

Southern Planning Committee

Agenda

Date:	Wednesday, 6th April, 2011
Time:	2.00 pm
Venue:	Council Chamber, Municipal Buildings, Earle Street, Crewe CW1 2BJ

Members of the public are requested to check the Council's website the week the Southern Planning Committee meeting is due to take place as Officers produce updates for some or all of the applications prior to the commencement of the meeting and after the agenda has been published.

The agenda is divided into 2 parts. Part 1 is taken in the presence of the public and press. Part 2 items will be considered in the absence of the public and press for the reasons indicated on the agenda and at the foot of each report.

PART 1 – MATTERS TO BE CONSIDERED WITH THE PUBLIC AND PRESS PRESENT

1. Apologies for Absence

To receive apologies for absence.

2. Declarations of Interest

To provide an opportunity for Members and Officers to declare any personal and/or prejudicial interests and for Members to declare if they have pre-determined any item on the agenda.

3. Minutes of Previous Meeting (Pages 1 - 12)

To approve the minutes of the meeting held on 16 March 2011.

4. Public Speaking

A total period of 5 minutes is allocated for each of the planning applications for Ward Councillors who are not Members of the Planning Committee.

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

A period of 3 minutes is allocated for each of the planning applications for the following individual groups:

- Members who are not members of the Planning Committee and are not the Ward Member
- The Relevant Town/Parish Council
- Local Representative Groups/Civic Society
- Objectors
- Supporters
- Applicants

5. **11/0474C Barnshaw Bank Farm, Mill Lane, Goostrey CW4 8PW: Conversion of Existing Agricultural Building to form 2no Private Dwellings for Mr J Ashbrook** (Pages 13 - 26)

To consider the above planning application.

6. **11/0041N Land Off New Road, Wrenbury: Development of 14 Two-Storey Affordable Dwellings for Mr A Garnett, McInerney Homes** (Pages 27 - 48)

To consider the above planning application.

7. **11/0119C 11- 13, Hightown, Sandbach CW11 1AD: New Full Glazed Entrance to New Shopfront; New Sliding Panelled Shopfront to Fold Back to One Section for Costa Coffee** (Pages 49 - 54)

To consider the above planning application.

8. **11/0475C 11- 13, Hightown, Sandbach CW11 1AD: Change of Use of One Part of the Existing Ground Floor Unit from Retail (A1) to a Mixed Use Coffee Shop (A1/A3) for Costa Ltd** (Pages 55 - 60)

To consider the above planning application.

9. **Appeal Summaries** (Pages 61 - 62)

To note the Appeal Summaries.

THERE ARE NO PART 2 ITEMS

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Southern Planning Committee**
held on Wednesday, 16th March, 2011 at Lecture Theatre, Crewe Library,
Prince Albert Street, Crewe, Cheshire CW1 2DH

PRESENT

Councillor G Merry (Chairman)
Councillor L Gilbert (Vice-Chairman)

Councillors W T Beard, D Bebbington, W S Davies, B H Dykes, S Jones,
A Kolker, R Walker, M J Weatherill and R Westwood

NON-COMMITTEE MEMBERS IN ATTENDANCE

Councillors G Baxendale, R Fletcher, A Moran, M Simon and D Topping

OFFICERS PRESENT

Rosamund Ellison (Principal Planning Officer)
Nicky Folan (Solicitor)
David Malcolm (Southern Area Manager - Development Management)

Apologies

Councillors S Furlong, E Howell, J Jones and S McGrory

174 DECLARATIONS OF INTEREST

Councillor A Kolker declared that in being a member of Mill Lane Action Group he had expressed an opinion and therefore fettered his discretion with respect to application number 11/0474C. Councillor Kolker exercised his separate speaking rights as a Ward Councillor and withdrew from the meeting during consideration of this item.

Councillor R Walker declared a personal and prejudicial interest in respect of application numbers 10/4955N and 10/4597N on the grounds that he knew the applicant and one of the objectors. In accordance with the Code of Conduct, he withdrew from the meeting during consideration of these items.

Councillor S Jones declared a personal interest in respect of application number 11/0217C on the grounds that she was a member of Alsager Town Council, which had been consulted on the proposed development. In accordance with the code of conduct, she remained in the meeting during consideration of this item.

Councillor A Moran, who was in attendance at the meeting, declared a personal interest in respect of application numbers 10/4955N and

10/4597N on the grounds that he was a member of Nantwich Town Council, which had been consulted on the proposed development. In accordance with the code of conduct, he remained in the meeting during consideration of this item.

Councillor G Baxendale, who was in attendance at the meeting, declared a personal interest in respect of application number 11/0431C on the grounds that he was a member of Congleton Town Council, which had been consulted on the proposed development. In accordance with the code of conduct, he remained in the meeting during consideration of this item.

Councillor R Westwood declared a personal interest in respect of application number 10/5008N on the grounds that he was a member of Wistaston Parish Council, which had been consulted on the proposed development. In accordance with the code of conduct, he remained in the meeting during consideration of this item.

All Members of the Committee declared that they had received correspondence regarding application number 09/2358C.

With respect to application number 09/2358C, Councillor G Merry declared that she had received a telephone call from the applicant but that she had not expressed an opinion.

With respect to application number 09/2358C, Councillor L Gilbert declared that, as Ward Councillor, he had corresponded with the applicant about the way in which the application had been dealt with, but that he had not expressed an opinion.

