

Southern Planning Committee

Updates

Date: Wednesday 28th June 2023
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. **22/4203N - PARKSIDE, BUNBURY LANE, BUNBURY, CW6 9QZ - Outline permission for demolition of one dwelling and erection of up to 25 entry-level homes (First Home dwellings), access off Bunbury Lane and all other matters reserved (Pages 3 - 6)**
6. **22/4662C - COTTON FARM, MIDDLEWICH ROAD, HOLMES CHAPEL, CHESHIRE, CW4 7ET - Development of 3 no. buildings, totalling 4,422m.sq (use class B8 - storage and distribution), associated infrastructure and landscaping (Pages 7 - 8)**
7. **22/4609C - LAND OFF, MEADOWBANK AVENUE, WHEELLOCK - Construction of affordable housing (Pages 9 - 10)**
8. **22/1485C - LAND TO THE NORTH OF 24 CHURCH LANE, SANDBACH CW11 2LQ - Erection of 4 dwellings with associated access and landscaping (Pages 11 - 12)**

10. **23/0376N - VACANT LAND AT, RICHARD GIBSON ROAD, HENHULL - New 1 form entry primary school to accommodate 210 pupils, with an additional Resources Provision for SEN pupils. Associated perimeter fencing for safeguarding, car park, cycle storage, plant and landscaped play areas (Pages 13 - 16)**

11. **22/4964N - CAR PARK, OAK STREET, CREWE - Proposed erection of a part single, part two storey building to provide a Class D2 Youth Zone facility with minibus parking and drive in drop off layby from Oak Street with accessible car parking space. A 5 a-side illuminated (MUGA) pitch is located on the roof at first floor level with an acoustic screen from properties on High Street. Covered secure cycle parking to the North along with external recreation area with secure fencing. Service Yard to the North accessed off High Street providing access to bin storage and minibus space. Associated boundary treatments and hard and soft landscaping (Pages 17 - 18)**

SOUTHERN PLANNING COMMITTEE – 28th June 2023

UPDATE TO AGENDA

APPLICATION NO.

22/4203N

LOCATION

Parkside, BUNBURY LANE, BUNBURY, CW6 9QZ

UPDATE PREPARED

Representations

3 additional representations received, predominantly on the grounds as noted and appraised in the main report. New comments are:

- The local school is over prescribed

Officer comment

Impact on education is dealt with on page 23 of the main report where a contribution towards secondary education provision is to be secured by Section 106 Agreement.

Correction to the main report

Page 12 of the report describes “the area is predominantly residential with properties both sides and front with open land to the rear.

This is an error as the site only has development to the north and east so should read “the area is predominantly residential with properties to the north and east with open land to the south and west.”

Pages 34 & 35 details the Heads of Terms for the Section 106 Agreement however a formatting error has resulted in not all the text being visible. This is below for clarification:

S106	Amount	Triggers
First Homes (entry homes)	100% on site provision	In accordance with phasing plan.
Education	Final number of units x £17,959.00 x 0.91	To be paid prior to the occupation of the 10th dwelling
NHS	1 bed – £612 2 bed – £875 3 bed – £1225	To be paid prior to the occupation of the 10th dwelling

	4 bed – £1531 5 bed – £2100	
POS	Combined amenity and play £3,000 per dwelling Recreation & Outdoor Sport £1,000 per dwelling Allotment/food growth £562.50 per dwelling	To be paid prior to the occupation of the 10th dwelling

Further information regarding First Homes, the criteria to live in them and the restrictions placed onto their occupancy

First Homes

First Homes is a national government scheme designed to help local first-time buyers and key workers purchase a home and are a specific kind of discounted market sale housing and should be considered to meet the definition of 'affordable housing' for planning purposes. Specifically, First Homes are discounted market sale units which:

- a) must be discounted by a minimum of 30% against the market value
- b) are sold to a person or persons meeting the First Homes eligibility criteria (see below)
- c) on their first sale, will have a restriction registered on the title at HM Land Registry to ensure this discount (as a percentage of current market value) and certain other restrictions are passed on at each subsequent title transfer; and,
- d) after the discount has been applied, the first sale must be at a price no higher than £250,000 (or £420,000 in Greater London)

First Homes eligibility

- Be a first-time buyer. For joint applications, both need to be first time buyers
- Live, work or have immediate family connection in Cheshire East
- Member of the Armed Forces, widow(er) of a member of the Armed Forces
- Key Worker - a person employed or with a confirmed job offer in one of the following categories of employment: health; education; emergency services and social workers
- Have a household income of £80,000 or less in the tax year before buying the home

A First Home should be the buyers only home and purchasers are required to fund at least 50% of the purchase price by means of a conventional mortgage, savings and any deposit where required.

