



Southern Planning Committee

Updates

Date: Wednesday, 3rd August, 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.

Updates (Pages 1 - 4)

Please contact Julie Zientek on 01270 686466
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SOUTHERN PLANNING COMMITTEE UPDATES
3 August 2011

APPLICATION NO: 11/1484C

PROPOSAL: Construction of 14 Dwellings, widening of Windsor Place and demolition of outbuildings / garages

ADDRESS: Land off Windsor Place, Congleton.

CORRESPONDENCE

The developer has stated by email that a management company will be used to look after the land by house 14 and it will be maintained as public open space.

RECOMMENDATION

No change to the recommendation.

APPLICATION NO: 11/0573N

PPOPOSAL: Poultry House and feed hopper with associated access road and hardstanding

ADDRESS: Land adjacent Minshull Lane, Church Minshull

CONSULTATIONS

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.

COMMENT: Whilst the concerns of the highway officer are noted, the submitted plans clearly show the visibility splays and is it 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.

Condition: Gate open inwards and set back 13m from the edge of the highway.

REPRESENTATIONS

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.

COMMENT: 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.

RECOMMENDATION: Approve subject to additional condition above.

APPLICATION NO: 11/2069C
PROPOSAL: Two detached houses with garages
ADDRESS: 36 Pikemere Road, Alsager.

CORRECTION

In the section relating to the scale of the development (p172), the report wrongly states that application number 09/3455C, was *refused*. As indicated in the earlier history section, this application was in fact approved on 11th February 2010.

CORRESPONDENCE

The agent for the application has submitted comments on the objections to this application. In summary these comments reiterate that the principle of siting two detached dwellings on the site has already been established by application number 09/3455C, which is extant and could therefore be implemented. In addition he stresses that the proposal would meet the requirements relating to residential amenity.

RECOMMENDATION

No change to the recommendation.

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