



Southern Planning Committee

Updates

Date: Wednesday, 24th 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

24th August 2011

APPLICATION NO: 11/2648C

PROPOSAL: 14.8m High Joint Operator Street Furniture Type
Telecommunications Tower

ADDRESS: Junction of Rood Hill and Berkshire Drive, Congleton

CONSULTATIONS

Environmental Health

This department believes that it is the role of national agencies such as the Independent Expert Group on Mobile Phones (IEGMP) and the Health Protection Agency (HPA) that incorporates National Radiation Protection Board (NRPB) to assess the pro's and con's of relevant research and provide, to central government, an expert balanced view relating to the legislative framework of the UK as a whole.

We then at a local level take our lead from guidance provided, typically regarding this topic, :- PPG 8 (Telecommunications) which states that local planning authorities should not implement their own precautionary policies with respect to these installations. Determining what measures are necessary for protecting public health rests with the Government.

Given the above and providing the applicant can demonstrate that the installation meets the ICNIRP (International Commission on Non-Ionizing Radiation Protection) guidelines for public exposure limits, there would be no health grounds for refusing the application.

REPRESENTATIONS

Representations have been received from the occupiers of the following:

- 4, 5, 38 55 Berkshire Drive, Congleton
- 30 Daisybank Drive, Congleton
- 6 Wellington Close, Congleton
- 17 Hillfields Close, Congleton
- 2, 3 Hampshire Close, Congleton

In summary the objections relate to:

- It would obstruct visibility of cars at junction of Berkshire Drive and Rood Hill.
- It would reduce visibility of junction and pedestrians for cars using A34.
- Devalue property nearby.
- Due to position and height it would adversely affecting the character of the area and would be an eyesore.
- Concern about the health effects in close proximity to residential properties.
- The emotive nature of the health and safety concerns is not accounted for by the applicant's information on this subject.
- There is no apparent benefit to households in immediate proximity.
- Change in outlook

- The area indicating maintenance vehicle parking is such that it would cause additional congestion, highway blocking and decreasing in highway safety.

OFFICER COMMENTS

The additional comments and objections received express the same concerns already raised and were addressed in the original committee report under the consideration of the application.

The recommendation remains unchanged.

APPLICATION NO: 10/4973C

PROPOSAL: Redevelopment of the site to provide 101 dwellings.

ADDRESS: Canal Fields, Hall Lane, Moston, Sandbach.

CONSULTATIONS

Sandbach Town Council

The Town Council have no objection to the amended layout but reiterate their objection to the proposal due to poor access.

British Waterways

No objection to the amended plans.

Natural England and Ecology

As anticipated in the original committee report, Natural England have now confirmed they are satisfied that the proposal will have no adverse impact on Sandbach Flashes subject to conditions in respect of the specified drainage arrangements being fully implemented.

COMMUNITY INFRASTRUCTURE LEVY REQUIREMENTS

The recommendation also includes a requirement for financial contributions towards education and accessibility improvements/enhanced play provision which must be considered against the requirements of S122 of the 2010 Community Infrastructure Regulations and the advice contained within Circular 05/05 Planning Obligations.

In this respect the financial contributions are (a) Necessary to make the development acceptable in terms of off-setting the potentially negative impacts of the development in terms of school places, pedestrian access to the canal and access for residents to play equipment; (b) directly related to the development because the contribution is calculated against the size of the development and the impact on need; and (c) Fairly and reasonably related in scale and kind to the development because the commuted sums are calculated based on the size of the overall size of the new development and the number of bedrooms within the new development.

APPLICATION NO: 11/2556C

PROPOSAL: Two Detached Dwellings

ADDRESS: Land adjacent to 26 Millmead, Rode Heath

CONSULTATIONS

Odd Rode Parish Council has stated that it has no objection to the proposal subject to public right of way remaining in current location and Cheshire East retaining ownership of the existing public land.

COMMENT

It should be noted that the footpath is not a public right of way. The land to be used for the provision of the access would total approximately 13.2sqm and people would still be able to use the footpath to access Sandbach Road.

There is no change to the recommendation in light of these comments.