Selling a First Home

When you buy a property under the scheme, a restriction will be added to its Land Registry entry, which will ensure the discount is attached and the property remains a part of the scheme even when it is resold. Anyone selling a First Home will need to sell to a first-time buyer who qualifies for the scheme and with a 30% discount on the open market value. This is done via application forms with the Cheshire East Council Housing team.

Cheshire East Council Housing team should be informed of an intention to sell. The First Home property must be valued by a surveyor accredited by the Royal Institute of Chartered Surveyors (RICS).

CEC have a 3-month period to receive application forms from buyers who meet criteria. Once the 3 months has passed and if no buyer has been found, the owner can sell to any first-time buyer, regardless of lack of local connection.

Recommendation

No change to initial recommendation or conditions as set out in the main report. No change to the Heads of Terms but displayed for clarity.

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SOUTHERN PLANNING COMMITTEE – 28th June 2023

UPDATE TO AGENDA

APPLICATION NO.

22/4662C

LOCATION

Cotton farm, Middlewich Road, Holmes Chapel, Cheshire, CW4 7ET

UPDATE PREPARED

ADDITIONAL INFORMATION PROVIDED BY THE APPLICANT

The agent has submitted a number of e-mails since the publication of the committee report which dispute the recommendation of the committee report.

OFFICER COMMENT

The applicant has provided photographs and an e-mail which in their view show that the permission as part of application 18/6204C has been implemented. The photographs are undated and represent limited evidence, they show 4 tractors and trailers parked on the site together with the siting of some portacabins. As noted within the main report to determine whether the permission was lawfully implemented then this would need to be done via a Lawful Development Certificate. Application 18/6204C can only be given limited weight.

In terms of the planning balance (pages 52-53) of the report, the limited weight applied to 18/6204C is omitted. This limited weight would not outweigh the harm within the reasons for refusal.

Recommendation

No change to the recommendation at pages 53 and 54 of the main report.

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SOUTHERN PLANNING COMMITTEE – 28th June 2023

UPDATE TO AGENDA

APPLICATION NO.

22/4609C

LOCATION

Land Off, MEADOWBANK AVENUE, WHEELLOCK

UPDATE PREPARED

Representations

27 additional representations received, predominantly on the grounds as noted and appraised in the main report. New comments are:

- 1) Why has the report been published whilst the consultation date is still live?
- 2) No space for emergency vehicles
- 3) No electric vehicle charging points shown
- 4) A number of the houses fall short of the National Space Standards (Policy HOU 8).
- 5) The Cheshire East Design Guide states no more than 5 dwelling can come off an unadopted road. There are 9 in this case. (P.46)
- 6) It also states no more than 50 dwellings can come off a 4.8m highway. This proposal takes it to 60 dwellings. (P.37)
- 7) The Housing SPD states that 40sqm of open space is required per dwelling on new developments. None is being provided (P.148)
- 8) The Housing SPD states that affordable housing should be in clustered to no more than 6-10 dwellings. This scheme creates a cluster of 20 (P.22)
- 9) The layout does not meet the Cheshire East Design Guide in terms of layout. No car visitor car parking is available due to the road being too narrow.
- 10) The Local Plan requires development to be in keeping with existing development. Meadowbank avenue is a green 30 dwelling per hectare development. This is 40 dwellings per hectare with no open space. (Policy HOU14)
- 11) The Local Plan and Housing SPD requires affordable housing to not look affordable. It is obvious these are affordable. They are inferior in design to the affordable properties on Meadowbank Avenue (P.16).
- 12) The development will lead to mental health issues for those living there due to all the design flaws.
- 13) Dead-end access routes longer than 20m require turning facilities that comply with Table 13.1 of Section 13 Vehicle Access of approved document 8 Volume 1: 2019, supporting building regulations 2010.

