

Southern Planning Committee

Updates

Date: Wednesday, 7th December, 2011
Time: 1.00 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
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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SOUTHERN PLANNING COMMITTEE – 7TH DECEMBER 2011

UPDATE TO AGENDA

APPLICATION NO.

11/2317C

LOCATION

Old Hall Hotel, High Street, Sandbach, CW11 1AL.

UPDATE PREPARED

5th December 2011

CORRESPONDENCE

Representations have been received from the occupiers of 1 Old Hall Cottages and 2, 3 and 4 Old Hall Gardens, both express full support for the application. The applicant has also submitted photographs showing the poor condition of the fence prior to the erection of the wall.

Two representations have been received from the occupiers of 1 Old Hall Gardens, objecting to the application and expressing concerns about the *“dominating height and design of the brick wall”*. They also submitted photographs showing the foundations of the wall on their side to illustrate the difficulties they would have in planting screening vegetation.

RECOMMENDATION

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

SOUTHERN PLANNING COMMITTEE – 7TH DECEMBER 2011

UPDATE TO AGENDA

APPLICATION NO.

11/2320C

LOCATION

Old Hall Hotel, High Street, Sandbach, CW11 1AL.

UPDATE PREPARED

5th December 2011

CORRESPONDENCE

Representations have been received from the occupiers of 1 Old Hall Cottages and 2, 3 and 4 Old Hall Gardens, both express full support for the application. The applicant has also submitted photographs showing the poor condition of the fence prior to the erection of the wall.

Two representations have been received from the occupiers of 1 Old Hall Gardens, objecting to the application and expressing concerns about the *“dominating height and design of the brick wall”*. They also submitted photographs showing the foundations of the wall on their side to illustrate the difficulties they would have in planting screening vegetation.

RECOMMENDATION

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

SOUTHERN PLANNING COMMITTEE – 7TH DECEMBER 2011

UPDATE TO AGENDA

APPLICATION NO.

11/1165N

LOCATION

Station Yard, Wrenbury

UPDATE PREPARED

5th December 2011

OFFICER COMMENTS:

The main report stated that consultation responses were outstanding from United Utilities, Network Rail and HM Railways Inspectorate. At the time of report preparation these had not been received.

It is therefore recommended that the committee grant delegated powers to the Head of Development to approve subject to no objection being received from those consultees. In the event that an objection was received the matter would be returned to committee for those comments to be considered.

AMENDED RECOMMENDATION:

GRANT DELEGATED POWERS to the Head of Development to APPROVE subject to:

- **No objection from United Utilities, Network Rail and HM Railways Inspectorate**
- **The completion of a legal agreement to secure the development as affordable housing in perpetuity**
- **The imposition of the following conditions:**
 1. **Standard outline time limit**
 2. **Submission of reserved matters**
 3. **Approved Plans**
 4. **No approval of indicative layout**
 5. **Implementation of noise mitigation measures**
 6. **Submission / approval and implementation of external lighting**

7. **Construction hours limited to Monday – Friday 08:00hrs – 18:00hrs Saturday 09:00hrs – 14:00hrs With no Sunday or Bank Holiday working**
8. **Piling restricted to Monday – Friday 08:30hrs – 17:30hrs Saturday 09:30hrs – 14:00hrs, Sunday Nil**
9. **“Floor floating” restricted to Monday – Friday 07:30hrs – 20:00hrs, Saturday 08:30hrs – 14:00hrs, Sunday Nil**
10. **Submission / approval and implementation of contamination report / mitigation.**
11. **Materials**
12. **Remove permitted development rights – extensions and ancillary buildings**
13. **Submission / approval and implementation of access construction details**
14. **Provision of parking to be 200% plus 5 visitor spaces**
15. **Submission of Landscaping scheme**
16. **Implementation / maintenance of landscaping**
17. **Submission / approval and implementation of boundary treatment to include, inter alia, 1.8m palisade fencing to railway and acoustic fencing**
18. **Submission / approval and implementation of drainage scheme**
19. **Submission / approval and implementation of bat foraging area in the South East corner of the site**
20. **No works within bird nesting season unless survey / mitigation submitted and approved**
21. **Any future reserved matters application to be supported by an updated badger survey report to include updated mitigation/compensation proposals**