



Southern Planning Committee

Updates

Date: Wednesday, 24th 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 - 24)

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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APPLICATION NO: 10/1765C

PROPOSAL **The partial demolition of the existing site (including modern agricultural buildings and existing dwelling) conversion of the remaining existing buildings to form 7 dwelling and the erection 11 additional dwellings within the curtilage of the existing residential property.**

ADDRESS: **Elworth Hall Farm, Dean Close, Elworth**

AMENDED PLANS

Amended Plans have been received which address the highway and elevational design concerns. The Strategic Highways Manager has commented that he now has no objection to the proposal.

CONSULTATIONS

Contaminated Land Officer

The Contaminated Land Officer has reviewed the letter the consultants have sent and there are concentrations of methane of more than 30% in WS103 and WS102 and these figures should be used to calculate the gas regime for the site. These levels state that the site scores a red in the NHBC traffic light system and at this moment in time the risks are not considered acceptable to allow any form of residential development.

Further monitoring and assessment should be carried out at the site. Particularly the source of the gases should be investigated. Off site mitigation may be feasible, but may also require demonstrable compliance before any residential development on this site can proceed.

Therefore they do not consider that their objection to the planning application should be removed at present.

However, negotiations between the developers consultant and the Contaminated Land Officer are still on going and the recommendation has been amended accordingly. A further update will be provided at the committee meeting.

OFFICER COMMENT

Regional Spatial Strategy

Regional Spatial Strategies (RSS) were revoked by the Secretary of State for Communities and Local Government on 9 July 2010 under Section 79 (6) of the Local Democracy, Economic Development and Construction act 2009.

However, the Regional Spatial Strategy for the North West has been reinstated (pro tem) as part of the statutory Development Plan by virtue of the High Court decision in the case of Cala Homes (South) Limited and the Secretary of State for Communities and Local Government and Winchester City Council on 10th November 2010.

The application falls to be determined in accordance with the Development Plan (RSS and the adopted Borough of Crewe and Nantwich Replacement Local Plan 2011) unless material planning considerations dictate otherwise.

One material consideration will be the intention of the Secretary of State to abolish Regional Spatial Strategies in the forthcoming Localism Bill which is due to be published later this month.

The major implication of the reinstatement of RSS will be the need to reference those policies in RSS which would be relevant to this application.

These policies are:

DP1 – Spatial Principles

DP4 – Make best use of resources and infrastructure

DP5 – Managing travel demand

DP7 – Promote environmental quality

DP9 – Reduce emissions and adapt to climate change

RDF1 – Spatial Priorities

L4 – Regional Housing Provision

EM1 - Integrated Enhancement and Protection of the Region's Environmental Assets

EM18 – Decentralised Energy Supply

MCR4 – South Cheshire

It is not considered that the proposed development would conflict with any of the Policies contained within the RSS. The only issue raised is in terms of Policy EM18 which requires all residential developments of 10 or more units to secure at least 10% of their predicted energy requirements from decentralised and renewable or low carbon sources. This issue could be controlled through the use of a planning condition. Therefore the following condition should be attached to the recommendation;

Prior to the commencement of development details of how the proposed development will secure at least 10% of its predicted energy requirements from decentralised and renewable or low-carbon sources shall be submitted to the Local Planning Authority and approved in writing. The development shall be completed in accordance with the approved details which shall thereafter be retained.

AMENDED RECOMMENDATION

APPROVE subject to the removal of the objections from the Contaminated Land Officer and the following conditions:-