Officer comment

- 1) The report was prepared 2 days in advance of the expiry of the public consultation deadline, however the additional comments received since the report was prepared are noted and appraised in this update report. Local residents have not been disadvantaged by this.
- 2) No objection received from the Councils Highways Engineer
- 3) Electric vehicle charging points are to be secured by condition as set out in the main report
- 4) Just 2 units fall shy of the space standards as set out in the main report
- 5-6) The SPD is just guidance not a rigid standard and no objection has been received from the Councils Highways Engineer on highway safety grounds
- 7) The SPD is just guidance not a rigid standard. Open space is to be dealt with by contribution for off site provision as set out in the main report
- 8) This is a 100% affordable housing scheme, so clustering is not possible
- 9) No visitor parking has been deemed required by the Councils Highways Engineer
- 10) Any slight density variation is not deemed significant given the viewing of the site against existing built form
- 11) The design of the scheme needs to be considered in the overall planning balance against the benefits of the scheme
- 12) It is not clear how this will be the case
- 13) No objection has been received from the Councils Highways Engineer in this regard

Confirmation from the applicant regarding ownership/management of the properties

Jigsaw Homes North will own and manage the properties.

The tenure currently is Affordable Rent where the properties are let at 80% of open market value to enable tenants to afford a more suitable property and to help them save for a deposit to get on the property ladder in the future.

Recommendation

No change to initial recommendation or conditions as set out in the main report.

SOUTHERN PLANNING COMMITTEE – 28TH JUNE 2023

UPDATE TO AGENDA

APPLICATION NO.

22/1485C

LOCATION

Land to the North of 24 Church Lane, Sandbach, CW11 2LQ.

UPDATE PREPARED

26th June 2023

Air Quality

Following further discussions with Environmental Protection Officers, an additional condition is required. This replicates the one on the 2015 appeal decision and would protect the future occupants from air quality issues from the M6. This condition has been added to the recommended conditions below.

RECOMMENDATION:

No change to the recommendation subject to the following conditions:

1. Time limit
2. Approved plans
3. Approval of details of facing and roofing materials
4. Implementation of the mitigation measures set out in the Noise Impact Assessment
5. Submission of details of low emission boilers
6. Provision of electric vehicle infrastructure
7. Soil and soil forming materials to be tested for contamination
8. Prior to occupation, evidence and verification information (for example: quantity/source of material, laboratory certificates, depth measurements, photographs) shall be submitted to, and approved in writing by, the Local Planning Authority.
9. If, during the course of development, contamination not previously identified is found to be present, no further works shall be undertaken in the affected area and the contamination shall be reported to the Local Planning Authority as soon as reasonably practicable (but within a maximum of 5 days from the find). Prior to further works being carried out in the identified area, a further assessment shall be made and appropriate remediation implemented in accordance with a scheme also agreed in writing by the Local Planning Authority.

10. No development (other than demolition and site clearance works) shall commence until:
 - a) A proportionate risk assessment and (if appropriate) site sampling exercise is undertaken to address the risks posed by land contamination. This should be submitted to and approved in writing by the LPA.
 - b) Should the above indicate that remediation is necessary, a Remediation Strategy shall be submitted to and approved in writing by the LPA.

The remedial scheme shall be carried out in accordance with the approved Remediation Strategy unless otherwise agreed in writing by the LPA.

11. No part of the development hereby approved shall be occupied or in use prior to submission and approval in writing of a Verification Report prepared in accordance with the approved Remediation Strategy that covers that part of the development to be occupied or used.
12. Protection for breeding birds
13. Provision of features to enhance biodiversity
14. Submission of landscaping plan
15. Implementation of landscaping scheme
16. No development shall take place until a scheme of mechanical ventilation has been submitted to and approved in writing by the Local Planning Authority. The scheme shall show air drawn from the “clean” façade (furthest from the M6). Prior to the first occupation of any of the hereby approved dwellings, the agreed ventilation scheme shall be installed. The ventilation system shall not be capable of being disabled by the end user (except in emergency, for maintenance or repair). The agreed ventilation scheme shall be maintained in perpetuity.

SOUTHERN PLANNING COMMITTEE – 28th June 2023

UPDATE TO AGENDA

APPLICATION NO.

23/0376N

LOCATION

Vacant Land at, RICHARD GIBSON ROAD, HENHULL

UPDATE PREPARED

CEC highways engineer comments

The site is currently a field with little to no traffic movement associated with it. It is located in the centre of the new residential development and adjacent to what will be the Local Centre of the development.

The proposal is for a primary school with 210 pupils and approximately 22 staff, with off-road parking and a new access via Richard Gibson Road.

The site will be within a large recently approved residential development with footway/cycleway access available from the wider area and within a short walking distance to a large number of residential properties. The spine road through the development has been designed to allow for public transport services.

The school car park will have a one-way system in place and the exit will have sufficient visibility and is considered acceptable subject to signage/road marking indicating the entrance and one-way, which can be secured by condition. The wider site will have footways/cycleways providing acceptable access to the school and the Local Centre adjacent to the site will have a shared space arrangement and traffic calming measures, with informal pedestrian crossing points which were considered acceptable for the wider residential site and are considered acceptable for the school also.

