

Southern Planning Committee

Updates

Date: Wednesday, 17th December, 2014
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.

5. **14/0143N Former Bowling Green, Waterlode, Nantwich: Erection of 7 Dwellings with Integral Garages and Associated Car Parking for Black & White Cheshire Ltd (Pages 1 - 2)**

9. **14/4300N Lodge Farm Industrial Estate, Audlem Road, Hankelow, Cheshire: Outline planning application with some matters reserved for redevelopment of the site to provide up to 22 dwellings and an area of public open space for Bridge Properties Ltd (Pages 3 - 6)**

10. **14/1147C Land to South of Main Road, Goostrey, Cheshire: Residential development (Use Class C3) for up to 25 dwellings with construction of access from Main Road, areas of public open space, landscaping and associated works for Linda Simpson (Pages 7 - 10)**

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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SOUTHERN PLANNING COMMITTEE UPDATE – 17 December 2014

APPLICATION NO: 14/0143N

PROPOSAL Erection of 7 dwellings

ADDRESS: Former Bowling Green, Waterlode, Nantwich

OFFICER COMMENTS

The Nantwich Civic Society comments on the revised scheme as follows:-

This second revision has only managed to reduce the height of two of the three blocks. The same overall design has been retained and the society continues to object to this application. The same reasons as in the previous comments apply. The Society requests the Committee to refuse this application and, if another proposal is submitted, to require the highest standard as the site is so high profile and important in this historic town, that refusal is clearly justified

The Environmental Health Officer has requested a condition be attached should the application be approved as follows:-

“In order to ensure that future occupants of the development do not suffer a substantial loss of amenity due to noise, the applicant is required to submit an acoustic report assessing the noise from the entertainment venue and the outside area. Any mitigation shown as part of the report must achieve the noise levels defined within BS8233:2014. The scheme must also include provisions for ventilation that will not compromise the acoustic performance of any proposals whilst meeting building regulation requirements. “

RECOMMENDATION

The recommendation remains **APPROVE** with the additional condition as requested by the EHO.

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SOUTHERN PLANNING COMMITTEE – 17th SEPTEMBER 2014

APPLICATION NO: 14/4300N

PROPOSAL: Outline planning application with some matters reserved for Redevelopment of the site to provide up to 22 dwellings and an area of public open space

ADDRESS: Lodge Farm Industrial Estate, Audlem Road, Hankelow, Cheshire

APPLICANT: Bridge Properties Ltd

CONSULTATIONS

Strategic Highways Manager: The access arrangements are considered reasonable for the application. Should outline permission be granted, parking provision and refuse collection arrangements should be considered at the detailed application stage. The Strategic Highways Manager has no objection in relation to the above planning application.

CE Flood Risk Manager: There are no objections 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 as Planning Authority and Lead Local Flood Authority. A planning condition is suggested.

APPLICANT'S SUPPORTING INFORMATION

An addendum to the Ecological Assessment (Produced by Tyler Grange)

APPRAISAL

Highways

A reduced speed limit was recently implemented on Audlem Road reducing the speed from 60mph to 30mph. Due to the recent changes in speed limit a speed survey was requested to be undertaken by the applicant and visibility splays provided.

The applicant has now provided the required speed survey and visibility splays. Visibility splays of 2.4 x 43 metres have been identified as achievable in both directions (this would ordinarily be acceptable for on-street speeds of 30mph as stated in Manual for Streets). As the speed survey demonstrates an 85th percentile wet weather speeds of 29.5 mph northbound and 33.5mph southbound, the visibility splays are deemed appropriate for the development.

Ecology

Bats

The applicant has now submitted outline proposals detailing how the risk of bats being killed or injured during the demolition process would be mitigated. The Councils Ecologist considers that these measures are acceptable.

Other Protected Species

Evidence of activity has been recorded on site and a number of sett's are present. The Councils Ecologist advises that as the sett's are located within the open space area of the proposed development they would not be directly affected by the development if detailed proposed came forward that reflect the indicative layout. Outline mitigation proposals have also been included with the submitted report.

The proposed development would however result in a minor loss of foraging habitat. If outline planning consent is granted this loss could be partially mitigated through the sensitive design of the public open space at the detailed design stage.

As the status of activity can change within a short timescale the Councils Ecologist recommends that any future reserved matters application be supported by an updated survey and mitigation method statement.

Flood Risk and Drainage

The Councils Flood Risk Manager has identified that the land immediately to the north of this site may be subject to local surface and/or ground water flooding. The submitted preliminary risk assessment identifies the need for further detailed site investigation and ground water monitoring and surface water discharges from the site will need to mimic existing pre-development greenfield run-off rates. The applicant will need to demonstrate that proposed surface water discharges will not exacerbate flooding both on and off site under extreme 1 in 100 year storm events including allowances for climate change. These are matters to be addressed in detail at the appropriate stage and prior to any development commencing.

A condition will be attached at the request of the flood risk manager to ensure that the disposal of surface water is agreed prior to works commencing.

