

# **Southern Planning Committee**

## **Supplementary Agenda**

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**Date:** Wednesday, 30th September, 2020

**Time:** 10.00 am

**Venue:** Virtual

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5. **19/0819N Basford Old Creamery, Newcastle Road, Chorlton, CW2 5NQ- Amendments to site layout and building designs covered under approvals 15/4224N AND 16/1987N. Proposals include provision of new office space and sub-division within approved industrial units and creation of additional B1,B2 and B8 floor space to area formally used as external work area. (Pages 3 - 6)**

To consider the above application.

6. **20/0604N Elephant & Castle Inn, 289, Newcastle Road, Shavington, CW2 5DZ- Variation of condition 2 & 24 of existing permission 17/2483N; Affordable Housing Development Comprising 45 no. dwellings & Ancillary Works (Pages 7 - 8)**

To consider the above application.

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**SOUTHERN PLANNING COMMITTEE – 30<sup>TH</sup> JANUARY 2020****UPDATE TO AGENDA****APPLICATION NO.**

19/0819N

**LOCATION**

*Basford Old Creamery, Newcastle Road, Chorlton, CW2 5NQ.*

**UPDATE PREPARED**

28<sup>th</sup> January 2020

**ASSESSMENT****Acoustic Fence**

It has come to light that the acoustic fence has not been fully completed. This is due to the contractor running out of suitable boards to complete it. It is scheduled to be completed as soon suitable boards become available. As such condition 3 has been amended requiring it to be completed within 1 month of approval, if that is granted.

It should be noted that Environmental Protection officers have assessed the information on noise and the details of the fencing and are satisfied that they are an appropriate barrier for noise.

**RECOMMENDATION**

**Approve subject to the following conditions:**

- 1. The development hereby approved shall be carried out in total accordance with the approved plans numbered (list of plan numbers).**
- 2. The materials to be used shall be in strict accordance with those specified in the application unless different materials are first agreed in writing with the Local Planning Authority. Development shall be carried out in accordance with the approved details.**
- 3. The acoustic screen erected on the northern and north eastern boundary of the site as identified on plan reference PL116 Rev A shall be completed within 1 month of the date of this permission and retained thereafter, unless any variation is agreed in writing by the LPA.**

4. The hours of operation including deliveries, of the development hereby permitted, other than the operation of the batching plant shall be as set out below.

Monday-Friday	08:00 to 18:00 hours
Saturday	09:00 to 14:00 hours
Sunday and Public Holidays	Nil

5. The operating hours of the batching plant (not including deliveries) shall be as follows:

Monday-Friday	07:00 to 18:00 hours
Saturday	07:00 to 14:00 hours
Sunday and Public Holidays	Nil

6. Deliveries of materials to the batching plant shall be restricted to within the following hours:

Monday – Friday	08.00 hrs	18.00 hrs
Saturday	09.00 hrs	14.00 hrs
Sunday and Bank/Public Holidays	No deliveries	

7. Prior to its installation details of any external lighting shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

8. No concrete panel or steel cutting operations or associated activities shall take place outside any of the buildings.

9. The development hereby approved shall be carried out in accordance with the details within the submitted Dust Management Plan insofar as they relate to the access roads and yard areas, the wheel wash on the access road used by the batching plant and the provision of an operational water bowser.

10. All vehicles leaving the site, using the access road adjacent to the eastern boundary of the site, shall use the wheel wash prior to departing the site onto Newcastle Road.

11. Within 6 months of the date of this permission, Electric Vehicle Infrastructure to the following specification shall be provided:

5% of the parking shall be fitted with electric vehicle charging points suitable for a minimum Mode 2 charging, with cabling provided for a further 5% (to enable the easy installation of further units.)

The infrastructure shall be maintained and operational.

12. Within 2 months of the date of this permission, details of secure, covered cycle parking for 3 cycles shall be submitted to and approved in writing by the LPA. The approved cycle parking shall be provided within 3 months of the date of approval of the details, the cycle parking shall be provided and retained thereafter unless any variation is agreed in writing by the LPA.

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 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.

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**SOUTHERN PLANNING COMMITTEE – 30<sup>th</sup> September 2020****UPDATE TO AGENDA****APPLICATION NO.**

20/0604n

**LOCATION**

*ELEPHANT AND CASTLE INN, 289, NEWCASTLE ROAD, SHAVINGTON, CW2 5DZ*

**UPDATE PREPARED**

*28<sup>th</sup> September 2020*

**FURTHER COMMENTS FROM WYBUNBURY PARISH COUNCIL**

Wybunbury Parish Council object to the revisions until the TRO & the proposed road alterations & improvements are adequate to serve the needs of the extra traffic loading created by this development.

1.0 At the junction of Main Road East & West the proposed new junction (drawing by SCP) in the RSA does not seem to mention if the new layout is adequate for long wheel base vehicles who will need to traverse both of these roads.

2.0 The junction of Main Road East & the Newcastle Road it mentions building out the kerb line at this junction on the Newcastle Road. A footpath on the West side of Main Road East this will in fact reduce the width of Main Road East. This will create problems if you have a vehicle waiting to enter the Newcastle Road & a long wheel base vehicle leaving the Newcastle Road to enter Main Road East.

3.0 At present Problem 5 junction Main Road East can be obscured on dust bin days & if cars are parked visiting the 3 properties on the Nantwich side of the junction. This makes it difficult to see vehicles approaching from the Nantwich direction & for them to see you. In the road safety audit, they clearly say that traffic using this section of the Newcastle Road does not always adhere to the 40mph speed limit which the improved road junction design is based on. Therefore the parish council is requesting that if approval is granted that a TRO is entered into as shown on plan attached double yellow lines are put in place both on the section of the Newcastle Road between the 2 sections of Main Road but also at the mouth of Main Road at its junction with the Newcastle Road.

4.0 At the point where the 2 Main Roads meet there also should be a TRO be entered into to cover an adequate distance in all three directions at this junction for double yellow lines to be installed. As at present the cars parked

at this junction create a problem as you approach the junction from Shavington & from Main Road East blind to each other until you reach the junction.

5.0 The Crewe/Nantwich bus K39 via Wybunbury uses Main Road East from the Newcastle Road to access the Greenfield estate & Visa Versa, this bus can be a long wheel base single decker & at present it has to keep to the right when leaving Main Road & swing well over when entering Main Road.

If the Committee are minded to approve this application WPC request that item 3-4 above are entered into as part of any approval. Also that any highway improvements are completed before any more works commence on the development.

### **RECOMMENDATION**

No change to recommendation