

# **Southern Planning Committee**

## **Updates**

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<b>Date:</b>	<b>Wednesday, 28th March, 2012</b>
<b>Time:</b>	<b>1.00 pm</b>
<b>Venue:</b>	<b>Council Chamber, Municipal Buildings, Earle Street, Crewe CW1 2BJ</b>

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The information on the following pages was received following publication of the committee agenda.

**Updates** (Pages 1 - 8)

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Please contact	Julie Zientek on 01270 686466
E-Mail:	<a href="mailto:julie.zientek@cheshireeast.gov.uk">julie.zientek@cheshireeast.gov.uk</a> with any apologies, requests for further information or to arrange to speak at the meeting

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## **SOUTHERN COMMITTEE UPDATES**

**Application No:** 12/0267N

**Location:** Land on Newton Road, Sound

**Proposal:** Erection of detached property, double garage and associated access.

**Applicant:** Mr & Mrs Bradbury

## **REPRESENTATIONS**

One additional letter of objection received from Rose Cottage reiterating previous concerns raised.

Letter from applicants agent in response to objections received. The letter states that:

- The Design Manual for Road and Bridges (DMRB) relates specifically to the design of trunk road network and not appropriate in this location. Manual for Streets superseded guidance contained within Design Bulletin 32 (DB32).
- Visibility meets existing MfS standards
- Turning area ensures that vehicles enter and exit the site in a forward gear.
- Site would generate 5-6 vehicle movements per day which can comfortably be accommodated on the highway
- Site not currently in agricultural use, therefore no loss of agricultural land
- Proposed dwelling can comfortably be provided within the site and will not detract from rural character of area, amended plans demonstrate this further
- Appropriate infill site in accordance with NE.2
- Will be some excavation so that the property and garage will be set down, as opposed to 800mm above as shown by objector
- Trees in streetscene and along boundary will provide established landscape setting
- Neighbour sketches are an inaccurate representation
- Designed to safeguard amenity of Corner Cottage
- Scheme reduced further with removal of single storey elements and reduction in height of garage to 5m. 6m separation to Corner Cottage
- Greater set back from boundary, spatial separation and an appropriate scale
- Siting such that there would be no loss of light or overshadowing to existing conservatory or ground floor living room – acceptable relationship with neighbours
- Boundary treatment can be controlled by condition and privacy of Corner Cottage will be improved
- Driveway sited well away from boundary with intervening garden area. Garage is approximately 15.5m from boundary with Corner Cottage. Number of vehicular movements will be limited and therefore no adverse impact on amenity of Corner Cottage

- Reduction in height and removal of rooflights in garage will ensure Corner Cottage amenity is safeguarded
- Substantial separation with Pritch House, therefore no loss of amenity. Scheme has been reduced further.
- Precedent – no similar sites with area and each site is considered on its own merits
- Blue edged land is in applicants ownership but does not form part of the application
- Councils Conservation Officer has confirmed that there would be no implications of nearby SSSI.

### **KEY ISSUES**

No additional comments to add.

### **RECOMMENDATION**

**No change to recommendation. Approve subject to conditions**

**Application No:** 11/4002C

**Location:** Land Off, Jersey Way, Middlewich

**Proposal:** Construction of 77no. Private Residential Dwellings Together with Associated Works

**Applicant:** Russell Homes & Stewart Milne Homes

**The Heads of Terms should be amended to read:**

Provision of 19% affordable housing (15 no. units comprising of 8no. 2 bedroom units and 7 no. 3 bedroom units) split of the basis of 47% '**affordable**' rent (7 Units) and 53% intermediate tenure (8 Units) as per requirements of Interim Planning Statement.

**Public Open Space contribution**

The applicant has drawn to the case officer's attention that planning application 07/1452/FUL which was for 81no. dwellings, public open space and means of access which was approved on the 24<sup>th</sup> February 2009. There was a provision for £91,500 as a financial contribution towards children's and young person's provision and £13,850 as a financial contribution towards the offsite amenity, which equates to £105,350. The current application is for 77no. dwellings and the Greenspace Officer is requesting a total of £148,862.32. This figure is considered to be unreasonable as the Greenspace Officer is requesting a higher contribution for less dwellings than what was requested for the previous scheme. The applicant has confirmed that they willing to make the same contribution for this current application. Specifically they would provide £91,500 as the financial contribution towards Children's and Young Persons Provision and £13,850 as a financial contribution towards offsite amenity play space. The case officer considers that the amended contribution of £105,350 is reasonable.

**NOISE**

The applicant has submitted an updated noise assessment report. The report concludes that planning permission has already been granted for residential development. It goes on to state that the railway line adjacent to the western site boundary is rarely used and thus there is no significant impact from railway noise. At the northernmost part of the site there is some modest intermittent noise from a small compressor housing at the rear of the eastern building. In order to minimize the noise associated with the compressor housing a acoustic barrier is recommended.