RECOMMENDATION

RECOMMENDATION:

APPROVE subject to completion of Section 106 Legal Agreement to secure the following:-

1. A scheme for the provision of 30% affordable housing – 65% to be provided as social rent/affordable rent with 35% intermediate tenure. The scheme shall include:

- The numbers, type, tenure and location on the site of the affordable housing provision
 - The timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing
 - 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; and
 - 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.
2. Provision of Public Open Space and a LEAP to be maintained by a private management company
 3. Secondary School Education Contribution of £49,028
 4. Medical Infrastructure Contribution (Final Sum TBC)

And the following conditions:-

1. Standard Outline
2. Submission of Reserved Matters
3. Time limit for submission of reserved matters
4. Approved Plans
5. Construction Method Statement for any piling works
6. Dust control measures
7. Contaminated land
8. Bat mitigation measures
9. Prior to undertaking any works between 1st March and 31st August in any year, a detailed survey is required to check for nesting birds. A report of the survey and any mitigation measures required to be submitted and agreed by the LPA.
10. Prior to the commencement of development the applicant to submit detailed proposals for the incorporation of features into the scheme suitable for use by breeding birds. Such proposals to be agreed by the LPA. The proposals shall be permanently installed in accordance with approved details.
11. The reserved matters application shall include retention of the boundary hedgerows
12. Submission of an updated badger survey in support of any future reserved matters application.
13. Submission of a Construction Method Statement including Reptile mitigation measures in support of any future reserved matters application.
14. Any reserved matters to be supported by proposals for the ecological enhancement of the proposed public open space area.
15. Submission of a habitat management plan.
16. Reserved matters application to include details of existing and proposed levels
17. No development should commence on site until such time as detailed proposals for disposal of surface water have been submitted to and agreed in writing by the LPA

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 Head of Strategic & Economic Planning, in consultation with the Chair (or in her absence the Vice Chair) of Southern Planning Committee, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

SOUTHERN PLANNING COMMITTEE – 17th SEPTEMBER 2014

APPLICATION NO: 14/1147C

PROPOSAL: Residential development (Use Class C3) for up to 25 dwellings with construction of access from Main Road, areas of public open space, landscaping and associated works.

ADDRESS: Land to South of, Main Road, Goostrey, Cheshire

APPLICANT: Linda Simpson

CONSULTATIONS

EDUCATION -

25 units would be expected to generate 5 primary and 3 secondary aged pupils.

There is forecast to be an element of surplus in both the primary and secondary schools within the allotted distance of this site which would be sufficient to accommodate the pupils generated by the proposal. No financial contribution will be required in this case.

LANDSCAPE ARCHITECT

A Landscape and Visual Impact Assessment was submitted which has been considered by the Council's Landscape Architect. He concurs generally with the Assessment and raises no objection to the proposal subject to conditions seeking compliance with the parameters.

While there will be a change from agricultural to residential use, the discreet nature of the application site, close proximity – on two sides of existing urban development, along with existing vegetation along the southern boundary mean that any landscape impacts will be site specific, and if the proposed mitigation, as shown on the Indicative Site Layout is implemented, will remain site specific.

There are a number of residential receptors to the north and west, but the most sensitive visual receptor is FP 9 Goostrey; if the proposed mitigation were to be carried out, I do not consider that the visual impacts would be great, especially in the context of the existing residential development to west and north.

Provided the landscape and open space areas shown on the Indicative Site layout are retained within the scheme, and appropriately landscaped, the impact could be mitigated and thus will not have an unacceptable impact upon the Landscape Character. This would need to be ensured through the

submission of a parameters plan, reserved matters and appropriate conditions.

COMMENTS FROM LOCAL WARD MEMBER

Councillor Gilbert makes the following comments

'I fully support the Planning Officer's recommendation for refusal and the objectors including the Parish Council.

Jodrell Bank is an iconic establishment and a global player scientifically. It is also a significant contributor to the visitor economy and a significant employer. Its integrity must not be compromised for the sake of a few houses.

Furthermore, this is an unwanted application for development of a greenfield site which would involve the permanent loss of agricultural land and is an unacceptable incursion into open countryside.

The Local Plan Strategy Submission Version states:-

"8.34 In the rural areas, the Local Plan Strategy approach is to support an appropriate level of small scale infill development that reflects the function and character of individual villages. Small scale growth may be appropriate where it supports the creation of stronger local communities and where a clear local need is addressed as part of the Site Allocations and Development Policies Development Plan Document. Elsewhere, in order to reduce unsustainable sporadic development, new housing will be strictly controlled. In the case of Goostrey which adjoins Holmes Chapel, a larger Local Service Centre, it is anticipated that development needs will largely be provided for in Holmes Chapel."

I ask Members to have due regard to the draft Local Plan and to reject this application which flies in the face of it.'

COMMENT FROM THE APPLICANT

The Applicant has questioned why the council, in their local plan, suggested that Goostrey should have 50 more houses – 35 of which were allocated to this site – when they know that Jodrell Bank will object.

Goostrey Parish Council's chosen site has more houses and is 1 mile nearer Jodrell Bank.

Surely the council needs to speak to Jodrell Bank to resolve this situation if you are ever to meet the local plan quota. I understand that the inspector has said that you are not meeting the quota.

APPRAISAL

Within the Local Plan Strategy Submission Version Goostrey is one of a number of Local Service Centres where ' small scale development to meet localised objectively assessed needs and priorities will be supported where they contribute to the creation and maintenance of sustainable communities.

The SHLAA (3876) considers this site as being developable with a policy change for 15 units in years 6 -10. This is not an allocation or an indication of policy. There is no quota as suggested by the Applicant since Council's Spatial Planning Team are undertaking work to address issues raised by the Local Plan Inspector concerning objectively assessed need.

The Local Plan Site Allocations process has yet to be undertaken and the suggested sites will be the subject of full consultation as part of that process and the views of Jodrell Bank will be an integral part of that process.

RECOMMENDATION

No change to recommendation

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