

Southern Planning Committee

Updates

Date: Wednesday, 5th February, 2020
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. **19/1360N Former Greenkeeper's Shed and Surrounding Service Area, Former Gorstyhill Golf Club, Abbey Park Way, Crewe, Weston: Change of use of greenkeeper's shed to B8 (storage and distribution) with associated landscaping and hardstanding, provision of access from the A531 and closure of vehicular access from Abbey Park Way for Haddon Property Developments Ltd (Pages 3 - 4)**

6. **19/5010C The Croft, High Street, Sandbach CW11 1AL: Full planning application for the relevant demolition of existing dwelling in a Conservation Area and erection of Class A1, A2, A3 and A5 units and 14 residential units, associated access, car parking and landscaping for Muller Property Group (Pages 5 - 6)**

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 – 5TH FEBRUARY 2020

APPLICATION NO: 19/1360N

PROPOSAL: Change of use of greenkeeper's shed to B8 (storage and distribution) with associated landscaping and hardstanding, provision of access from the A531 and closure of vehicular access from Abbey Park Way.

ADDRESS: Greenkeeper's shed, former Gorsty Hill Golf Club, Abbey Park Way, Weston

APPLICANT: Haddon Property Developments Ltd

This application has been referred to the Secretary for Housing, Communities and Local Government. Therefore, should Members be minded to approve the application it will be referred to the Secretary of State for consideration as whether to call it in for determination or not.

RECOMMENDATION

That the application be approved subject to referral to the Secretary of State, subject to the following conditions;

- 1. Approved Plans**
- 2. Materials as per application**
- 3. Boundary treatments to be submitted and approved by the LPA**
- 4. Construction Management Plan**
- 5. Visibility Splays of 160 metres to be kept clear**
- 6. Tree Protection**
- 7. Arboricultural Method Statement/Construction Specification**
- 8. Scheme of Landscaping to be planted prior to commencement of use**
- 9. Cycle storage – submission and implementation of a scheme**

In order to give proper effect to the Committee's intent and without changing the substance of its decision, authority is delegated to the Acting Head of Planning 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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SOUTHERN PLANNING COMMITTEE UPDATE – 5TH FEBRUARY 2020

APPLICATION NO: 19/5010C

PROPOSAL: Full planning application for the relevant demolition of existing dwelling in a Conservation Area and erection of Class A1, A2, A3 and A5 units and 14 residential units, associated access, car parking and landscaping

ADDRESS: The Croft, High Street, Sandbach, CW11 1AL

APPLICANT: Muller Property Group

Additional Information

In response to the publication of the committee report the applicant has responded as follows;

- The comments made by the case officer are incorrect in that they refer to St Marys Church being Grade I (the church is Grade II*). As the reasons for refusal relate to the heritage impacts then it is unreasonable that the report is put to planning committee. The planning balance should weigh in favour of the development.
- The site is the subject of a site allocation and as such the principle of development is acceptable. This implies that a degree of change is expected. The site represents a poor visual presence in the Conservation Area.
- The applicant disagrees with the planning balance. There are clear benefits of the scheme – such as the site being in a sustainable location within Sandbach Town Centre.
- It is noted that there is no objection to the housing part of the development.
- The comments from the Conservation Officer were made available to the applicant on 24th January 2020 giving no time to respond.
- The zone of visual influence on the heritage assets is extremely limited and the proposal does not undermine the quality of views to the heritage assets.
- The proposal provides an active frontage enhancement to Brookhouse Road whilst reinforcing the retail offer in Sandbach
- The proposal delivers an extension in the range of retail outlets for Sandbach at a time when the Government is trying to underpin the High Street.
- The proposal will reinforce existing connectivity
- No evidence has been presented as to why the harm outweighs the benefits
- The proposal adds to the strength of St Georges Way as a pedestrian route to the town centre
- The development will add vibrancy to the town
- The propose design is proportionate with the historic buildings in Sandbach. The materials and attention to articulate detailing are equally reflective of a continuance of the architectural and cultural

precedents demonstrated in the historic buildings. The development is a transition between the large contemporary supermarkets of Waitrose and Iceland and the finer urban grain of Sandbach Town Centre.

Officer Response

The Conservation Officer consultation response incorrectly refers to St Marys Church being a Grade I Listed Building. This was spotted by the case officer who verbally discussed this with the Conservation Officer. The Committee Report is correct and the Listed Building Grade was considered correctly by the case officer.

The other issues raised in the above representations are considered within the main report.

RECOMMENDATION:

No change to the recommendation.