Councillor G Merry declared a personal interest in respect of application number 10/2384C and agenda item number 16 (Elworth Hall Farm, Dean Close, Elworth) on the grounds that she was a member of Sandbach Town Council, which had been consulted on the proposed developments. In accordance with the code of conduct, she remained in the meeting during consideration of these items.

Councillor B Dykes declared a personal and prejudicial interest in respect of agenda item 15 (Section 106 Agreement for New Scout Hut on Land at Bunbury Playing Fields, Bunbury) on the grounds that he had been involved with the application. In accordance with the Code of Conduct, he withdrew from the meeting during consideration of this item.

175 MINUTES OF PREVIOUS MEETING

RESOLVED – That the minutes of the meeting held on 23 February 2011 be approved as a correct record and signed by the Chairman.

176 09/2358C - THIMSWARRA FARM, DRAGONS LANE, MOSTON, SANDBACH, CHESHIRE, CW11 3QB: RETROSPECTIVE APPLICATION FOR CHANGE OF USE FROM AGRICULTURAL LAND TO A SITE FOR A MOBILE HOME FOR OCCUPATION BY AN ENGLISH TRAVELLER WHO HAS CEASED TO TRAVEL DUE TO ILL HEALTH AND LONG STANDING DISABILITY FOR MR A D ARROWSMITH

Note: Mrs S Wright (objector) and Mr A D Arrowsmith (applicant) attended the meeting and addressed the Committee on this matter.

The Committee considered a report and a written update regarding the above planning application.

RESOLVED – That the application be REFUSED for the following reasons:

1. The Local Planning Authority does not accept that the occupier of the caravans qualifies as a Gypsy or Traveller as defined in Circular 01/2006 or that he is engaged in full-time in agriculture, forestry or other business appropriate to the locality and that it is necessary for him to reside in this location. The use of the land for the stationing of residential caravans is therefore contrary to policies PS8 (Open Countryside), H6 (Residential Development in the Open Countryside and the Greenbelt) and H7 (Residential Caravans and Mobile Homes) of the adopted Congleton Borough Local Plan First Review 2005.
2. The site which includes a static mobile home, a touring caravan, a shipping container, solar panels and boundary fencing etc is clearly visible from Dragons Lane and Plant Lane and the Local Planning Authority considers that the proposal due to its inappropriateness causes inherent harm to the visual appearance and character of this part of the open countryside. To allow the development would be contrary to policies GR1 (General Criteria), GR2 (Design) and PS8 (Open Countryside) of the adopted Congleton Borough Local Plan First Review 2005 and advice advocated in PPS1: Delivering Sustainable Development and PPS7: Sustainable Development in Rural Areas.

177 10/4955N - 58 SOUTH CROFTS, NANTWICH, CW5 5SG: DEMOLITION OF EXISTING SEMI-DETACHED PROPERTY AND ERECTION OF REPLACEMENT DWELLING FOR MR & MRS K NORD

Note: Having declared a personal and prejudicial interest in this application, Councillor R Walker withdrew from the meeting during consideration of this item.

Note: Councillor A Moran (Ward Councillor), Ms S Perris and Mr E Wood (objectors), and Mr K Nord (applicant) attended the meeting and addressed the Committee on this matter.

The Committee considered a report regarding the above planning application, a written update and an oral report of the site inspection.

RESOLVED – That the application be APPROVED subject to the following conditions:

1. Standard Time Limit
2. Plans
3. Materials
4. Drainage
5. Surfacing Materials
6. Boundary Treatment
7. Remove PD Rights
8. Car Parking
9. Landscaping Submitted
10. Landscaping Implemented
11. Obscure Glazing First Floor Window Side Elevations Facing no's 57 and 59 South Crofts
12. All proposed doors/windows to be fabricated out of timber and set behind a minimum 55mm reveal
13. No Removal of the Tree T.2
14. Conservation Area Style Rooflights
15. Hours of Construction
16. Tree Retention
17. Tree Protection Measures
18. Construction Specification/Method Statement
19. Retention of Brick Boundary Wall

178 **10/4597N - 58 SOUTH CROFTS, NANTWICH, CW5 5SG:
CONSERVATION AREA CONSENT FOR DEMOLITION OF EXISTING
PROPERTY AND ERECTION OF REPLACEMENT DWELLING FOR MR
& MRS K NORD**

Note: Having declared a personal and prejudicial interest in this application, Councillor R Walker withdrew from the meeting during consideration of this item.

Note: Ms S Perris (objector) and Mr K Nord (applicant) attended the meeting and addressed the Committee on this matter.

Note: Councillor A Moran (Ward Councillor) and Mr E Wood (objector) had registered their intention to address the Committee on this matter but did not speak.

The Committee considered a report regarding the above planning application, a written update and an oral report of the site inspection.

RESOLVED – That the application be APPROVED subject to the following conditions:

1. Standard Time Limit
2. Plans
3. The dwelling shall not be demolished before a contract for the carrying out of the works for the construction of the new dwelling approved under application ref: 10/4955N has been made in accordance with the proposals which have received planning permission. The Local Planning Authority shall be advised as to the completion of such a contract prior to any demolition taking place. The written approval of the phasing and timing of works involved shall be secured before any part of the demolition hereby approved first commences. All works shall then be carried out in accordance with the approved timetable, unless otherwise agreed in writing by the Local Planning Authority.
4. Hours of demolition: 07:30 – 18:00 Mon – Fri, 07:30 – 14:00 Sat.