- 1. Standard 3 year time limit**
- 2. Compliance with approved plans**
- 3. Submission and approval of materials**
- 4. Removal of permitted development rights plots 1- 7 and 15 – 18**
- 5. Provision of car parking**
- 6. Construction of Access**
- 7. Scheme of drainage**
- 8. No discharge of surface water to foul sewer**
- 9. Creation of habitat of breeding birds / bats**
- 10. Breeding Bird Survey prior to any work between 1st March and 31st August**
- 11. Approval of any external lighting**
- 12. Submission and approval of bin stores**
- 13. Construction hours limited 08.00 to 18.00 Monday to Friday and 09.00 to 14.00 on Saturday.**
- 14. Restriction of foundation piling to 9am to 5pm Monday to Friday and no works of this nature on Saturday, Sunday or Bank Holiday**
- 15. Submission and approval of boundary treatment**
- 16. Submission and approval of landscaping**
- 17. Implementation of landscaping**
- 18. Tree Protection Measures**
- 19. No works within protected areas**
- 20. Special construction measures for hard surfaces within protected areas.**
- 21. No consent for rebuilding of farm buildings**
- 22. The rainwater goods to the barn conversions to be cast metal and painted**
- 23. The roof lights to be “Conservation Rooflights” set as flush as possible with the roof covering.**
- 24. The doors and windows to the barn conversions to be fabricated in timber and set behind a 100mm brick reveal.**
- 25. Drawings, to a scale not less than 1:5, of specimen window frames to the barn conversions to including sections and clear indication of methods to be submitted**
- 26. The existing vents to the barn conversions to shall be filled by means of recessed Staffordshire Blue bricks, bedded in black dyed mortar.**
- 27. Any proposal to alter roof trusses to the barn conversions to be submitted to and approved in writing by the Local Planning Authority.**

- 28. All external timber in the barn conversions to be painted or opaque-stained in a colour to be approved with the local Planning Authority**
- 29. The doors of the garages to the barn conversions to be fabricated in timber and vertically boarded**
- 30. Contaminated Land Report / Remediation**
- 31. Provision of 10% renewable energy**

Or

In the event that the Contaminated Land Officer does not withdraw their objection, REFUSE for the following reasons:-

- 1. The Contaminated Land Report submitted with the application was commissioned in November 2007 and may not represent current site conditions. In addition the report identified high levels of hazardous gases present on site that have the potential to render the area unsuitable for residential development unless the source can be accurately identified and mitigated. The proposal is therefore contrary to the provisions of Policies NR6 and NR7 (Reclamation of Land) and Policy GR6 (Amenity and Health) of the adopted Congleton Borough Local Plan First Review as well as PPS23 Planning and Pollution Control.**

APPLICATION NO: 10/2006C

PROPOSAL **The Demolition of the existing Buildings (including agricultural buildings and existing dwelling) and the redevelopment of the site with 26 dwellings and associated works.**

ADDRESS: **Elworth Hall Farm, Dean Close, Elworth**

ADDITIONAL SUPPORTING INFORMATION

An e-mail has been received from the developer stating that in terms of the new build application, there is an ongoing dialogue with the Housing Section regarding the affordable housing offer. It was not previously understood that there was concern regarding the mix of units types for the affordable housing. In order to seek to address this issue the developer is prepared to offer at least 50% social rented. Indeed they are prepared to offer 6 of the 8 units to be socially rented, or a combination of 4 units socially rented and 4 units rent to home buy and a financial contribution to units elsewhere in Sandbach of say £100,000. The latter option would provide the requisite percentage of housing on this site, but with the opportunity to deliver more elsewhere within Sandbach. It should also be noted that the affordable housing is not straight intermediate (i.e. shared ownership) but is to be rented for a period with an option to take a shared ownership in due course.

In summary the developer is now offering as a minimum the full policy requirement on the new build application which should address the second reason for refusal. They have also suggested an enhanced affordable housing offer which alters the consideration of the application and the weighing up of the material circumstances surrounding the proposals.

CONSULTATIONS

Contaminated Land Officer

The Contaminated Land Officer has reviewed the letter the consultant have sent and there are concentrations of methane of more than 30% in WS103 and WS102 and these figures should be used to calculate the gas regime for the site. These levels state that the site scores a red in the NHBC traffic light system and at this moment in time the risks are not considered acceptable to allow any form of residential development.

Further monitoring and assessment should be carried out at the site. Particularly the source of the gases should be investigated. Off site mitigation may be feasible, but may also require demonstrable compliance before any residential development on this site can proceed.

Therefore they do not consider that their objection to the planning application should be removed at this moment in time.

Housing Officer

The Housing Officer can confirm that either of the offers made above with regard to affordable housing would be acceptable. As such he is happy to withdraw his objection to this application.

OFFICER COMMENTS

Whilst the developer's enhanced affordable housing officer is noted, this is not considered to be sufficient to outweigh the development plan presumption against new residential development in the Open Countryside

Negotiations between the developer's consultant and the Contaminated Land Officer are still on going in respect of the second reason for refusal and a further update will be provided at the committee meeting.

