Pack. As set out, the amended proposals have significantly reduced the massing and scale of the original scheme, principally through the reduction in height of the building by two full storeys. The Council's Urban Designer has advised that the reduced scale and modified design of the building would not compromise the character or setting of the locally listed building, or constitute an unduly dominant feature within the local townscape.

Highways

A small parcel of land within the applicant's ownership and adjacent to Pedley Street is identified within the revised Transport Assessment to be dedicated as public highway. As set out on page 52 of Agenda Reports Pack a land dedication agreement has been entered into between the applicant and Cheshire East Council, allowing the land to be released on the granting of planning permission.

The Mill Street/ Nantwich Road/ South Street junction has been identified within the Infrastructure Delivery Plan as requiring upgrading to alleviate the congestion and delay that takes place. Part of this scheme to upgrade the junction includes directing more traffic through Pedley Street. The existing sharp bend on Pedley Street would make this undeliverable and the dedication of the land as public highway will therefore assist in the delivery of this highways scheme.

RECOMMENDATION Approve as per the recommendation

APPLICATION NO: 18/4449C

LOCATION: LAND OFF BLACK FIRS LANE, SOMERFORD

PROPOSAL: Re- plan of 119 plots and associated works. Original Plan approval 16/5156C. This was 170 now 203

CONSULTATIONS

ANSA (Greenspaces)

Comment that the increase in housing numbers creates the need for additional formal play. Fields in Trust standards recommend a LAP, LEAP, Multi Use Games Area (MUGA) and a contribution towards a NEAP for this size of development, however it is not considered this level is appropriate in this instance.

There should be additional formal play for older children on site. This could mean increasing the LEAP to a NEAP although attention should be paid to applicable buffer zones between dwellings and activity zone. Other options could be explored in the large central area of POS.

KEY ISSUES

Urban Design:

The applicant has submitted two amended plans, the overall layout and a landscaping plan, both aimed at addressing the urban design concerns. The plans show a number of layout changes which achieves the following:

- Re-position end units so they do not project beyond the building line.
- Break up the frontage parking by re-positioning some of the runs of units and introducing more landscaping at strategic points.
- Full landscaping plans demonstrate the plot landscaping as well as the strategic planting.

It is now considered that the revised plans address the most significant concerns and produces a better layout. Whilst there are still some areas of frontage parking which are not ideal, they have now been reduced in extent and on balance are considered acceptable. Affordable properties are considered to be sufficiently pepper potted through out the layout. The road layout remains extensively the same as was originally approved.

Public Open Space:

ANSA comment that the amount of play provision on site should be increased with the increased number of units, and should increase the level of older children's play. It is possible the area of POS in the centre of the northern part of the site could be expanded from a LEAP to a NEAP but it is unclear if this is

large enough to accommodate the site area needed. If this is not possible additional provision could be provided in the central area of POS.

The applicant has been asked to look at this, and any comments received will be reported to Members at the meeting. However it is considered this matter can be dealt with by condition.

RECOMMENDATION

There are no changes to the recommendation, but on the assumption no revised plan is received by the Committee an additional condition is recommended requiring additional play provision to be agreed.

APPLICATION NO: 18/3654N

PROPOSAL: Certificate of Appropriate Alternative Development

ADDRESS: Jubilee Farm, CHORLTON LANE, CHORLTON

OFFICER APPRAISAL

ECOLOGY

A bat survey has now been carried out and the Council's Ecologist has assessed the survey.

Bats

A bat survey was carried out and it was the ecologist's opinion that the building does not contain a legally protected roost. While the surveys were carried out outside of the optimal survey period, there was not significant evidence to suggest they were not effective. The Council's ecologist therefore states that no further surveys are required to support this application.

It is therefore considered that the additional information raises no new material planning issues and therefore the officer's recommendation remains unchanged.

RECOMMENDATION

Issue a Possitive Certificate for conversion to 1 dwelling subject to conditions

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