

Southern Planning Committee

Updates

Date:	Wednesday, 20th March, 2013
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 - 8)

Please contact	Julie Zientek on 01270 686466
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APPLICATION NO: 12/4007N

LOCATION: Manor Way Centre, Crewe

PROPOSAL: Development of 72-Bed Care Home Replacing Existing 39-Bed Care Home

APPLICANT: Glendun Ltd

EXPIRY DATE: 17th January 2012

APPLICANTS SUPPORTING INFORMATION

The applicant hopes that members will have had the opportunity to review the package of information sent to them prior to the meeting, which is summarised below:

- The Highways Authority has no objections and plans have already been provided showing pick-up/drop-off facilities, refuse and service vehicle access;
- All the required separation distances to neighbouring dwellings are met/exceeded and there would be no loss of residential amenity as a result;
- The 3 storey development would be set well back from the Manor Way frontage so it would have no overbearing impact in the street scene. The building would be lower in overall height than the existing 3 storey dwellings to the rear of the site because the rising ground would be excavated to level the floor plate;
- Most trees on the site frontage would be retained, would continue to contribute to the street scene and provide landscape screening. Overall the landscape design of the site would be greatly enhanced;
- The design is appropriate and the building would sit comfortably in its context;
- The developed area of the site would not increase as a result of this proposal, and usable amenity space would increase by over 100m²;
- There is no requirement for the applicant to prove a need for the nursing home because planning policy is supportive of the development. It is within the urban area on a brownfield site already in Class C2 use.
- The appeal case at Coppice Way, Handforth referred to by Cllr Clowes differs because the Local Plan identifies it as Safeguarded Land akin to open Countryside. Therefore the proposed development was contrary

to policy and the appellant must show that other material considerations outweigh the development plan policy indication of refusal. The appeal inspector determined that the appellant's case had not shown that there was a need for the Safeguarded Land to be developed, and so the appeal was refused as indicated by Local Plan policy.

The applicant considers that the above resolves the queries raised at the previous committee meeting. In the light of the additional information provided, all indications are that the application should be approved.

RECOMMENDATION

No change to recommendation

APPLICATION No.13/0013N

LOCATION: Edleston Road County Primary School, Edleston Road,
Crewe, CW2 7HB

PROPOSAL: Conversion of former primary school to form ten
residential apartments

Design Standards

Since the drafting of the Committee Report, the applicant has submitted a revised proposed floor plan (number: 0410 Rev C), to show the heritage features that are to be retained as part of the conversion.

The Council's Heritage Officer is satisfied with this amended plan. As such, subject to conditions as originally detailed, it is considered that the proposed development would adhere with Policy BE.2 and BE.13 of the Local Plan.

RECOMMENDATION

No change to recommendation

APPLICATION NO: 13/0019N

LOCATION: Linden Court, HUNGERFORD AVENUE, CREWE, CW1 6HB

PROPOSAL: 22No. new residential units, predominantly two storey semi-detached dwellings with 6No. 1 bedroom flats and a new access road

CONSULTEES

Highways Authority [18.03.2013] : made the following additional comments;

Although in the report it states that the footpaths crossing the site are not on the definitive map, they are adopted and so are public highway. As such they will need formal stopping up or diversion under S247 of the TCPA.

ADDITIONAL INFORMATION

The applicant has submitted an amended plan which shows a very slight amendment to the boundary of Unit 14 and No.60 Hungerford Avenue. This is available to view on the planning website.

OFFICER COMMENT

With regard to the additional Highways comments, this is noted and it is considered that an informative should be added to any favorable permission given for the site, to ensure the Applicant is aware of their duties.

With regard to the amended plan, the alteration to the boundary will have a negligible impact on the overall development and therefore is considered to be acceptable.

The recommendation of APPROVAL therefore remains with the additional informative

Informative – Section 247 required for stopping up or diversion of the public highway

APPLICATION No.13/0708N

LOCATION: Land at 2, Railway Bridge Cottages, Baddington Lane,
Baddington, Nantwich CW5 8AD

PROPOSAL: Material change of use of land to use as residential
caravan site, including extension to existing hardstanding
(4 permanent pitches)

FOR CLARIFICATION

The applicant has asked that it be highlighted that they are Romany Gypsy,
and that the application proposal should reflect as such.

The proposal should therefore be changed to

Material change of use of land to use as Gypsy/Traveller residential caravan
site for, including extension to existing hardstanding (4 permanent pitches).

Additional comments:

Sound Parish Council: Object to the application on the following grounds:

- The Application will create an intrusion into open countryside.
- Vehicular access onto the A530 is very bad emerging onto a dangerous road and with the added hazard of queuing traffic for the traffic lights across the entrance.

