

Strategic Planning Board Updates

Date: Wednesday 30th May 2012
Time: 10.30 am
Venue: Council Chamber, Municipal Buildings, Earle Street,
Crewe CW1 2BJ

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

Planning Update (Pages 1 - 6)

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CHESHIRE EAST COUNCIL

Strategic Planning Board

Date of meeting: 30th May 2012
Report of: Steve Irvine – Development Management and Building Control
Manager
Title: Rope Lane Shavington

UPDATE REPORT

Amended Plan

As stated in the main report, the hedgerow on the Rope Lane frontage of the site has been identified as being historically important under the Criteria set down in the Hedgerow Regulations.

Policy NE5 of the Crewe and Nantwich Local Plan states, inter alia, that the local planning authority will protect, conserve and enhance the natural conservation resource proposals for development will only be permitted where natural features such as hedgerows, are, wherever possible, integrated into landscaping schemes on development sites.

Given that the hedgerow was proposed for removal it was considered that a natural feature, which has been identified as being historically important, would not be retained and integrated into the development and as a result the requirements of this policy would not be met.

However, the applicant has now submitted an amended plan (attached) showing the proposed footpath along the site frontage to be relocated behind the hedgerow, within the site. The plans also show that the required visibility splays for the proposed access can be achieved without the need to remove the hedgerow. Therefore, with the exception of the removal of a small 10m section in the middle of the site frontage to accommodate the highway access itself, it is now proposed to retain the existing hedgerow.

In the light of this amended plan, the fact that the historic line of the hedgerow, which is considered to be important, and that as its line follows that of the road, it could still be traced in the landscape following the implementation of the development, it is not considered that a refusal on the grounds of Policy NE.5 could now be sustained.

On the basis of the above, it is considered that the Council should also withdraw the hedgerow reason for refusal and agree with the Appellant not to contest the issue at Appeal.

AMENDED RECOMMENDATION

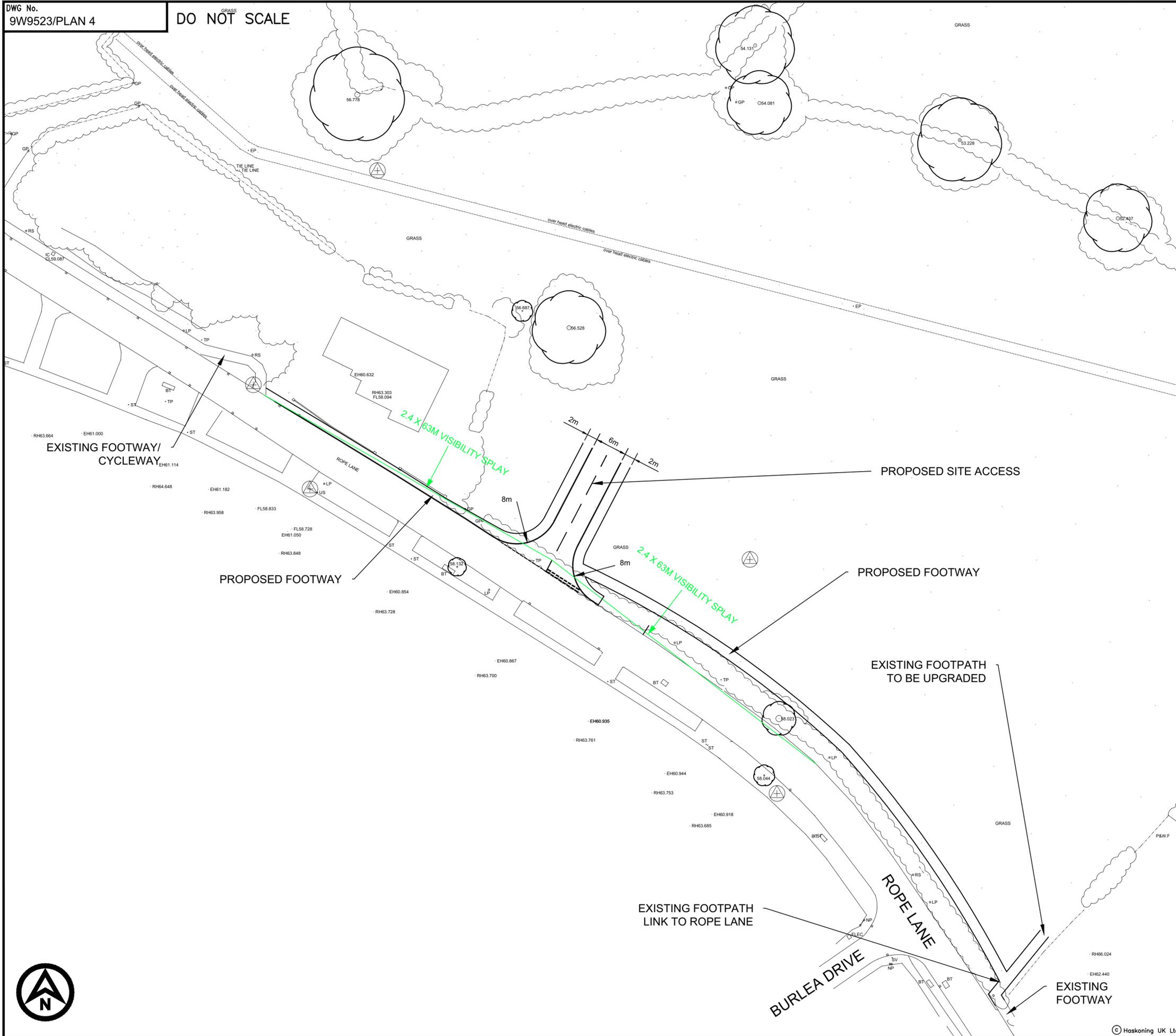
That the Committee resolve to withdraw the reasons for refusal in respect of both contaminated land and the hedgerow and to instruct the Development Management and Building Control Manager not to contest the issue at the forthcoming Appeal.