There is a separate pedestrian access also. This pedestrian access, within the school grounds, will need a barrier or a re-design to slow children down to prevent running into the public highway, this can also be secured by condition. The fence line has been amended which improves the inter-visibility between exiting cars and pedestrians and is now acceptable.

School Keep Clear markings will be required and this can be delivered via a contribution from the applicant to Highways for £5,500. In addition, advisory 20mph signage should be provided which operates during school start and finish times and this will cost in the region of £18,000.

There will be approximately 22 staff at the school and 26 parking spaces provided and on-site parking for staff and visitors is therefore acceptable.

Off-road drop-off/pick-up area is not being provided and there is no room to do so. Instead, pupils will be dropped off on the adjacent roads and streets as is typical with existing schools. Drop-off and pick-up times are for short periods of the day for 5 days of the week and during term times only. In addition, it's likely that a significant number of pupils will be walked to school and primary schools usually have before/after school clubs which spreads the parking demand over a longer time period.

With the school being new the numbers that walk is unknown, but a Travel Plan should be secured by condition which will determine this and also include measures to reduce car trips to the school and the Travel Plan should be updated yearly.

The proposal is acceptable and no objection is raised subject to the imposition of planning conditions and an informative.

Officer comments

Highways

The requested conditions appear reasonable and necessary and can be added to the decision notice.

It is noted that a contribution will be required towards road signage and keep clear markings. Ordinarily this would be secured by Section 106 Agreement however as Cheshire East this will be secured by condition requiring details to be provided and then implemented prior to first use of the development hereby approved.

Ecology

All development proposals must seek to lead to an overall enhancement for biodiversity in accordance with Local Plan policy SE3(5) and deliver a Biodiversity net gain in accordance with SADPD policy ENV 2. In order to assess the overall loss/gains of biodiversity the applicant has undertaken an assessment completed in accordance with the Defra Biodiversity 'Metric'.

Since the original committee report was produced a biodiversity metric has been undertaken. The metric shows that the proposed development would result in a 10.91% net gain for biodiversity and so complies with Local Plan Policy. If planning consent is granted the Councils Ecologist requires condition to secure the implementation and long-term management of the proposed habitat enhancements. The suggested condition is considered reasonable and relevant to secure biodiversity enhancements.

Recommendation

No change to initial recommendation as set out in the main report but with the following additional conditions:

- 1) Details of improved safety of the pedestrian exit.**
- 2) Details of site entrance/exit signage and markings.**
- 3) After 6 months of opening, a Travel Plan should be submitted and approved which details of modes of travel to school and measures to reduce car trips.**
- 4) Details of School Keep Clear markings and advisory 20mph signage.**
- 5) Details of habitat creation method statement and a 30 year habitat management plan for the retained and newly created habitats on site including a 30 year habitat management plan to detail how the newly created, enhanced and retained habitats will be managed achieve the target condition specified in the Biodiversity Metric Calculations submitted with the application.**

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SOUTHERN PLANNING COMMITTEE – 28 June 2023
UPDATE TO AGENDA

APPLICATION NO.

22/4964N

LOCATION

CAR PARK, OAK STREET, CREWE

UPDATE PREPARED

KEY ISSUES

Additional Representation

An Additional representation has been received in respect of revised plans and raises the following concerns;

- “the revised plans have not changed the exterior of the buildings. The whole appearance is austere and unwelcoming. There needs to be more colour and ornamentation”.

Officer comment

The latest representations are noted and reiterate previous comments which have been received. Detailed design issues are fully addressed within the main committee report, and It is concluded that whilst of contemporary architectural design the youth zone is considered to represent a high quality scheme that sites positively in the townscape.

Drainage/Flood Risk

The consultation response of the LLFA has been received and has no objection in principle to the development. However, the LLFA requires further technical and detailed information to be provided in respect of the on-site surface water drainage scheme including use of SUDS, surface water run-off attenuation storage, discharge rate and future management arrangements.

A condition is recommended requiring that development shall not commence until details of the surface water drainage scheme based on the principles set out by submitted the Flood Risk Assessment (FRA) and Drainage Strategy have been submitted to and approved in writing by the Local Planning Authority.

CONCLUSION

There are no suggested changes to the recommendation, but an additional condition should be added to the main report to address the LLFAs requirements in respect of the surface water drainage scheme as follows;

20. Details of on-site Surface Water drainage scheme, infrastructure and management