179 **11/0217C - LAND ADJACENT 6 HEATH END ROAD, ALSAGER:
RESIDENTIAL PROPOSAL FOR A SINGLE DETACHED DWELLING
FOR MR A GIRVIN**

Note: Councillor R Fletcher (Ward Councillor), Mr C Gibson (objector) and Mr A Girvin (applicant) attended the meeting and addressed the Committee on this matter.

The Committee considered a report regarding the above planning application, a written update, an oral report of the site inspection and an oral update by the Principal Planning Officer.

RESOLVED – That the application be APPROVED subject to the prior completion and signing of a Section 106 agreement to:

- (1) control the future management of the adjacent ecological area
- (2) provide for appropriate Great Crested Newt mitigation works to be in place before any tree works or site activities commence

and the following conditions:

1. Commence development within 3 years
2. Development in accordance with agreed drawings
3. Submission of details/samples of external materials
4. Submission of a Phase 1 land contamination survey
5. Limits on hours of construction
6. Limits on hours of piling
7. Submission of detailed landscaping scheme
8. Implementation of landscaping scheme
9. Submission and implementation of tree protection scheme

10. Compliance with the Method Statement for Protection of Tree During Development
11. Submission and implementation of surveys and mitigation methods for the protection of breeding birds
12. Submission and implementation of details of bat and bird boxes
13. Compliance with the Great Crested Newt Mitigation Strategy
14. Removal of permitted development rights for alterations to the roof
15. Compliance with the details of road construction shown on plan 3717.04 and submission of an updated Arboricultural Method Statement.
16. Compliance with the routing of services as shown on plan 3717.05.
17. Submission of details of tree protection fencing.
18. Compliance with the recommended actions required for mitigation in the Phase 1 Habitat and Ecological Survey Report 2010.

180 **10/2384C - LAND ADJACENT NEWCASTLE ROAD, BRERETON, CHESHIRE: CHANGE OF USE OF LAND TO MIXED EQUESTRIAN/AGRICULTURAL INCLUDING FORMATION OF A PRIVATE HORSE BREEDING AND TRAINING FACILITY TO COMPRISE STABLING, STORAGE AND INDOOR AND OUTDOOR EXERCISE ARENAS FOR MR DAVENPORT**

Note: Mr C Britton (Agent on behalf of the Applicant) attended the meeting and addressed the Committee on this matter.

The Committee considered a report regarding the above planning application and an oral update by the Principal Planning Officer.

RESOLVED – That the application be APPROVED subject to the following conditions:

1. Standard Time
2. Approved Plans
3. Materials to be submitted
4. Landscape scheme – hard and soft
5. Landscape Implementation
6. Details of manure store
7. Hours of construction - 08:00 to 18:00 hours Monday to Friday, 09:00 to 14:00 hours Saturday, with no working Sundays or Bank Holidays
8. No lighting
9. Private use only
10. Construction of access prior to first use
11. Protection of breeding birds.
12. Implementation of specific recommendations made in the ecological reports.
13. No Gymkhanas / public events
14. Removal of buildings and manege within six months of the date when they cease to be used for equine purposes
15. Remove rights for the siting of containers on the application site
16. Limit the number of horse transporters parked on the site to five

181 **10/5008N - FORMER SURGERY & PHARMACY, 501 CREWE ROAD, WISTASTON, CREWE, CW2 6QP: CHANGE OF USE FROM FORMER GP SURGERY AND PHARMACY TO CHINESE RESTAURANT AND TAKE-AWAY FOR MR WAH LAU**

Note: Prior to consideration of this application, the meeting was adjourned from 3.55 to 4.00pm for a short break.

Note: Councillor M Simon (Ward Councillor), Councillor J Hatfield (on behalf of Wistaston Parish Council), Mrs T Charlesworth (on behalf of Wells Green Methodist Church) and Mr C Burrows (objector) attended the meeting and addressed the Committee on this matter.

Note: Mr A Fennell (objector) had registered his intention to address the Committee on this matter but did not speak.

The Committee considered a report regarding the above planning application and a written update.

RESOLVED – That the application be DEFERRED for the following reasons:

1. To enable Members to undertake a Committee site inspection, with a highway engineer present, so that they can assess the impact of the proposed development on neighbouring amenity.
2. To enable officers to request the Highway Engineer to visit the site and reconsider his response to the amended plan, particularly with regard to the entrance and exit design.
3. To enable officers to re-consult on the latest plan.

182 **11/0415C - CONGLETON CRICKET CLUB, BOOTH STREET, CONGLETON, CW12 4DG: JOINT OPERATOR MONOPOLE TYPE TOWER SUPPORTING 6NO. ANTENNAS AND ASSOCIATED HEAD FRAME (TOTAL HEIGHT 17.6M), 1NO. EQUIPMENT CABINET, 1NO. METER CABINET AND ALL ANCILLARY DEVELOPMENT FOR O2 AND VODAFONE C/O WFS TELECOM**

Note: Councillor D Topping (Ward Councillor) and Mr S Andow (objector) attended the meeting and addressed the Committee on this matter.

The Committee considered a report regarding the above planning application and a written update.

