



Strategic Planning Board Updates

Date: Wednesday, 10th December, 2014
Time: 10.30 am
Venue: Council Chamber, Municipal Buildings, Earle Street, Crewe
CW1 2BJ

The information on the following pages was received following publication of the Board agenda.

Planning Updates (Pages 1 - 8)

Please contact Sarah Baxter on 01270 686462
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STRATEGIC PLANNING BOARD – 10th DECEMBER 2014

APPLICATION NO: 14/4212C

PROPOSAL: Detailed approval is now sought for access, appearance, landscaping, layout and scale in respect of the residential element of the scheme. The outline application 09/2083C was subject to an EIA therefore an Environmental Statement was submitted to the local authority as part of the outline submission.

ADDRESS: Former Albion Chemicals, Booth Lane, Moston, Cheshire, CW11 3PZ

APPLICANT: Taylor Wimpey Manchester

CONSULTATIONS:

Strategic Highways Manager: This site was the subject of an outline application which determined access strategy and mitigation of traffic impact. The contributions and triggers identified in the outline application should be attached to this application in proportion to development scale.

The internal layout for this site has been the subject of detailed discussions which have resolved the layout issues.

The Head of Strategic Infrastructure recommends that the following conditions and informatives be attached to any permission which may be granted for this development proposal:

- Prior to first development the developer will provide a construction management plan to the satisfaction of the LPA.
- Prior to first occupation the priority controlled junction with the A533 will be completed to the satisfaction of the LPA.
- Prior to first development the developer will provide detailed design and construction plans for the internal highway infrastructure and the proposed junction with the A534 to the satisfaction of the LPA.
- An amended plan for the adoptable layout

Two informatives are also suggested.

CEC Flood Risk Manager: There is no objection in principle on flood risk grounds. However it will be essential that matters regarding the adequate drainage and surface water disposal from this site are agreed in detail with Cheshire East Council.

There is a Non-Main River/Ordinary Watercourse within the boundary of the site. Any works (temporary or permanent) that may affect the watercourse would require consent from Cheshire East Council.

The following condition is suggested:

No development should commence on site until such a time as detailed proposals for disposal of surface water have been submitted to and agreed in writing by Cheshire East Council both as Planning Authority and Lead Local Flood Authority. An appropriate condition should be included to this effect on any planning permission minded to be approved by the Council.

APPRAISAL

Highways

The Strategic Highways Officer has confirmed that he has no objection to this application subject to the imposition of a number of planning conditions. These conditions will be attached to the decision notice should the application be approved.

Ecology

At the time of writing this update report the wintering bird survey was still underway and will continue over the winter months. It is suggested that the application is delegated to the Councils Head of Strategic and Economic Development to determine in consultation with the Chair or Vice Chair of the Strategic Planning Board.

Flood Risk and Drainage

The Councils Flood Risk Manager has confirmed that he has no objection to this application subject to the imposition of a planning condition. This condition will be attached to the recommendation.

RECOMMENDATION

That authority be DELEGATED to the Head of Strategic and Economic Planning, in consultation with the Chair or Vice Chair of Strategic Planning Board, to APPROVE the application for the reasons set out in the report, subject to:

- **Completion of a wintering bird survey and no objection being raised by the Council's Ecologist or Natural England**
- **The following conditions:**

- 1. Approved Plans**
- 2. Materials to be submitted and approved**
- 3. Landscaping details to be submitted to the LPA for approval in writing (including land levels for the proposed POS)**
- 4. Implementation of the approved landscape scheme**
- 5. Boundary treatment to be submitted and approved**

6. The proposed development to proceed in strict accordance with the submitted Survey & Outline Mitigation strategy produced by Urban Green.
7. Breeding Birds Timing of Works
8. Provision of Breeding Bird Nest Boxes
9. Bin storage details for the apartments
10. Cycle storage details for the apartments
11. Submission of a revised tree protection scheme and arboricultural method statement
12. Method Statement for works within the RPA's to be submitted and approved
13. Details of surfacing materials within the RPA's to be submitted and approved
14. Construction Site Management Plan for trees to be submitted and approved
15. Construction Site Management Plan to be submitted and approved
16. Existing and proposed land levels within the RPAs of the retained trees to be submitted and approved
17. Retention of existing hedgerows
18. Surface Water Drainage Details to be submitted and approved
19. Prior to first development the developer will provide a construction management plan to the LPA for approval in writing
20. Prior to first occupation the priority controlled junction with the A533 will be completed.
21. Prior to first development the developer will provide detailed design and construction plans for the internal highway infrastructure and the proposed junction with the A534.
22. Submission of an amended plan for the adoptable layout
23. Diversion of the PROW

In order to give proper effect to the Board's/Committee's intentions and without changing the substance of the decision, authority is delegated to the Principal Planning Manager in consultation with the Chair (or in his absence the Vice Chair) of Strategic Planning Board, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice

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STRATEGIC PLANNING BOARD – 10th December 2014

UPDATE TO AGENDA

APPLICATION No.