Regional Spatial Strategy

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These policies are:

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DP7 – Promote environmental quality

DP9 – Reduce emissions and adapt to climate change

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EM1 - Integrated Enhancement and Protection of the Region's Environmental Assets

EM18 – Decentralised Energy Supply

MCR4 – South Cheshire

It is not considered that the proposed development would conflict with any of the Policies contained within the RSS. The only issue raised is in terms of Policy EM18 which requires all residential developments of 10 or more units to secure at least 10% of their predicted energy requirements from decentralised and renewable or low carbon sources. This issue could be controlled through the use of a planning condition. Therefore the following condition should be attached to the recommendation;

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AMENDED RECOMMENDATION

REFUSE for the following reasons:-

- 1. The proposed residential development within the open countryside would be contrary to the provisions of Policies PS8 and H6 of the adopted Congleton Borough Local Plan First Review. Whilst it is acknowledged that the Council does not currently have a five year housing land supply and that, accordingly, in the light of the advice contained in PPS3 it should consider favourably suitable planning applications for housing, the current proposal is not considered to be "suitable" as it is located on the periphery of Sandbach, rather than Crewe. It would undermine the spatial vision for the area and wider policy objectives as it would be contrary to the general thrust of the Core Strategy Issues and Options which directs the majority of new development towards Crewe, as well as the Council's Draft Interim Planning Policy on the Release of Housing Land, which articulates the same spatial vision. This would be contrary to advice in PPS.3 and PPS1, which states these emerging policies are material considerations. For these reasons the Housing Land Supply arguments advanced by the applicants are considered to be insufficient to outweigh the general presumption against new residential development within the Open Countryside as set out in the adopted development plan.**
- 2. The Contaminated Land Report submitted with the application was commissioned in November 2007 and may not represent current site conditions. In addition the report identified high levels of hazardous gases present on site that have the potential to render the area unsuitable for residential development unless**

the source can be accurately identified and mitigated. The proposal is therefore contrary to the provisions of Policies NR6 and NR7 (Reclamation of Land) and Policy GR6 (Amenity and Health) of the adopted Congleton Borough Local Plan First Review as well as PPS23 Planning and Pollution Control.

APPLICATION NO: 10/1269C

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

ADDRESS: **Bathvale Works, Brookhouse Lane, Congleton.**

ADDITIONAL SUPPORTING INFORMATION

Play Area Safety Audit

The developer has appointed an independent consultant to carry out a safety audit of the play area. Their conclusions are as follows:

This is a very linear development and to install the play area within the development will have the effect of splitting the development into two halves which in our opinion is not desirable.

The proposed area of development offers a much more 'natural' environment for the play space with established trees and water adjacent. Incorporating the play items amongst the existing landscape is desirable although it is acknowledged that the current surface is an old bitmac car park; if this can be lifted and a more green landscape established it would enhance the area significantly.

With regard to the proposed location my only concerns are;

- The proximity to an existing residents' property.*
- The proximity of adjacent waterways.*
- Road traffic safety.*

Proximity to property

I believe this conflict is reasonably easily resolved by ensuring that equipment and facilities intended for use by older children is kept as far away from the boundary as possible. This may involve some redesign of the area, but I believe that this would provide the best solution. I propose that the area be redesigned to keep all of the equipment intended for younger or less competent users be kept to the left hand side of the drawing (45085B) provided by SMP Playgrounds.

Proximity to waterways

Whilst I'm sure allowance has been made; for the record a fence around the boundary will be required to deter access to the adjacent waterway. It is accepted that children will find a way to play in this area, but the fence will prevent unintended access. (At the very least the equipment for younger or less competent users should be fenced, but ideally the entire area should have a barrier).

Road traffic safety

The main risk involved with the playground in this position will be access involving the crossing of a road. There are a number of factors which in my opinion reduce this hazard to a minimum:

- The development is 120 units and it is unlikely that vehicular traffic will use the lane unless they live or have business to attend to within the development or the cottages. The volume is likely to equate approximately 200 vehicles potentially using the lane on a daily basis. (Including those from the existing cottages adjacent to the proposed development).*
- Vehicles entering the area will have to cross a fairly narrow bridge which will have the effect of slowing them down. Once the bridge has been crested the visibility along the lane is good.*
- Vehicles leaving the development will be almost facing the playground and will have good visibility of any pedestrian traffic in the area.*
- Vehicles leaving the existing cottages will be approaching a junction, whereby with the changes in priority, they will have to give way; again once at the junction they will have good visibility.*
- Younger or less competent users accessing the area will (or should be) supervised and this will reduce the traffic hazard to a minimum.*
- It may be prudent to move the proposed entrance further along the play site so that is more or less opposite the entrance to the development; this will then give all users, carers and drivers as much visibility as possible.*
- Given the size of the development all residents will be aware that the playground exists and hopefully have an increased level of awareness.*

