

Southern Planning Committee

Updates

Date: Wednesday, 22nd June, 2011
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.

16. **Updates** (Pages 1 - 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

This page is intentionally left blank

UPDATES

AGENDA ITEM 6

APPLICATION NO: 11/1545N

PROPOSAL: Change of Use of former GP's Surgery to A3 Restaurant and A5 Take-away, and formation of altered access from highway including dropped kerb

ADDRESS: 501 Crewe Road, Wistaston, Crewe, Cheshire, CW2 6QY

APPLICANT: Mr Wah Lau

REPRESENTATIONS

A further 23 letters of representation have been received which have raised the following points:

- Highway safety with regards to accessing and leaving the site
- Dangerous parking/parking on double yellow lines
- Insufficient parking
- Disturbance and noise, especially at night
- Litter
- Cooking smells enveloping the surrounding area
- Means of rubbish disposal
- Youths congregating outside the premises
- A restaurant/take away will detract from the area
- No need for the proposed development
- Illuminated signage will damage the amenity of the area and nearby dwellings
- No mention of opening in the application
- Increase in anti-social behaviour
- Rubbish will attract vermin
- Devaluation of property prices

OFFICER COMMENT

Issues raised above with regards to the principle of development, the impact on amenity, matters of highway safety and parking of the site have already been discussed within the main report. Therefore the planning officer's recommendation for **Approval with Conditions** remains.

UPDATES

AGENDA ITEM 7

APPLICATION NO: 11/0573N

PROPOSAL: Erection of an Agricultural Steel Portal Frame Building to Provide Space for Two Robotic Milking Machines and Cow Cubicles

ADDRESS: Wades Green Farm, Minshull Lane, Church Minshull

APPLICANT: Mr Ian Hocknell

CONSULTEES

Highways: The applicant has suggested within the planning application that there will be no alteration to the existing access, yet on the plan provided the access is being altered.

Before the highways authority can consider this application, the maximum visibility splays must be demonstrated and information provided in relation to the size of vehicles using this site.

Any gate should open inwards and be set back far enough for the largest vehicle using the site to park in front of them off the adopted highway.

REPRESENTATION

An additional letter of representation has been received from the occupiers of Paradise Green Farm. The salient points of their letter of objection are as follows:

The proposal would be viewed from my property and would present unsightly change to a view I have enjoyed for a number of years;

I am concerned about disturbance and smell emanating from the building and light pollution; and

The use of the building is not essential to agricultural purposes.

OFFICER COMMENTS

Whilst the concerns of the objector are noted the loss of a view is not a material planning consideration and is not a sufficient justification to warrant a refusal. All the comments have been addressed in the committee report.

The concerns of the highway officer are noted, however the submitted plans clearly show the visibility splays and it is considered that there will be no impact on highways safety. However, in order to stop vehicles parking on the adopted highway, whilst the gates to the site are opened/closed a condition will be attached to the decision notice stating that the gates shall open inwards and be set back 13m from the edge of the adopted highway.

Recommendation: Approve subject to conditions in the main report and an additional condition so that the gate opens inwards and is set back 13m from the edge of the highway.

UPDATES

AGENDA ITEM 12
APPLICATION NO: 11/1025N
PROPOSAL: Outline application for 3 bedroom house in the rear garden
ADDRESS: 4, GORSEY BANK CRESCENT, WYBUNBURY, CW5 7LX
APPLICANT: Mick Jones

CONSULTEES

Wybunbury Parish Council:

- Over development
- Close proximity to No. 2 in Church Way
- Too close to boundaries
- New access on Church Way could cause restricted access to vicarage car park as access would be opposite the car park entrance on Church Way.
- Believed neighbours also opposed

The Occupiers of No.3 Gorsey Bank Crescent, Wybunbury have raised the following comments,

- Issues raised regarding environmental impact of development
- However, happy for Planning and Environmental Officer to make a decision

OFFICER COMMENT

Issues raised above with regards to the principle of development, amenity impact, siting, highways impact and general suitability of the site have already been discussed within the main report. Therefore the planning officer's recommendation for **Approval with Conditions** remains.

UPDATES

AGENDA ITEM 13

APPLICATION NO: 11/1051N

PROPOSAL: Provision of Greenway from Crewe to Nantwich, Section from Wistaston Green Road to A51/Nantwich Bypass

ADDRESS: Land at Middlewich Road, Nantwich

APPLICANT: Cheshire East Council

KEY ISSUES

Whilst detailed plans which show the extent of vegetation removal throughout the length of the greenway have not yet been received, it is considered that this detail could be secured by an appropriately worded condition. Such a condition, coupled with the recommended landscaping conditions, would ensure that the development could be carried out without causing significant harm to the character and appearance of the landscape.

RECOMMENDATION

No change to recommendation. However, a further condition requiring detailed plans showing the extent of vegetation removal and which also show the construction of the greenway in these locations is recommended.

UPDATES

AGENDA ITEM 15

APPLICATION NO: 11/1416N

PROPOSAL: Erection of an Agricultural Steel Portal Frame Building to Provide Space for Two Robotic Milking Machines and Cow Cubicles

ADDRESS: CALVELEY GREEN FARM, CALVELEY GREEN LANE,
CALVELEY, CHESHIRE, CW6 9LF

APPLICANT: A Plumbley and Co

CONSULTEES

Environmental Health: Updated response received on 13th June 2011-06-17

After discussions with the Agent, John Roberts of Rostons, about the proposed development, it appears that the robotic milking machines are powered by electricity. Hence as there are no engines associated with the robotic milking machines, there should be no significant noise issue.

Environmental Health Informative:

The hours of construction (and associated deliveries to the site) of the development shall be restricted to 08:00 to 18:00 hours on Monday to Friday, 09:00 to 14:00 hours on Saturday, with no work at any other time including Sundays and Public Holidays.

OFFICER COMMENT

As noted within the comments received by Environmental Health it is unlikely that any significantly increase in noise will be created from the additional milking robots at the site, and therefore the proposal will not have a detrimental impact on neighbouring amenity.

Therefore subject to the additional Informative noted above, planning officer's recommendation for **Approval with Conditions** remains.

This page is intentionally left blank