RESOLVED – That the application be REFUSED for the following reasons:

1. The Local Planning Authority considers that the proposed development by reason of its height, siting, design and appearance would create an alien and intrusive feature within the Congleton

Conservation Area and would create an intrusive element within the views and vistas of the conservation area. The mast would be in a prominent location within a predominantly residential area and would represent a visually incongruous insertion that would harm the character and appearance of the area. The proposal is therefore contrary to Policies GR2, Design and BH9, Conservation Areas of the Congleton Borough Local Plan First Review 2005.

2. The Local Planning Authority considers that there is a lack of evidence to demonstrate beyond doubt that alternative sites have been fully explored. The proposal therefore falls short of the requirements set out in Policy E19: Telecommunications and Supplementary Planning Guidance Note 9: Telecommunications of the Congleton Borough Local Plan First Review 2005 and the National Planning Policy Guidance 8 (Telecommunications).

183 **11/0431C - GRASS VERGE ADJACENT ENTRANCE TO BERKSHIRE DRIVE, ROOD HILL, CONGLETON CHESHIRE: 19.8M HIGH JOINT OPERATOR STREET FURNITURE TYPE TELECOMMUNICATION TOWER, 1NO EQUIPMENT CABINET, 1NO METER CABINET AND ALL ANCILLARY DEVELOPMENT FOR O2 AND VODAFONE**

Note: Councillor G Baxendale (Ward Councillor) attended the meeting and addressed the Committee on this matter.

The Committee considered a report regarding the above planning application and a written update.

RESOLVED – That the application be REFUSED for the following reason:

The proposed development by reasoning of its height in this prominent location within a largely residential area would represent a visually incongruous insertion that would adversely affect the visual amenity of the area of the area. The proposal is therefore contrary to Policies E19 and GR2 of the Congleton Borough Local Plan 2011 First Review 2005.

184 **11/0495N - WYCHWOOD PARK HOTEL, WYCHWOOD PARK, WESTON: EXTENSION TO TIME LIMIT ON APPLICATION P08/0497 FOR CHESHIRE EAST COUNCIL**

Note: Councillor S Jones left the meeting prior to consideration of this application.

Note: Mr N Lloyd (agent on behalf of the applicant) had registered his intention to address the Committee on this matter but did not speak.

The Committee considered a report regarding the above planning application and a written update.

RESOLVED – That the Head of Planning and Housing be granted delegated authority to consider any consultation responses and representations received by 16 March and subject to no new material changes in circumstances being presented, the application be APPROVED. In the event that material changes in circumstances are identified, then the application to be referred back to the Committee.

Approval to be subject to the following conditions:

1. Standard
2. Plans as per permission P08/0497.
3. Materials as specified in the original application unless otherwise agreed in writing.
4. Landscaping scheme to be submitted and approved. To include planting between the houses in Delves Keep and new development and to soften the impact of development when entering Wychwood Park.
5. Landscaping to be implemented.
6. Surface materials to be submitted, approved and implemented.
7. Car parking to be provided as per P08/0497.
8. Provision of cycle parking.
9. Final Travel Plan to be submitted.
10. New cycle pedestrian link to be formed between the golf club house and the leisure complex.
11. Lighting scheme to be submitted, approved and implemented.
12. Construction traffic routing to avoid residential hamlets.
13. No construction traffic to pass through the village of Weston as per letter from Galliford Try dated 6th August 2007.
14. Hours of construction 08:00-18:00 hours weekdays and 08:30 hours to 13:00 hours on Saturdays with no working on Sundays and Bank Holidays.
15. Details of air conditioning units at the development and the gold club house to be submitted, approved and implemented.
16. Noise insulation scheme to be submitted, approved and implemented.
17. While music is played in the function suite, windows and doors to be kept closed.
18. Details of hoardings to be provided to screen the construction to be submitted, approved and implemented.
19. Wheel cleaning, road sweeping and spraying to be operated throughout construction in accordance with details agreed in letter dated 6th August 2007.
20. Development not to exceed 165 bedrooms in total, not more than 770 sq m floor space of leisure facilities and not more than 2077 sq m of conference/ training facilities, unless varied by submission of further planning application.
21. Surface water drainage scheme for mound to be submitted, approved and implemented.
22. Surface water run off from car park to be passed through oil interceptors.

185 **11/0474C - BARNSHAW BANK FARM, MILL LANE, GOOSTREY, CW4 8PW: CONVERSION OF EXISTING AGRICULTURAL BUILDING TO FORM 2NO PRIVATE DWELLINGS FOR MR J ASHBROOK**

Note: Having declared his membership of Mill Lane Action Group, Councillor A Kolker exercised his separate speaking rights as a Ward Councillor and withdrew from the meeting during consideration of this item.

Note: Councillor M Nicholls (on behalf of Goostrey Parish Council), Mr J Phillips (on behalf of Mill Lane Action Group) and Mr J Ashall (Agent on behalf of the Applicant) attended the meeting and addressed the Committee on this matter.

The Committee considered a report regarding the above planning application and a written update.

RESOLVED – That the application be DEFERRED for the following reasons:

1. To enable Members to undertake a Committee site inspection, so that they can assess the impact of the proposed development on neighbouring amenity.
2. To enable officers to consider additional information which had recently been received.

186 **REPORT IN RELATION TO SECTION 106 AGREEMENT FOR NEW SCOUT HUT ON LAND AT BUNBURY PLAYING FIELDS, BUNBURY**

Note: Having declared a personal and prejudicial interest in this matter, Councillor B Dykes withdrew from the meeting during consideration of this item.