Pedestrian Road Safety Audit

The developer has appointed an independent consultant to carry out a *Pedestrian Road Safety Audit*. Their conclusions can be summarised as follows:

Location – Brookhouse Lane, western uncontrolled pedestrian crossing (near foulwater pumping station)

Summary: Pedestrian slip hazard.

Location – Old Brookhouse Lane, uncontrolled pedestrian crossing

Summary: Pedestrian slip hazard.

Location – Old Brookhouse Lane, uncontrolled pedestrian crossing

Summary: Blind / partially sighted pedestrian hazard.

Location – New pedestrian bridge

Summary: Pedestrians may feel vulnerable during darkness.

Location – General – Swept paths

Summary: Restricted access for large service vehicles may lead to unsafe manoeuvres.

OFFICER COMMENTS

Play Area

The safety audit supports the views expressed in the committee report by both the developers and officers that the location of the play area is acceptable in road safety terms. It also concludes that it is impractical to relocate the play area into the centre of the development.

The layout of the play area is the subject of on-going negotiations between the developer and the greenspace section. It is to be approved in writing with the Local Planning Authority under the terms of the Unilateral Undertaking and does not form part of the reserved matters application.

With regard to boundary treatment, the developer has confirmed that this will be a bow top railing which will keep young children safe within the play area, but would allow water and debris to pass through in the event of a flooding event from the Brook.

Highway Safety

The highway safety audit has not identified any concerns with respect to the principles of the pedestrian access into and around the site. It has identified a number of minor design issues and recommended a number of modifications to such items as location of ironworks in the road, tactile paving and lighting. These could be secured by condition.

Affordable Housing

The unilateral undertaking states that the affordable housing provision should be 50% social rented and 50% discounted for sale. Given that 7 affordable units are proposed, and that this will not divide equally, it is proposed that the affordable housing provision should be 4 units of social rented housing and 3 units of discounted for sale. This reflects the local housing need as set out in the Housing Officer's comments. The recommendation has been amended to reflect this.

Regional Spatial Strategy

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EM1- Integrated Enhancement and Protection of the Region's Environmental Assets

EM18 – Decentralised Energy Supply

MCR4 – South Cheshire

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AMENDED RECOMMENDATION

APPROVE subject to completion of a Section 106 Agreement to:

- 1. Make provision for the Public Open Space within the Application Site**
- 2. Make provision for 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 an integral part of the overall scheme.**

3. **Make provision for 4 units of social rented housing and 3 units of discounted for sale housing.**

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**
11. **Removal of Permitted Development Rights**
12. **The highway access shall be constructed in accordance with the recommendations of the Pedestrian Provision Road Safety Audit Stage 2**
13. **Provision of 10% renewable energy**

APPLICATION NO: 10/3808

PROPOSAL **Extension to time limit – redevelopment of former factory to provide 28 no. new homes to included 12 affordable homes provided by RSL**

ADDRESS: **Former Cardboard Factory, Betchton Road, Malkins Bank**

Greenspace

The S.106 agreements relating to this site are dated

18th June 2004

28th August 2007

Both documents refer to the first schedule that the reserved matters make provision for financial contribution in lieu of pos provision within the applications site in accordance with SPG1.

We no longer calculate the sums using SPG1, we use the Interim Policy Note 24th September 2008.

Based on 28 dwellings with an average household of 2.4 in the absence of a housing schedule or landscape layout the requirement would be

Amenity Greenspace Enhancement Provision	£ 3,550.18
" " Maintenance	£ 7,946.40
Play Provision Enhancement	£ 6,153.50
" " Maintenance	£20,059.20

Enhancements would probably be made at Mortimer Drive play area and green space giving that the site at Betchton over the canal is deemed unsuitable and no extra could be put in the existing site on the other side of the canal bridge.

Environment Agency

No objections

United Utilities

None received at the time of report preparation.