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This drawing is based on a topographical survey.

Visibility splays are based on the 85th percentile speed readings taken in September 2011.

PLAN 4



C	EDITS TO FOOTWAY	BH	AK	AK	08.05.12
B	MINOR EDITS	JC	DJ	CF	04.11.11
A	FIRST ISSUE	CY	DJ	CF	09.09.11
Rev	Amendment	Drawn	Check'd	Appr'd	Date

Client
Wainhomes Developments Ltd

Project
Rope Lane, Shavington

Title
Proposed Site Access Junction

1 of 1

A COMPANY OF

HASKONING UK LTD
DEVELOPMENT AND TRANSPORT



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Drawn	CY	Checked	DJ	Approved	CF
Date	09.09.2011	Date	09.09.2011	Date	09.09.2011
Scale	1:500 @ A2	Status	Approval	Rev	
Dwg No.	9W9523/PLAN 4				C

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UPDATE TO AGENDA – STRATEGIC PLANNING BOARD 30 MAY 2012

APPLICATION NO: 12/1211c

**LOCATION: BRIDESTONE SHOPPING CENTRE VICTORIA STREET
CONGLETON**

UPDATE PREPARED 29TH MAY 2012

There are no additional information or consultee responses to be reported in respect of this application.

Some minor errors have been noted in the Heads of Terms as originally drafted in the Report. Accordingly, it is recommended that the Heads of terms in respect of Clause 7 of the Heads of Terms be amended to :

Public Realm

- a. A contribution of £10,000 or 50% (whichever is the lower) to the cost of a Public Realm Design strategy commissioned by Congleton town Council**
- b. Any cost savings which arise between (i) the actual cost of the off-site highway works in Paragraph 1 (the off street Highway Works) and (ii) the applicant's indicative costings for those works ,shall be quantified and paid to the Council to pay any further works identified in the Public Realm Design Strategy**

RECOMMENDATION

In order to give proper effect to the Board`s intentions and without changing the substance of the decision, it is recommended that authority is delegated to Development Management and Building Control Manager, in consultation with the Chair of Strategic Planning Board, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

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