The Committee considered a report regarding a request to alter the 'The Tree Planting Scheme' in the Section 106 Agreement for the new Scout Hut at Bunbury Playing Fields Bunbury, which was the subject of planning application P08/0167.

RESOLVED – That the terms of the Section 106 Agreement relating to Bunbury Playing Fields be varied to allow the trees to be provided along the eastern boundary of the playing fields, rather than adjacent to the southern boundary.

187 **ELWORTH HALL FARM, DEAN CLOSE, ELWORTH**

The Committee considered a report regarding planning application 10/2006C for the redevelopment of Elworth Hall Farm at Sandbach, which had been refused for two reasons, including one relating to contaminated

land issues, at a meeting of the Southern Planning Committee on 24 November 2010.

At the same meeting, the Committee had resolved to grant delegated powers to the Head of Planning and Housing to approve an alternative scheme (10/1765C) for the redevelopment of the site, subject to the satisfactory conclusion of negotiations in respect of the contaminated land issue, and the Council's Environmental Health officers withdrawing their objection to the scheme. Planning permission had now been granted for application 10/1765C, subject to appropriate conditions, including those relating to mitigation of the contaminated land impact. The contaminated land issues in respect of the refused application 10/2006C had therefore also been resolved.

RESOLVED – That the second reason for refusal in respect of contaminated land be withdrawn and that the Head of Planning and Housing be instructed not to contest the issue at the forthcoming public inquiry.

The meeting commenced at 2.00 pm and concluded at 5.15 pm

Councillor G Merry (Chairman)

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Application No: **11/0474C**

Location: **BARNSHAW BANK FARM, MILL LANE, GOOSTREY,
CW4 8PW**

Proposal: **Conversion of Existing Agricultural Building to form 2no
Private Dwellings**

Applicant: **Mr J Ashbrook**

Expiry Date: **05-Apr-2011**

Ward: **Goostrey**

Date Report Prepared: 28th March 2011

SUMMARY RECOMMENDATION: Refuse

MAIN ISSUES:

- Principle of development
- Design
- Amenity
- Highway safety
- Ecology

REASON FOR REFERRAL

This application was deferred from the Committee meeting on 16th March 2011. It was originally referred to Committee following a call in from Councillor A Kolker who stated the following:

I would like to call this planning decision to the Planning Committee. The reason for the call in is:

The controversial nature, complicated planning history, and huge public concern of the site.

It is noted that amended plans and additional information has been submitted since the application was last reported to committee.

DESCRIPTION OF SITE AND CONTEXT

The application site relates to an existing brick and slate built barn building located within the Open Countryside. The building is part of an existing agricultural contracting business however, is described as redundant with the supporting information.

The site is approximately 100 metres outside of the Goostrey Settlement Zone Line and is accessed via Mill Lane which runs through numerous residential properties within the Settlement Zone Line.

DETAILS OF PROPOSAL

Full planning permission is sought for the conversion of the barn into two, separate residential units. Permission is also sought for the erection of a detached garage block which would serve the new residential units. As part of the development, a large timber section of the building would be removed from the site.

RELEVANT HISTORY

Deemed permission 22383/3 (1990)
Erection of slurry store

Letter of no observations 26807/3 (1994)
Steel frame general purpose farm building for livestock, hay store etc. and farm machinery

Approved 36744/3 (2004)
Construction of track from Mill Lane to rear of farm buildings (retrospective)

Refused 36745/3 (2004)
Change of use of part of farm to agricultural contracting business

Approved 05/0008/COU (2005)
Change of use of part of farm to agricultural contracting business

Approved 06/0131/REN (2006)
Renewal of planning permission 05/0008/COU to continue agricultural contracting business

Withdrawn 09/0030/FUL (2009)
Demolition of existing house and construction of new detached house

Approved 09/0931C (2009)
Demolition of existing house and construction of new detached house

Withdrawn 10/0319C (2010)
Single storey agricultural bungalow

Approved 10/2250C (2010)
Single storey agricultural bungalow

Pending 10/2732C
Retrospective planning application for portable office buildings

POLICIES

Congleton Borough Local Plan First Review 2005 Local Plan Policy

PS8 Open Countryside
GR1 New Development
GR2 Design
GR6, GR7, GR8 Amenity & Health
GR9 Accessibility, servicing and parking provision
NR2 Statutory Sites
NR3 Habitats
NR4 Non-statutory sites
BH15 Conversion of Rural Buildings
BH16 Residential Re-Use of Rural Buildings
H6 Residential Development in the Open Countryside and Green Belt
SPG2 Provision of Private Open Space in New Residential Developments
SPD7 Rural Development

CONSULTATIONS (External to Planning)

Highways:

No response had been received at the time of report preparation. Members will be informed of any comment via an update note.

Environmental Health:

08.03.2011 – No objection subject to conditions relating to contaminated land and the restriction of construction hours.

VIEWS OF THE PARISH / TOWN COUNCIL

11.03.2011 – The application is strongly supported by Goostrey Parish Council. The existing contracting business has been the subject of considerable debate within Goostrey, with the residents of Mill Lane attending two PC meetings over the last 18 months to complain vociferously over the damage and disruption caused by the level of commercial traffic generated by the existing business.