Officer Comments

Public Open Space

It is considered that the new Interim Policy Note 24th September 2008 constitutes a material change in circumstances since the previous approval. Therefore, the revised legal agreement, which will be required to reference the new permission, should also secure a recalculated commuted sum in lieu of on site open space provision worked out in accordance with the Councils Interim Policy Note.

Regional Spatial Strategy

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to secure at least 10% of their predicted energy requirements from decentralised and renewable or low carbon sources. This issue could be controlled through the use of a planning condition. Therefore the following condition should be attached to the recommendation;

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AMENDED RECOMMENDATION

APPROVE subject to a revised legal agreement to secure a commuted sum in lieu of on site open space provision (calculated in accordance with the Councils Interim Policy Note dated 24th September 2008) and the provision of 12 subsidised affordable housing units to be provided by an RSL, and the following conditions:

and the following conditions:

1. Implement development within 2 years of approval of last reserved matter
2. Submission of reserved matters within 3 years.
3. Submission of tree survey as part of reserved matters.
4. Submission of and approval of landscaping scheme as part of reserved matters.
5. Maintenance of landscaping scheme for a five year period.
6. Submission and approval of boundary treatment
7. Undertaking of ground and groundwater contamination report.
8. Access to CEC specification
9. Parking provision within the development to comply with CEC car parking standards.
10. Submission and approval of details relating to road construction
11. Submission for a scheme of drainage
12. Provision of visibility splays
13. Any reserved matters application to include provision for the retention and creation of natural habitats along the canal corridor and the eastern boundary of the site.
14. Suitable features for bats and breeding birds to be provided within the site
15. Development to take place in accordance with protected species report

16. To minimise disturbance to local residents during the construction period, no vehicles or service vehicles shall use the site between 18.00 and 08.00 Monday to Friday. Saturday working shall be limited to the hours of 08.00 and 13.00 and there shall be no construction activities on Sundays and Bank Holiday Mondays.
17. Provision of 10% renewable energy
18. Provision of details relating to foundation or other piling on site it is recommended that these operations are restricted to:

Monday – Friday	08:30hrs – 17:30hrs
Saturday	07:30hrs – 13:00hrs
Sunday	Nil

APPLICATION NO: 10/3903N

PROPOSAL: Extension to Time Limit of P07/1478 - Residential Development Comprising Twelve Three Bedroom Town Houses

ADDRESS: Richard Mullock & Sons Ltd, Wistaston Road, Crewe, CW2 7RL

APPLICANT: Richard Mullock & Sons Ltd

Officer Comments

Regional Spatial Strategy

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APPLICATION NO: 10/3918N

PROPOSAL Proposed Residential Development Comprising 9 No. Two Storey Dwellings and Associated Works

ADDRESS: FORMER GEORGE HOTEL, 645, WEST STREET, CREWE

AMENDED PLANS

In summary, the changes incorporate a hipped roof to units 1-4 and an amended car parking layout for units 5-7.

OFFICER COMMENT

These amended plans create greater symmetry across the West Street frontage of the site. As the roof to unit 4 was hipped to reduce the impact on the adjacent bungalow, this created a visual disparity between this unit and units 1-3. The amended house type for plots 1-4 now addresses this.

The Strategic Highways Manager raised concerns regarding the amount of car parking provided and the impact this would have on highway safety. The amended plans now demonstrate 200% car parking. In addition the case officer had concerns that the layout proposed represented an over-engineered highways arrangement which would have an adverse impact upon the appearance of the development. The consolidation of the car parking and the provision of larger areas of planting and reducing the width of the access soften the impact of the development. Informal discussions with a representative from the Highways Department indicated that the arrangement was acceptable however no formal response has been received as yet.

The Strategic Highways Manager has been reconsulted as have neighbouring properties. The consultation period is to end on 29th November 2010.

