



Southern Planning Committee

Updates

Date:	Wednesday, 3rd November, 2010
Time:	2.00 pm
Venue:	Council Chamber, Municipal Buildings, Earle Street, Crewe CW1 2BJ

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

Updates (Pages 1 - 6)

Please contact	Julie Zientek on 01270 686466
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SOUTHERN PLANNING COMMITTEE – 3 NOVEMBER 2010

UPDATES

APPLICATION NO: 10/1269C

PROPOSAL: Erection of 126 dwellings, provision of public open space and associated works

ADDRESS: Bath Vale Works, Congleton

APPLICANT: Bovis Homes

Legal Officer

The original unilateral undertaking included a requirement for the applicant to enter into a Section 106 undertaking as part of the reserved matters to include provision for public open space and affordable housing. This needs to be reiterated in the resolution.

Landscape Officer

Forestry

I have now had sufficient information to consider the impact on trees and am satisfied that in principle, and subject to conditions relating to an Arboricultural Method statement, tree protection, tree works, woodland management etc. prominent trees and woodland in the vicinity can be retained successfully.

I recommend that PD rights be removed for any areas of the site adjacent to retained trees. It is not clear whether the parcel of land at the entrance to the site where the mature Beech trees would be conveyed a plot. I consider it essential that this part of the site be retained open in character.

Landscape

The separation between proposed specimen tree planting and plots 24 – 30 and 78-83 has been improved on revised layout plan COBW/PC/200D. (The Landscape Proposals Tree Canopy adjustment plan COBS-03-109 does not match this revised layout and the detailed landscape scheme will need updating).

AMENDED RECOMMENDATION

APPROVE subject to no objection being raised by the Housing Section,

And

Completion of a Section 106 Agreement to

- 1. Make provision for the Public Open Space within the Application Site**
- 2. Make provision of the Subsidised Housing in a location within the Application Site to be previously approved in writing by the Council.**
Provided always that the Subsidised Housing must be developed as a integral part of the overall scheme

And

The following conditions

- 1. Standard**
- 2. Plans**
- 3. Materials**
- 4. Boundary Treatment**
- 5. Play Area Specification**
- 6. Plan showing the specific details of the internal layout with Regard to Manual For Streets Principles and the extent of the adoptable boundary to include full service strip provision.**
- 7. Arboricultural Method statement to include Tree protection, Implementation of tree protection Tree works and Woodland management**
- 8. Updated Landscape Proposals Tree Canopy adjustment plan**
- 9. Updated detailed landscape scheme**
- 10. Implementation of landscaping**

APPLICATION NO: 10/3262N

PROPOSAL: Redevelopment of the Existing Retail Premises 'Crewe Saddlery' and the Erection of 11 Dwellings and Associated Access, Parking and Garden Areas

ADDRESS: Land adjacent to 97 Broughton Road, Crewe

APPLICANT: Fieldcrest Partnership

Strategic Highways and Transportation Manager:

There is no highways objection to the proposed development subject to the following conditions and an informative:

- No development shall take place until detailed drawings outlining the site's access; visibility splays and the road layout have been submitted to and approved by the LPA, and no part of the development shall be occupied until the access has been constructed in accordance with approved drawings and to CEC specification.

Reason: In the interest of highway safety.

- The proposed highway within the development shall be designed in accordance with Manual for Streets and constructed in accordance with the specification within the Cheshire County Council Design Aid Manual 1996.

Reason: In the interests of highway safety and to ensure that an adequate level of parking is provided and retained for the approved development.

Informative:

This permission will be subject to a Section 38 Agreement of the Highways Act 1980.

APPLICATION NO: 10/3317C

PROPOSAL: Proposed Extension to Existing Double Garage to Provide Annexed Accommodation

ADDRESS: 71 Main Road, Goostrey, CW4 8JR

APPLICANT: CB Homes Ltd on behalf of Mr R Hart

Goostrey Parish Council:

Goostrey Parish Council object to the proposed development as there is concern regarding the height and scale of the proposed extension and its location on the site. It is also considered that there is insufficient plans and information.

The Parish Council stress that should the application be permitted, permitted development rights should be withdrawn and that no contractor's vehicles or materials should be parked on the highway.

Other representations:

Four objections letters have been received which highlight the following issues of concern:

- Numerous planning applications have already been refused on the site for dwellings
- The proposal is for a dwelling
- Could easily be converted to a dwelling in future
- Is the proposal for commercial use?
- Structure not required by applicants
- Has all facilities necessary for dwelling
- Would lead to the potential for further incremental development, eventually leading to development which was consistently refused in the past
- Proposal is more noticeable
- Proposal is doubling footprint and increasing height by nearly one metre
- Size, scale, and height not in keeping with
- Would be an eyesore
- Proposal would be close to neighbouring properties
- Would impact upon the enjoyment of garden areas
- Would involve the removal of trees
- Size, scale and height out of conformity with other buildings on Shearbrook Lane, Willow Lane, and Mill Lane
- Dwelling would impact upon neighbouring properties
- Highway safety issues

Officer comments

The majority of the points raised by the Parish Council and objection letters have been discussed in the original report.

With regard to the use of the development, the application is described as ancillary accommodation and must be judged as such. Presumptions about future use cannot be made. It is noted that the proposal is not for commercial purposes and that a condition has been recommended which would restrict use of the building to purposes ancillary to the existing dwellinghouse.

Section 106 Agreement for Planning Application P08/0728 for planning permission for the erection of 6 enabling dwellings and the creation of 52 car parking spaces together with other renovation works at The Badger Inn, Over Road, Church Minshull

Paragraph 2.2 of the report should read 'The principle of the development was established by the resolution of the former Crewe and Nantwich Borough Council to approve the development and this report is not intended to provide an opportunity to revisit that issue. This report relates solely to amendments to details of the proposed s106 agreement.'