

Southern Planning Committee

Updates

Date: Wednesday, 1st May, 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 - 4)

Please contact Julie Zientek on 01270 686466
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APPLICATION No: 13/0823N

PROPOSAL: Resubmission for 9 affordable houses

LOCATION: Red Acres, Windmill Lane, Buerton, CW3 0DE

REPRESENTATIONS

Since completion of the Committee Report, a further consultation has been received.

Strategic Highways Manager – No objections; subject to a contribution of £4000 for a 30mph limit on Windmill Lane & the provision of a footpath alongside Windmill Lane for approximately a distance of 45m. This land does not appear to be in the ownership of the applicant, as such it is not considered that this condition would be reasonable, necessary and therefore fails the tests within Circular 11/95.

In order to comply with the Community Infrastructure Levy (CIL) Regulations 2010 it is now necessary for planning applications with legal agreements to consider the issue of whether the requirements within the S106 satisfy the following:

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

The proposed contribution is not considered to be necessary, directly relate to the development or fair and reasonable in relation to the scale and kind of development. As such it is not considered necessary for the developer to provide the contribution as a result of the development.

RECOMMENDATION

No change to recommendation

APPLICATION NO: 13/0535C

PROPOSAL: Demolition of existing barn and construction of four new residential dwellings

LOCATION: Cherry Lane Farm, Cherry Lane, Church Lawton.

REPRESENTATIONS

Three further objections have been received relating to this application. They express concerns about the following:

- Highway safety
- Drainage
- Impact on Wildlife
- Adverse impact on the amenity of the neighbouring kennels in terms of noise and disturbance
- Impact on the openness of the Green Belt
- Misleading information submitted with the application
- The building is not redundant
- Adverse impact on the business operation of the neighbouring kennels

The majority of these issues are addressed in the original Committee Report; however the issue of adverse impact on the business operation of the neighbouring cattery and kennels was not addressed. It is considered that any significant adverse impact would be unlikely given the distances involved.

The recommendation remains the same.

APPLICATION No: 13/1097N

PROPOSAL: The erection of a detached property, double garage and associated access provision

LOCATION: Land on Newtown Road, Sound

Since the drafting of the committee report, it has been noted that a couple of the measurements quoted were incorrect due to scaling issues on the submitted plans.

- The overall depth of the dwelling would be increased by 0.9 metres, not 0.675 metres.
- The width of the proposed single-storey side extension on the western elevation is 2.1 metres, not 3 metres.

It is not considered that these changes have any greater impact on the adjacent properties and therefore the recommendation stays for approval.

RECOMMENDATION

No change to recommendation

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