AMENDED RECOMMENDATION

Delegated Authority to APPROVE subject to receipt of response from the Strategic Highways Manager and no new material planning considerations being raised by residents and subject to the following conditions:

- 1. Standard Time Condition**
- 2. Materials to be submitted**
- 3. Approved Plans**
- 4. Contaminated Land**
- 5. Construction Hours**
- 6. Pile Driving**
- 7. Landscape Scheme**
- 8. Landscape Implementation**
- 9. Access Details including formation of footway to frontage**

10. **Car Parking, Access and Turning Space to be Provided and Retained**
11. **Obscure Glazing to Bathroom Windows**
12. **Boundary Treatment Details**
13. **No New Windows**
14. **Permitted Development Rights for Extensions and Alterations and Hardstanding Removed**
15. **Bin Storage Details**
16. **Energy Efficiency Measures to be Provided**
17. **Drainage Details**

APPLICATION NO: 10/3966N

PROPOSAL **New Two Bedroomed Bungalow on Land Adjoining 45 Holland Street**

ADDRESS: **LAND ADJOINING THE BACKLANDS, CREWE, CW1 3TZ**

UPDATES:

Letters of representation have been received from the occupants of 2 The Backlands. The main concerns relate to:

- Overdevelopment of the site.
- No parking provision for the 3 bedroom bungalow - with the potential of any owner occupier to increase the number of bedrooms in vacant roof space.
- Detrimental impact upon residential amenity
- Precedent for similar future development.
- Negative effect on current listed building - Boundary treatment is poorly designed and new development does not compliment this historic building.
- Poor design - Using 1960/70's bungalows as a design base should not be deemed acceptable.

OFFICER COMMENT

The issues raised by the neighbour have been addressed in the officer's report.

The proposals do represent an overdevelopment of the site which has resulted in a poor relationship between the bedroom windows of the dwelling proposed and the boundaries of the site. This would result in a poor outlook which would be detrimental to the amenities of future occupants and contrary to policy BE.1 within the Local Plan.

The issues related to the car parking arrangement could be addressed with an altered car parking layout.

In light of the response from the Conservation Officer on the previous application it is not considered that the proposed dwelling or other associated works such as boundary treatment would have a detrimental impact upon the listed building or its setting.

The Local Planning Authority cannot impose particular styles upon developers and the attractiveness of a particular design is often subjective. As the design reflects the characteristics of the area and would not appear incongruous it is not considered that a reason for refusal on design grounds could be sustained.

APPLICATION NO: 10/4054N

PROPOSAL: Extension to Time Limit - for Approved Planning Application P07/1076 for Storage Building Four Silos and Two Waste Liquid Tanks

ADDRESS: Laurels Farm, Crewe Road, Walgherton, Nantwich, CW5 7PE

APPLICANT: Joseph Heler Ltd

Officer Comments

Regional Spatial Strategy

Regional Spatial Strategies (RSS) were revoked by the Secretary of State for Communities and Local Government on 9 July 2010 under Section 79 (6) of the Local Democracy, Economic Development and Construction act 2009.

However, the Regional Spatial Strategy for the North West has been reinstated (pro tem) as part of the statutory Development Plan by virtue of the High Court decision in the case of Cala Homes (South) Limited and the Secretary of State for Communities and Local Government and Winchester City Council on 10th November 2010.

The application falls to be determined in accordance with the Development Plan (RSS and the adopted Borough of Crewe and Nantwich Replacement Local Plan 2011) unless material planning considerations dictate otherwise.

One material consideration will be the intention of the Secretary of State to abolish Regional Spatial Strategies in the forthcoming Localism Bill which is due to be published later this month.

The major implication of the reinstatement of RSS will be the need to reference those policies in RSS which would be relevant to this application.

These policies are:

DP1 – Spatial Principles

DP3 – Promote Sustainable Economic Growth

DP4 – Make best use of resources and infrastructure

DP7 – Promote environmental quality

DP9 – Reduce emissions and adapt to climate change

RDF1 – Spatial Priorities

RDF2 – Rural Areas

W1 – Strengthening the Regional Economy

EM1 - Integrated Enhancement and Protection of the Region's Environmental Assets

EM18 – Decentralised Energy Supply

MCR4 – South Cheshire

It is not considered that the proposed development would conflict with any of these Policies contained within the RSS. The only issue raised is in terms of Policy EM18 which requires all residential developments of 10 or more units to secure at least 10% of their predicted energy requirements from decentralised and renewable or low carbon sources. This issue could be controlled through the use of a planning condition. Therefore the following condition should be attached to the recommendation;

Prior to the commencement of development details of how the proposed development will secure at least 10% of its predicted energy requirements from decentralised and renewable or low-carbon sources shall be submitted to the Local Planning Authority and approved in writing. The development shall be completed in accordance with the approved details which shall thereafter be retained.