14/3039N – Reserved matters (appearance, landscaping, layout & scale) for residential development comprising 200 dwellings (30% affordable) and creation of public open space, in relation to outline approval 12/3114N

LOCATION

Land South of, Newcastle Road, Shavington & Wybunbury, Cheshire, CW2 5HR

UPDATE PREPARED

8th December 2014

APPLICANT'S SUPPORTING INFORMATION

Since completion of the Committee Report, the applicant has submitted an updated layout plan to show the parking space allocations.

CONSULTATIONS (External to Planning)

Strategic Highways Manager – No objections to revised plan

VIEWS OF THE PARISH COUNCIL:

Wybunbury Parish Council – Raise a number of concerns including;

- No public amenity spaces proposed in accordance with outline application (12/3114N) incl; shop, village green and multi-use games area
- No emergency vehicle access provision off Stock Lane as per requirement of outline permission
- Amenity – Impact of construction on nearby properties
- Flood and drainage concerns – no solutions provided
- PROW proposed within 5m green boundary on outline not shown on reserved matters
- SuDs Pond and Conservation Area replaced by holding tank with pump station. Purpose unclear
- Request that Cheshire Railings on Newcastle Road frontage be retained
- Height of 2.5 storey dwellings noticeably taller
- Design – Dominant in the rural area
- Poor street layout design where on-street parking dominates
- Not clear where bin storage will be

Shavington Parish Council – Object to the proposal on the following grounds;

- Insufficient information has been submitted to adequately mitigate potential flooding
- Insufficient information has been submitted to adequately mitigate ecology, green space and public amenity space
- Design – some house types are overly dominant in the rural landscape and out of keeping with the streetscene
- Highway layout – needs to be revised to ensure free traffic flow and off-street parking provision and safe access and regress to the site for emergency details

OTHER REPRESENTATIONS:

9 further letters of objection has been received since the completion of the committee report. The main areas of concern raised include;

- Principle of development – Loss of green space
- Proposal is contrary to variation of condition applications which have not been determined.
- Proposal cannot be considered until variation of condition applications have been determined
- Design – Out of character, dwelling heights of 2.5 storey units dominant in rural area, no front gardens or boundary treatments, on-street parking dominated
- Amenity – Loss of privacy/overlooking, loss of light, noise and pollution
- SuDs Pond and Conservation Area replaced by holding tank with pump station. Purpose unclear
- Number of conditions on application 12/3114N have not been satisfied e.g. drainage condition, dust emissions
- Flooding and drainage concerns – Particularly on Dig Lane
- Highway safety – emergency and refuse vehicle access concerns, congestion, pedestrian safety
- Impact on local services – Schools and doctors
- No mention of the 5 metre green boundary, wildlife corridor and where wildlife ponds will be.
- Open Space – No provision within the site
- No footpath of cycle links
- Ecology – Impact upon wildlife
- No shops or facilities are proposed
- Request that Cheshire Railings on Newcastle Road frontage be retained
- No bin storage details
- Concerns regarding the re-location of the pathways (PROW)

OFFICER REPORT

Design

Layout (including Access)

The Strategic Highways Manager, in response to the original layout, advised that the proposed internal road layout is reasonable and speeds are likely to be low as is required within residential developments.

It was noted that from the information submitted, it was difficult to calculate whether there is off street parking in accordance with the Council standards. As such, the Strategic Highways Manager advised that should the application be approved, it is recommended that it be conditioned that a plan that indicates car parking allocated for each of the units be submitted for prior approval.

In order to address this concern, the applicant submitted an updated layout plan to demonstrate the off-street parking provision.

In response, the Strategic Highways Manager has concluded that overall, there is enough spaces being provided and as such the revised plan is acceptable and as such there is no longer the need for a parking condition to be attached.

As such, it is considered that the proposed internal aspect of the development from an access and highway safety perspective would be acceptable.

As a result of the above, it is considered that the revised layout of the scheme is acceptable.

Other Matters

It should be noted that the recommendation APPROVE subject to a Deed of variation to an existing S106 Agreement was added in error. The recommendation should read; APPROVE subject to conditions

CONCLUSION

The additional letters of objection/concern received do not raise any new issues that were not considered within the committee report.

Subject to the removal of a parking provision condition which is no longer required following the receipt of the revised plan, and a removal of any reference to the S106 Agreement, no change to the overall recommendation is proposed.

RECOMMENDATIONS

APPROVE subject to the following conditions

1. Plans
2. Implementation of landscaping
3. Tree retention
4. Obscure glazing (First-floor side elevations on plots – 27, 32, 33, 35, 45, 48, 79, 80, 83, 114, 125, 157, 162, 166, 174, 179, 180 & 181)
5. Removal of Permitted Development Rights (Part 1 - Classes A-E)
6. Implementation of Protected Species Mitigation method statement prepared by TEP dates September 2014.

7. Submission / approval of detailed design of additional ponds
8. Submission / approval of scheme for the safeguarding of existing ponds and hedgerows during the construction process.
9. Submission / approval of method statement for the creation of meadow/wildflower grassland.
10. Implementation of submitted management plan (version 2)
11. Submission / approval of proposals for the provision of amphibian hibernacula within the habitat area.

In the event of any changes being needed to the wording of the Strategic Planning Board'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 Principal Planning Manager has delegated authority to do so in consultation with the Chairman of the Strategic Planning Board, provided that the changes do not exceed the substantive nature of the Committee's decision.