The development site extends to the boundary of with Holmes Chapel Road, although there is only one new house proposed to the rear of the road. Road traffic noise have been assessed and found to be high in this area . Therefore, sound insulation measures have been recommended for this property. Noise mitigation measures have also been recommended for some dwellings that are proposed further back from the road.

**OFFICER COMMENTS:**

Colleagues in Environmental Health have been consulted and they state that noise breaking calculations show that the attenuation measures proposed in plots 24 and 19 to 22 will be adequate to reduce the noise levels to those detailed in BS 8233 'Sound Insulation and Noise Reduction for Buildings'. The consultant also needs to provide the expected attenuation of the acoustic fencing proposed for the rear gardens of plots 19 to 22 and plot 26.

**ADDITIONAL CONDITIONS:**

The development to be constructed in accordance with Hepworth Acoustics Noise and Vibration Consultants report received by the Local Planning Authority on 13<sup>th</sup> March 2012.

Prior to the commencement of development details of the Acoustic Fencing to plots 19 to 22 and plot 26 shall be submitted to and approved in writing by the LPA.

**RECOMMENDATION:** The recommendation for approval still stands subject to conditions and the signing of a legal agreement.

**Application No:** 11/3168N

**Location:** The Limelight Club, 1- 7, HIGHTOWN, CREWE, CW1 3BP

**Proposal:** Restoration and Conversion of Existing Building to Form 20no Dwellings with Amenity Space and Off Road Parking

**Applicant:** Mr Stuart Campbell, Limelight Developments Ltd

### **Erratum**

There are some anomalies within the planning committee report for the above application with regard to the proposed number of units in the heading of the report, under the highways section and as part of the conclusion.

For the avoidance of doubt the number of dwellings proposed is 20.

### **CONDITIONS**

To assist with the phasing of the development the applicant has requested that instead of the condition requiring provision of car and cycle parking prior to first occupation of the development, as stated on p.113 of the report, the condition states that parking should be provided in accordance with a timetable and phasing plan to be agreed with the local planning authority prior to commencement to development.

There are no objections to this proposal and the recommendation is therefore amended accordingly.

### **AMENDED RECOMMENDATION**

**Conditions 3 & 4 to read:**

- **Provision of car parking in accordance with timetable and phasing plan to be agreed with the local planning authority prior to commencement to development.**
- **Provision of cycle parking timetable and phasing plan to be agreed with the local planning authority prior to commencement to development.**

**Application No:** 12/0253C

**Location:** SMALLWOOD STORAGE LTD, MOSS END FARM, MOSS END LANE, SMALLWOOD, SANDBACH, CW11 2XQ

**Proposal:** Reserved Matters Application for 11/0627C - Demolition of Existing Buildings and Erection of 15 Dwellings and Associated Infrastructure Works

**Applicant:** Rowland Homes Limited

## **OTHER REPRESENTATIONS**

An e-mail has been received from the occupier of Little Moss End Farm to confirm that he has no objection to the amended plan and he will not therefore be attending the committee meeting.

## **LANDSCAPE ISSUES**

An amended landscaping and site layout plan has been received showing the bund to the western boundary of the site to be removed and replaced with a mixture of closed boarded and post and rail fence screened by hedging. This is considered to be acceptable with the exception of the closed boarded fencing, which should be substituted for post and rail as shown for all the other site boundaries to the open countryside. This can be secured through the recommended condition requiring a revised scheme of landscaping / boundary treatment to the western boundary.

The landscape officer has confirmed that the revised plans have addressed her previous concerns. However, she has requested a hedge to supplement the post and rail to the southern and south western boundary. It is recommended therefore that the proposed conditions are amended accordingly

## **AMENDED CONDITIONS**

- 1. Plans**
- 2. Revised scheme of landscaping / boundary treatment to the north west and south western boundaries to include post and rail fence and native hedges to both sides.**
- 3. Electromagnetic screening**



**Application No:** 12/0344N

**Location:** Church Bank Cottage, Wyche Road, Bunbury

**Proposal:** Proposed Two Storey Side Extension and Single Storey Sunroom

**Applicant:** Mr & Mrs R Parr

The description of development shall be altered to read **single storey** side extension and single storey sunroom, to reflect changes to the scheme during the application process.

In addition to the above, an informative shall be added stating that Listed Building Consent will also be required.

**RECOMMENDATION:** The recommendation for approval subject to conditions still stands.

**Application No:** 12/0457N

**Location:** Land off Wyche Lane Bunbury

**Proposal:** Extension to Time Limit on Application P07/0867 for 10 Affordable Houses

**Applicant:** Muir Group Housing Association Ltd

This application has been **withdrawn** by the applicant.