

Southern Planning Committee

Updates

Date: Wednesday, 16th October, 2013
Time: 1.00 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
E-Mail: julie.zientek@cheshireeast.gov.uk with any apologies, requests for further information or to arrange to speak at the meeting

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APPLICATION No: 13/3582C

PROPOSAL: Construction of four dwellings

LOCATION: Land adjacent to Upper Thurlwood Locks, Rode Heath

CONSULTATIONS (External to Planning)

United Utilities – No objections, subject to conditions relating to the provision of a separate metered supply to each house being provided at the applicant's expense and a note to advise that should the application be approved, the applicant should contact United Utilities regarding connections to the water mains/public sewers.

VIEWS OF THE PARISH COUNCIL:

Odd Rode Parish Council – An e-mail from the Parish has questioned the Local Planning Authority's interpretation of the Interim Affordable Housing Statement. They consider that Affordable Housing should be a requirement of this scheme.

OFFICER REPORT

Affordable Housing

The Interim Affordable Housing Statement and also the Congleton Local Plan refers to settlements with a population of less than 3000 where affordable housing should be provided for 3 or more dwellings. However, the site is not within an identified settlement (such as Rode Heath or Scholar Green) and therefore the trigger for affordable housing does not apply in this case.

Drainage / Flooding

United Utilities have advised that they raise no objections to the proposed development from a drainage perspective, subject to conditions relating to the provision of separate water metres for each dwelling being provided at the applicant's expense and a note requesting the applicant contact United Utilities prior to the connection to the water mains/public sewers.

As such, subject to the above, it is considered that the proposed development would adhere with Policy GR20 of the Local Plan.

CONCLUSIONS

The additional consultation responses received do not change the original recommendation.

RECOMMENDATION

No change to recommendation

APPLICATION No: 13/3058N

PROPOSAL: Residential Development of 40 houses

LOCATION: Land to rear of, 11, Eastern Road, Willaston CW57HT

OTHER REPRESENTATIONS:

A further neighbouring letter of objection has been received. The main areas of objection relate to;

- Site lies within the Green Gap
- Highway safety – Traffic volume, parking, pedestrian safety, knock-on impact at level crossing, width of road
- Local schools already oversubscribed
- Drainage
- Flooding
- Loss of wildlife / habitat
- Amenity – air pollution

OFFICER REPORT

Other Matters

It should be noted that within the reason for refusal section of the committee report, the incorrect Local Plan has been referenced. The Congleton Borough Local Plan First Review 2005 has been quoted, whereas, it should have referred to the **Borough of Crewe and Nantwich Adopted Replacement Local Plan 2011**.

CONCLUSIONS

The additional consultation response received raises issues that have already been addressed in the committee report and do not change the original recommendation. However, the original recommendation shall be amended to reflect the correct Local Plan.

RECOMMENDATION

REFUSE

1. The proposed residential development is unsustainable because it is located within the Green Gap, contrary to Policies NE.4, NE.2 and RES.5 of the Borough of Crewe and Nantwich Adopted Replacement Local Plan 2011 and the principles of the National Planning Policy Framework which seek to ensure development is directed to the right location and open countryside is protected from inappropriate development and maintained for future generations enjoyment and use. As such it and creates harm to

interests of acknowledged importance. The Local Planning Authority can demonstrate a 5 year supply of housing land supply in accordance with the National Planning Policy Framework. As such the application is also contrary to the emerging Development Strategy. Consequently, there are no material circumstances to indicate that permission should be granted contrary to the development plan.

APPLICATION No: 13/3434C

PROPOSAL: **Proposed construction of 15 apartments**

LOCATION: **Land adjacent to 9 Walthall Street Crewe**

Summary Recommendation

Correction: The application is recommended for **APPROVAL** with conditions as listed on p114.