Domestic pets have been killed by contractor's vehicles and the bridge on Mill Lane looks to be in a parlous state. The latter has been reported to CEC's highways engineer responsible for bridges. A dossier of vehicle movements has previously been supplied to CEC by a Mill Lane residents group set up specifically in response to the disruption created by Ashbrooks.

Other Goostrey residents have also suffered significant disruption due to the level of contractor's traffic and the hours at which the company operates, specifically early mornings.

As the planning application makes clear, Ashbrooks have committed to ceasing operation in Goostrey if permission is granted for the barn conversions on the Barnshaw Bank Farm site.

This company's activities are having a significant adverse impact on the everyday life of Goostrey residents, particularly those living on Mill Lane, and GPC fervently hopes that the planning application will be approved, to the clear benefit of the village.

OTHER REPRESENTATIONS

Letters of Support

A total of twelve four letters of support had been received at the time of update preparation. Reasons for support are as follows:

- The traffic from the business has grown significantly both in size of vehicle and volume of traffic over recent years.
- The proposal would eliminate the excessive heavy traffic that is currently experienced from the business.
- Improvement to vehicular and pedestrian safety.
- The continual noise disruption, often starting early morning and continuing until late evening, has caused much anxiety to local residents, many of whom are elderly and retired.
- Reduce the current impact on the local infrastructure.
- Greatly improve the quality of life of local residents.
- Current traffic causes damage to the local roads, pavements and grass verges.
- The heavy through traffic may potentially traumatize pets and younger children.
- The current state of the existing barns is unsightly and they may become dangerous since they are no longer used and are falling into disrepair.
- Impact upon local house values.
- The best way to support the Ashbrook business and enable it to continue to grow and create jobs in the region is for the business to be enabled to move to a more suitable site with good traffic links to its customers.
- The proposal would be in the best interests of all parties if the Business were moved to a more appropriate site.
- The proposal would carry an exceptional benefit to the village of Goostrey.

APPLICANTS SUPPORTING INFORMATION

Structural Report dated 25th January 2010

Email from Structural Engineer dated 10th March 2011

The submitted information concludes that whilst some remedial works would be required, such is relatively minor and the buildings are suitable for conversion.

Marketing Information

Marketing information consists of an email from the estate agent Gasgoine Holman dated 21st January 2011.

The following facts are outlined within the information:

- Marketing commenced on 12th January 2010
- Sign boards erected fronting onto Mill Lane
- Sales and letting particulars displayed and on websites
- Advertised with the Knutsford Guardian on 10th March 2010*
- Rental price - £15 per square foot

- Sale price – Offers invited**
- To date relatively serious interest received from three separate parties.
- Further activity and potential interest received from a further five parties however, no further interest from such to date.

*It was decided by Gasgoine Holman that there was little scope for advertising during the Summer months where it is found that response is generally poor. The information outlines that a further advert was planned for September however, the email further explains that it is planned to advertise the premise once again now that the schools have returned and the holidays are over.

** Paragraph 5 of the submitted email identifies that the sale price remained the same. There is however, no indication or details as to what this price was.

Gasgoine Holman state that they consider the lack of interest, regardless of the current climate, is due to the location of the site. The site is deemed to far from amenities, including banks etc, which businesses generally require. The location also presents travel difficulties in that there are no nearby train or bus services and private vehicles would have to be relied upon. It is stated that car parking is not in abundance which may be a deterring factor, as is the poor internet service provision which is an important factor to purchasers.

It is stated that there is an abundance of purpose built offices available within the surrounding towns and business parks and given this level of competition, there will remain limited demand for offices at Mill Lane, Goostrey in the foreseeable future.

Additional information

Enquiries that have been forwarded to the agent of the application have been submitted. Such information attempts to demonstrate that appraisals have been undertaken in terms of feasibility studies and cost analysis.

It is stated that having established design briefs from clients (four in total) each of the parties have not wished to progress with the scheme for various reasons which include;

- The property is not in a suitable location in terms of distance
- Too much restoration required
- More higher profile premise required
- No planning consent for residential use
- No adequate views and not located in an entirely rural area
- The bridge would be inhibited and would need reconstruction

All enquiries from the estate agent have been followed up and also the agent has introduced the project to potential clients/ property investors with whom we have completed projects over the last ten years however, none are interested in the site.

It is stated that marketing has pressed far beyond the agents marketing as marketing and detail designs have been completed for the conversion of the

building into an arts studio, office accommodation, from people ranging from local residents to larger organisations who want to downsize and move to a rural area where overheads are smaller.

In all cases the enquiries have been followed up and liaison held with potential clients, but none of them have wished to progress this beyond a normal marketing exercise.

It is stated that more than every reasonable attempt has been made to secure business reuse of the site.

Amended Plans

Amended plans have been received which have removed the garages from the site, altered openings as to not include any significant new openings and make best use of existing openings.

Design and Access Statement

The Design and Access Statement addresses issues relating to use, planning history, amount, layout, scale, landscaping, appearance, sustainable development, and access.

Revised Bat Presence/Absence Survey

The survey concludes that there is no evidence of bats roosting inside the buildings however, there is evidence to suggest that the buildings are used by low numbers of foraging bats.

Without compensation measures the development would result in a minor loss of habitat quality for bats locally however, compensation measures could provide an improvement to the quality of roosting habitats for bats and birds in the locality. The report concludes that work could go ahead without the need for further survey or licensing work.

