

Southern Planning Committee

Updates

Date: Wednesday, 13th November, 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 - 6)

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Application No: 13/3102N

Location: BOMBARDIER TRANSPORTATIONS, WEST STREET,
CREWE, CW1 3JB

Proposal: Erection of 119 family houses (comprising 94 2-bed and 25 3-bed dwellings) and 24 1-bed apartments (in a single block), landscaping, car parking and associated works.

Trees and Landscape

Concern has been raised by the landscape officer in respect of Plot 115 and its relationship to a Grade A Ash tree (T9 in the survey). The developers have since moved forward the house and submitted an amended plan accordingly. Whilst they accept this still not perfect, this repositioning, together with some crown reduction to remove the asymmetry, should be a permissible relationship.

They have confirmed that they are happy to accept the landscape officers recommendation, to require by condition(s), a revised tree protection plan to mirror the approved site layout and submission of / approval and adherence to an Arboricultural Method Statement to detail suitable working methods, phasing, demolition and removal of hard surfacing, ground protection and subsequent treatment within the identified protected areas and an auditable system of arboricultural monitoring.

The landscape officer has considered the revised plan and commented that the social relationship will be poor but it is not considered to be a strong enough reason for refusal.

Design Issues

The report comments that with regard to boundary treatments, the design would be improved by the substitution of walls for timber fences as follows: 9 side, 18 side, 26 side, 30 side, 31- 45 rear, 34/ 35 side, 51- 53 rear, 60 side, 71-77 side, 85/86 side, 94 side, 102 side, between apartment car part and 119.

The amended plan shows screen walls in all of the key locations identified above with the exception of plots 38-45, where it is proposed to provide green screen/landscaping in front of the fence and this option has been used to the rear of plots 51-53.

Affordable Housing

The Applicant has clarified that the scheme is 100% affordable housing comprising 100 affordable rented units and 43 shared ownership properties.

Viability

The viability report submitted with the application indicated that a total s106 package of £180,000 was available for education, open space, and off-site highways works. The appraisal sets aside £150,000 of that total contribution for “off-site highways works”. The independent assessment of this appraisal by DTZ confirmed that this was the maximum level of contribution that the development can sustain.

The Strategic Highways Manager did not request any off-site highways contributions in his consultation response, merely the construction of the 4th arm from the traffic light junction to access the site. This would not normally be considered to be “off-site” highways works. Therefore, in the recommendation within the main report the £180,000 s106 monies were divided between education and open space.

Since the publication of that report, the developer has advised that in producing their appraisal they had factored the cost of constructing the 4th arm of the traffic light junction into the £150,000 allowed for “off-site” highways works, rather than absorbing it within the “build cost per square foot” figure within the appraisal, as would be normal practice.

Consequently, the amount available for the total Section 106 package is not £180,000 but £30,000.

The Council's independent advisor DTZ has confirmed that:

- It would be normal practice to include the access works in the build cost per square foot not as a Section 106 contribution.
- The build costs per square foot did appear low and this error would explain this low figure.
- Whether it appears within the appraisal as a Section 106 contribution or within the build cost per square foot, the £150,000 has been accounted for and therefore the bottom line figure in the appraisal remains unchanged.
- The scheme appears to be unviable on the basis of the previously assumed Section 106 package of £180,000. Therefore, even if the £150,000 of highway works were removed altogether instead of being moved into the build cost per square foot, the viability would remain marginal, and there would be no risk of the developer making an excess profit.

The £30,000 figure for the total Section 106 package is therefore accepted and it is proposed that this should be divided equally between open-space and education.