One letter of objection has been received raising the following points:

- The existing caravans look out of place on this site
- The caravans are visible from longer distance views from the Nantwich Settlement Boundary
- If planning permission is granted – evergreen landscaping should be provided.

RECOMMENDATION

The points raised above have been considered as part of the officer report
and there is no change to recommendation.

APPLICATION No:13/0136N

PROPOSAL: Demolition of existing church building, erection of church community centre and 18 affordable retirement apartments and associated access and car parking provision.

LOCATION: North Street Methodist Church, North Street, Crewe, Cheshire, England, CW1 4NJ

APPLICANT'S SUPPORTING INFORMATION

Since the drafting of the committee report, a number of additional pieces of information have been submitted by the applicant in order to address the proposed prior to commencement of development conditions. Specifically, the applicant has submitted;

- A dust suppression statement
- A revised landscape plan
- A plan of the proposed communal area
- Proposed summer and winter bat roost details
- Proposed Swift and bat box details

OFFICER APPRAISAL

Amenity

With regards to both proposals, Environmental Health originally advised that they would have no objections to the proposed development subject to conditions relating to hours of construction, lighting, dust control and an informative relating to contaminated land.

In response to this advice, the applicant submitted a dust suppression statement. Environmental Health have subsequently advised that; *'As long as the activities on site are conducted as per the details provided, I have no objections to the scheme.'*

Subject to a revised condition for the implementation of this dust suppression scheme, it is considered that the development would adhere with Policy GR6 of the Local Plan.

Protected Species

As part of the application submission, the applicant has submitted a bat survey. The Council's Nature Conservation Officer reviewed this survey and advised that he is satisfied with it. However, he recommended a number of conditions to protect nesting and breeding birds. Specifically, a condition requesting a detailed survey be conducted to check the site for nesting birds

before any works take place between 1st March and 31st August in any year, and a condition requesting the submission of features for the use by breeding swifts and roosting bats have been suggested.

In response to this consultation response, the applicant submitted details of features they intend to use to accommodate roosting bats and breeding swifts and bats. The Council's Nature Conservation Officer has subsequently amended his comments requesting the following conditions; Breeding birds and the implementation of the box and roosting features as advised.

Subject to these revised conditions, it is considered that the development would adhere with Policy NE.9 of the Local Plan.

Affordable Housing

Although it was originally proposed to secure the affordable housing element of this scheme with a section 106 agreement, it has subsequently been agreed that this can be achieved with the addition of a condition instead. Accordingly, the originally proposed condition restricting the age limit for the occupiers of the affordable housing will be superseded.

CONCLUSIONS AND REASONS FOR THE DECISION

No change to conclusions, however the revised recommendation no longer includes the S106 requirement and the list of conditions has been altered in light of the additional information submitted.

RECOMMENDATION

APPROVE subject to the following conditions

1. **Standard (Time)**
2. **Plans**
3. **Material details to be submitted**
4. **Hours of construction (Mon-Fri – 08:00 to 18:00hrs, Sat – 09:00 to 14:00hrs, Sun – Nil)**
5. **Lighting to be approved**
6. **Dust suppression (implementation only)**
7. **Prior submission of an amended design for the revised access to include radius kerbs and tactile paving**
8. **Landscaping (Implementation only)**
9. **Boundary treatment (implementation only)**
10. **Construction of access in accordance with approved drawing**
11. **Affordable housing**

APPLICATION NO: 13/0403N

LOCATION: 32, NANTWICH ROAD, WRENBURY, CHESHIRE, CW5 8EN

PROPOSAL: Outline application for erection of small 2-storey dwelling on vacant land

ADDITIONAL INFORMATION

An amended indicative plan has been received showing the ground floor layout amended and the siting of the building moved towards boundary with No.34 Nantwich Road. This plan is available to view on the planning website.

OFFICER COMMENTS

The amended plans do not include elevations and therefore it is not possible to comment on the design element of the proposal given the alterations to the floor plans. The ground floor no longer includes an integral garage and therefore would ensure each room only have principal windows on the front and rear elevations. The re-positioning of the building would have a lesser impact on the existing kitchen window on the side elevation of No.32 Nantwich Road. Although the building will be sited closer to the boundary with No.34 Nantwich Road, the building is sited forward in the site and therefore would not have a detrimental impact on the secondary and principal windows on the side elevation of the neighbouring property. It is therefore considered to be acceptable in principal as the amended plan shows a building can be accommodated on the site without having a significantly detrimental impact on neighbouring amenity.

As noted in the main officers report this is an outline planning application with all matters reserved for a future application. Therefore it is considered that the principal of development is acceptable.

The recommendation of APPROVAL therefore remains