

# **Southern Planning Committee**

## **Updates**

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<b>Date:</b>	<b>Wednesday, 10th April, 2013</b>
<b>Time:</b>	<b>2.00 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 - 6)

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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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**APPLICATION No:** 13/0247C

**PROPOSAL:** Erection of up to 7no. B1, B2 and B8 Units with associated access road, service yards, car parks and landscaping.

**ADDRESS:** Sanderson Way, Middlewich, Cheshire

**CONSULTATIONS.**

**Strategic Highways Manager** – No objections

**RECOMMENDATION**

**No change to recommendation**

**APPLICATION NO:** 13/0403N

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

**ADDRESS:** 32, NANTWICH ROAD, WRENBURY, CHESHIRE, CW5 8EN

**CONSULTEES**

**Highways Authority:** I can confirm there are no highway comments or objections to application 13/0403N.

**OFFICER COMMENT**

The Highways Authority has indicated that there are no concerns relating to the proposal and therefore concur with the conclusions made within the main officer's report. The proposals as submitted will have an adverse impact on highway safety and in so doing are contrary to Policy BE.3 in the Borough of Crewe and Nantwich Replacement Local Plan 2011.

**RECOMMENDATION**

The recommendation of APPROVAL therefore remains.

**APPLICATION NO:** 13/0791C

**PROPOSAL:** Outline application for erection of four new dwellings including improvement of existing access (resubmission)

**LOCATION:** Lyndale & 2 Somerford View, HOLMES CHAPEL ROAD,  
BRERETON, CONGLETON, CW12 4SP

**CONSULTEES**

**Highways Authority:** No further comments received at time of writing this update report.

**OFFICER COMMENT**

Comments are still outstanding from the Highways Authority in relation to the amended plans submitted. Given the proposal is now outline only with all other matters reserved should the application be approved a condition for suitable access plans to be submitted as part of a reserved matters application would be a reasonable way to address the issue.

**RECOMMENDATION**

The recommendation of REFUSAL therefore remains.

**APPLICATION NO:** 13/0100C

**PROPOSAL:** Residential development comprising demolition of existing bungalow and outbuildings and erection of 24 dwellings including access, parking, landscaping and associated works (Resubmission)

**LOCATION:** Land at 50a Nantwich Road, Middlewich

**Affordable Housing**

The Applicant has an on-going appeal against the refusal in respect of the identical application 12/2225C. This public inquiry is due to occur on 25 June 2012 with exchanges of Proofs of Evidence four weeks prior to that date. Given the above timings and recent appeal decisions whereby Inspectors have imposed a planning condition in respect of affordable housing rather than requiring the affordable housing provision via S106, it is considered that it is unlikely that the S106 would be completed in time to negate the need to provide statements, and the potential costs to be awarded to the Appellant. Accordingly it is recommended that the affordable housing requirement is dealt with via condition.

**Further information in respect of Ecology**

An updated badger report was undertaken in September 2012, the findings of which have been accepted by the Council's ecologist. A sett is present on site, although unused at the time of that report's preparation. The Council's ecologist is satisfied that sufficient information has been provided to properly assess the proposal, however, he does recommend that, given that any planning permission lasts for 3 years during which time site circumstances may change, that the suggested condition 9 re-survey is required to satisfy the precautionary approach in respect of this species.

**Highways**

The Strategic Highways Manager has advised S106 highways financial contribution will be used to provide 'No waiting at any time' restrictions for a distance of approximately 25 metres along either side of Glastonbury Drive from Nantwich Road. This will allow vehicles to enter from Nantwich Road even if there are three or four vehicles waiting to exit Glastonbury Drive.

The remainder of the S106 monies will be used for improvement to pedestrian crossing facilities on Nantwich Road. Depending on the level of balance funding that can be provided, this will be in the form of a controlled crossing on Nantwich Road itself, or across the entry and exit carriageways at the Nantwich Road/ Newton Bank gyratory.

All proposals will be subject to legal procedures and public consultation before implementation.

**Recommendation**

The recommendation is updated to -

**APPROVE subject to a Section 106 Legal Agreement to Secure:**

- Amenity green space contribution in lieu of on site provision:

Recreation Space	Enhanced Provision: £ 3,909.42
	Maintenance: £ 8,750.50 25 years)

Open Space	Enhanced Provision: £10,621.22
	Maintenance: £22,089.00 (25 years)

- Highways commuted sum of £30000 for provision of waiting restrictions and pedestrian improvements on Glastonbury Drive, Nantwich Road

Subject to the conditions suggested in the report plus an additional condition as detailed below

'The development shall not begin until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the local planning authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing set out in the Glossary to the National Planning Policy Framework. The scheme shall include

- The numbers, type, and location on the site of the affordable housing provision which shall consist of not less than 30% of the dwellings (7 units)
- The tenure shall be split 65% social rented or affordable rented and 35% intermediate
- The timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing. No more than 80% of the open market dwellings shall be occupied before the affordable housing is completed and available for occupation.
- The arrangements for the transfer of the affordable housing to an affordable housing provider or the management of the affordable housing if no Registered Social Landlord is involved.
- The arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing.
- The occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.
- The affordable homes to be built to the standards adopted by the HCA at the time of development and achieve at least Code for Sustainable Homes Level 3

Reason: To comply with Policy H14 of the Congleton Borough Local Plan First Review, the National Planning Policy Framework and the Councils Interim Statement on the Provision of Affordable Housing, having regard to the benefits of providing the construction access via Nantwich Road.

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