AMENDED RECOMMENDATION

APPROVE subject to completion of a Section 106 agreement to secure:

- **Affordable Rented Dwellings : 24 x 1 bed apartments, 61 x 2 bed houses, 15 x 3 bed houses**
- **Remainder of dwellings to be shared equity**

- Units to be tenure blind and pepper potted within the development.
- Housing to be transferred to and managed by a Registered Provider as set out in the defined in the Housing & Regeneration Act 2008
- Education Contribution £15,000
- Greenspace Contributions £15,000 towards Queens Park Restoration

And the following conditions:

1. Standard time limit
2. Approved plans
3. Materials
4. Construction of Access
5. Provision of parking
6. All piling operations shall be restricted to: Monday – Friday 09:00 – 17:30 hrs Saturday 09:00 – 13:00 hrs Sunday and Public Holidays Nil
7. Submission of a piling method statement,
8. Submission of a Construction Phase Environmental Management Plan, to include, inter alia, dust mitigation measures
9. There shall be no burning of materials on site during demolition / construction
10. Demolition / construction works taking place during the development (and associated deliveries to the site) are restricted to: Monday – Friday 08:00 to 18:00 hrs Saturday 09:00 to 14:00 hrs Sundays and Public Holidays Nil
11. Submission of details of external lighting
12. Noise mitigation scheme shall be implemented, and maintained throughout the use of the development.
13. Submission of details of secure bin storage facilities,
14. Further Phase II contaminated land investigations to be carried out
15. If the Phase II investigations indicate that remediation is necessary, then a Remediation Statement to be submitted
16. If remediation is required, a Site Completion Report to be submitted
17. Pedestrian Access to Dunwoody Way to also make provision for cycles
18. Provisions of cycle and pedestrian signage
19. Submission of hard and soft landscape scheme including street furniture
20. Implementation of landscape scheme
21. Submission, approval and implementation of residential travel plan
22. Submission, approval and implementation boundary treatment
23. Submission, approval and implementation of features for breeding birds

24. No works to take place within bird nesting season unless a survey has been carried out.
25. Submission of details of Sustainable Urban Drainage System (SuDS)
26. Submission of a scheme to limit the surface water runoff
27. Submission of a scheme to manage the risk of flooding from overland flow of surface water,
28. Discharge of surface water to mimic existing
29. Submission, approval of infiltration tests
30. Attenuation for discharges for up to the 1% annual probability event, including allowances for climate change.
31. Submission, approval and implementation of cycle parking within scheme
32. Submission, approval and implementation of programme of archaeological mitigation
33. Prior to first development the developer will produce and agree a construction management plan for the site to the satisfaction of the LPA.
34. Prior to first development the developer will provide a detailed suite of design and construction plans for the proposed signal junction improvements and the proposed internal highway layout to the satisfaction of the LPA.
35. Prior to first occupation the developer will construct and commission the full improvement to the signal junction which will provide access for the site.
36. Submission, approval and implementation of Electric Vehicle Infrastructure

In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Southern Area Manager has delegated authority to do so in consultation with the Chairman of the Southern Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

Should this application be the subject of an appeal, authority be delegated to the Southern Area Manager in consultation with the Chairman of the Southern Planning Committee to enter into a planning agreement in accordance with the S106 Town and Country Planning Act to secure the Heads of Terms for a S106 Agreement.

APPLICATION NO: 12/3846C

LOCATION: 2 Mount Pleasant Road & 50 The Banks,
Scholar Green, Odd Rode

PROPOSAL: Five New Building Dwellings (One detached
and Two Pairs of Semi-Detached)

REPRESENTATIONS

One further letter of objection has been received. The letter objects on the grounds that the site being untidy, and the application being made solely for profit. The letter also states that the site would be better suited for bungalows, and that the current proposal impacts upon the amenities of neighbouring residential properties.

CONSULTATION

Housing Strategy - The application site is located within an area with a population of less than 3000, as such there is a requirement for affordable housing. Housing Strategy have stated verbally that there would be a requirement for 30% affordable housing on site, therefore in the region of 2/3 units. A formal update will be provided at the meeting.

OFFICER COMMENT

The impact of the scheme on the amenity of adjacent properties is addressed within the main report.

If the site does require the provision of affordable housing then this application would be subject a condition or legal agreement to secure such provision

APPLICATION NO: 13/3620C

LOCATION: Smithy Lodge, Nantwich Road, Wrenbury

PROPOSAL: Residential Development of 14 detached dwellings

APPLICATION WITHDRAWN