With regard to Barn owls, no past or present evidence of use such as feathers, nesting materials, casts or whitewash was found during the surveys. No Barn owls are considered to be using the buildings, and no further survey work is considered necessary in this regard.

Highways Statement

The statement sets out the highways implications of the scheme on the local network in relation to existing and proposed vehicular movements at the site. It is noted however, that the statement refers to a scheme for four dwellings as part of the conversion as opposed to two.

The statement identifies that the existing business results in 887 vehicle movements per week (June 2010) and concludes that the proposed scheme would result in four times less traffic than the existing business. This would result in: -

- Significant reduction in general noise, vibration, and disturbance to the benefit of residential amenity.

- Relief to a small, narrow bridge on Mill Lane which upon visual inspection appears unsuitable for HGV traffic.
- Relief to the road surface which is starting to fall into disrepair

OFFICER APPRAISAL

Principle of Development

Policy H6 of the adopted Congleton Borough Local Plan First Review 2005 outlines a presumption against new residential development in the Open Countryside and Green Belt unless it complies with certain limited criteria: one of which is the conversion of existing rural buildings in accordance with Policies BH15 and BH16.

Policy BH15 outlines that for a rural building to be appropriate for re-use, it must be permanent, substantial, and should not require significant extension, rebuilding or extensive alteration. Supplementary Planning Document 7 stipulates to demonstrate such, the submission of a structural survey undertaken by a suitably qualified and experienced structural engineer or surveyor is necessary.

It is appreciated that the existing barn building is a substantial brick built structure and information has been submitted with the application to adequately demonstrate that the barns could be converted without significant rebuilding.

Policy BH16 requires that every reasonable attempt has been made to secure business reuse at the site or that the location and character of the site is such that makes residential use the only appropriate use. This is as planning policy gives priority to the re-use of buildings for business purposes rather than for residential use, as this has greater economic benefits for the Borough and local residents. The business re-use of buildings also has potentially less impact on the character of the building itself, its curtilage and the countryside. Business re-use also accords with current Government, regional and local policy guidance to encourage rural enterprise and strengthen rural communities.

Marketing Information

Supplementary Planning Document 7 (Rural Development) outlines what should be undertaken as part of a marketing exercise. As a general rule a marketing exercise should comprise of:

- Advertisement in the local press (regional press depending on scale of site).
- Advertisement with a local commercial property agent.
- Notification to other organisations who may have an interest in promoting the site (i.e. South East Cheshire Enterprise Ltd)
- A marketing exercise should last a minimum of 6 months, however the Local Planning Authority will determine an acceptable and reasonable period depending on the individual merits of each case.

Buildings should be advertised at market value and actively advertised with a recognised estate agent for at least six months for a continuous period following the date of the first advertisement. In particular SPD 7 specifies that:

- The rural building should be advertised in the local press on a bi-monthly basis during the marketing period.
- The applicant must, at the start of the marketing period, notify the availability of the land/buildings to the following: The Council's Economic Regeneration Unit, South East Cheshire Enterprise Ltd, and any relevant local business associations or interest groups.
- The applicant will need to submit as part of the planning application, evidence of the extent of the marketing and copies of all adverts (with dates), when and for how long the advert was in the agent's window, websites etc. Copies of the advertisements should be submitted to the Council.

At the end of the marketing period, the Council will require a report summarising the marketing exercise carried out, the number of enquiries received, including any firm offers whether they were conditional or unconditional, with the relevant evidence where necessary, accompanied by the commercial property agent's opinion as to the commercial viability of the site or buildings.

With regard to the submitted information, this does not meet the requirements of SPD7 as the premise has not been marketed for a continuous period, there is no evidence of the premise being advertised bi-monthly in local press, there is no evidence of The Council's Economic Regeneration Unit, South East Cheshire Enterprise Ltd, and any relevant local business associations or interest groups being notified of the site, and no details of any advertisements placed have been submitted.

It is appreciated that the agent for the application has forwarded appraisals of the site which have been sent to interested parties however, this information does not overcome the insufficient marketing of the site and it ultimately demonstrates that there is in fact some interest in the site for commercial or live/work use. Whilst no dedicated interested parties have yet to come forward, with full marketing, it cannot be presumed that this will not be the case.

In addition, the submitted information states that there is a lack of interest in the site however, this conflicts with the fact that there have been numerous enquiries into the site – some of which have been relatively serious.

The commercial property agent's opinion as to the viability of the site is noted however; it is not considered that wider commercial uses have been considered e.g. use as stabling or holiday lets. References are made to the unsuitability of the site for traditional businesses/offices by virtue of the availability to banks, public transport provision, level of parking, poor internet provision, and the availability of other offices in the area however, such matters would not necessarily be cause for concern for alternative commercial uses.

Due to such reasons, it is not satisfied that genuine attempts have been made firstly to market the property actively and secondly to market it for business or commercial uses.

With regard to the nature of the site, it is not considered that residential is the only appropriate use for the site. Whilst the information within the Design and

Access Statement and Highways Statement outlines that the existing contracting business causes significant detriment to local amenity, this does not necessarily lead to the presumption that other businesses would have the same impact.

It is accepted that this site is accessed via a residential lane and the current business does result in a large amount of vehicle movements however, no consideration has been given to use of the site by other less intensive business uses. SPG 7 identifies other businesses can include offices, research and development sites, and industrial processing sites which can be carried out in resident areas (i.e. without detriment by reason of noise, vibration, smell, fumes, etc). In addition, holiday accommodation is also classed as a business use.

Other commercial uses therefore have the potential to be less intrusive as the hours of such would not necessarily be similar to the existing contracting business (Approx 03.00 – 00.00 [Highways Statement Para 2.3]) nor require the use of HGV's thus resulting in no significant impact upon residential amenity.

Simply because the existing agricultural contracting business may have become too large for the premise and now causes disruption to amenity is not a reason to completely discount other less intrusive commercial uses at the site. The fact that the business has in fact thrived on the site as it has become larger in scale would lead to the notion that the site is well located for commercial ventures.

Therefore while it is appreciated that aspects of marketing have taken place, it is not considered that the approach put forward necessarily satisfies the requirements of the policy. It should also be noted that residential is not the only appropriate use for the site and a marketing report has not been submitted. The tests of Policy B16 have therefore not been met which would conclude that the proposal is contrary to the policy. The harm of non-compliance with the policy is the loss of an existing building that could be a resource to the local economy, e.g. holidays lets or a smaller commercial scheme could provide additional business to any local businesses in the locality, which a residential use would add very little. It is this reason why bona fide marketing must take place to fully explore the potential.

Design

Main Building

For conversions of barn/farm buildings it is important to retain as much of the original building fabric as possible and minimise alterations to help preserve the character of the building and produce a successful conversion.

Amended plans have been received which have somewhat overcome previous concerns and the proposal would now make good use of the existing openings and the proposed garages have been removed.

Whilst it is appreciated that the proposal would also include a new single storey extension on the north eastern elevation of the building on balance this is considered acceptable as this is the place of an existing shed/store which is to be demolished.

Amenity

Two dwellings are located in close proximity to the proposed conversions – one approximately 68 metres to the north and one 4 metres to the south. By virtue of these distances between the properties and as there would be no overlooking between principal windows, the impact upon the privacy afforded to these residential properties is considered acceptable.

With regard to the impact upon the amenity and privacy afforded to future residents of the proposal, there are two issues for consideration – distances between the individual units and the areas of private amenity space.

With regard to distances between the proposed units, the units are positioned around a central courtyard with a distance of approximately 15.5 metres between facing elevations. Whilst this is below the recommended minimum privacy distance, as no principal windows would be directly facing, this is not considered to be of significant concern.

With regard to the private amenity space, separate areas have been identified for use by each of the units. The areas identified for the units would extend to the east, north, and west of the site and would provide significantly large curtilage areas. Such large spaces have the potential to appear overly domesticated however; it is considered that the strict control over ancillary buildings and boundary treatment could ensure that these areas remain appropriate within the Open Countryside.

Highway safety

The new development would be accessed via an existing access track off Mill Lane.

No response has been received from the Strategic Highways Manager at the time of report preparation however, Members will be provided with such comments via an update.

Ecology

The EC Habitats Directive 1992 requires the UK to maintain a system of strict protection for protected species and their habitats. The Directive only allows disturbance, or deterioration or destruction of breeding sites or resting places in the interests of public health and public safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment.

This is providing that there is no satisfactory alternative and no detriment to the maintenance of the species population at favourable conservation status in their natural range.

The UK implemented the Directive by introducing The Conservation (Natural Habitats etc) Regulations 1994 which contain two layers of protection

- a requirement on Local Planning Authorities ("LPAs") to have regard to the Directive's requirements above, and
- a licensing system administered by Natural England.

Local Plan Policy NR2 seeks to afford the appropriate protection to sites or habitats that support species protected by law and outlines that developers are required to submit a comprehensive assessment of proposals on nature conservation standards.

Circular 6/2005 advises LPAs to give due weight to the presence of protected species on a development site to reflect EC requirements. "This may potentially justify a refusal of planning permission."

PPS9 (2005) advises LPAs to ensure that appropriate weight is attached to protected species "Where granting planning permission would result in significant harm [LPAs] will need to be satisfied that the development cannot reasonably be located on any alternative site that would result in less or no harm. In the absence of such alternatives [LPAs] should ensure that, before planning permission is granted, adequate mitigation measures are put in place. Where ... significant harm ... cannot be prevented or adequately mitigated against, appropriate compensation measures should be sought. If that significant harm cannot be prevented, adequately mitigated against, or compensated for, then planning permission should be refused."

PPS9 encourages the use of planning conditions or obligations where appropriate and again advises [LPAs] to "refuse permission where harm to the species or their habitats would result unless the need for, and benefits of, the development clearly outweigh that harm."

In this case a Bat Presence/Absence Survey was submitted with the application. Such identified that there is no evidence of bats roosting inside the buildings however, there is evidence to suggest that the buildings are used by low numbers of foraging bats. It was also identified that without compensation measures the development would result in a minor loss of habitat quality for bats locally however, compensation measures could provide an improvement to the quality of roosting habitats for bats and birds in the locality. The report concludes that work could go ahead without the need for further survey or licensing work.

In addition, the information states that with regard to Barn owls, no past or present evidence of use such as feathers, nesting materials, casts or whitewash was found during the surveys. No Barn owls are considered to be using the buildings, and no further survey work is considered necessary in this regard.

Whilst the Council Ecologist is satisfied with the information in relation to bats, no comment has yet been made on the barn owl findings and as such, Members of the Planning Committee will be provided via an update of the suitability of the submitted report when consultation has been completed.

CONCLUSIONS

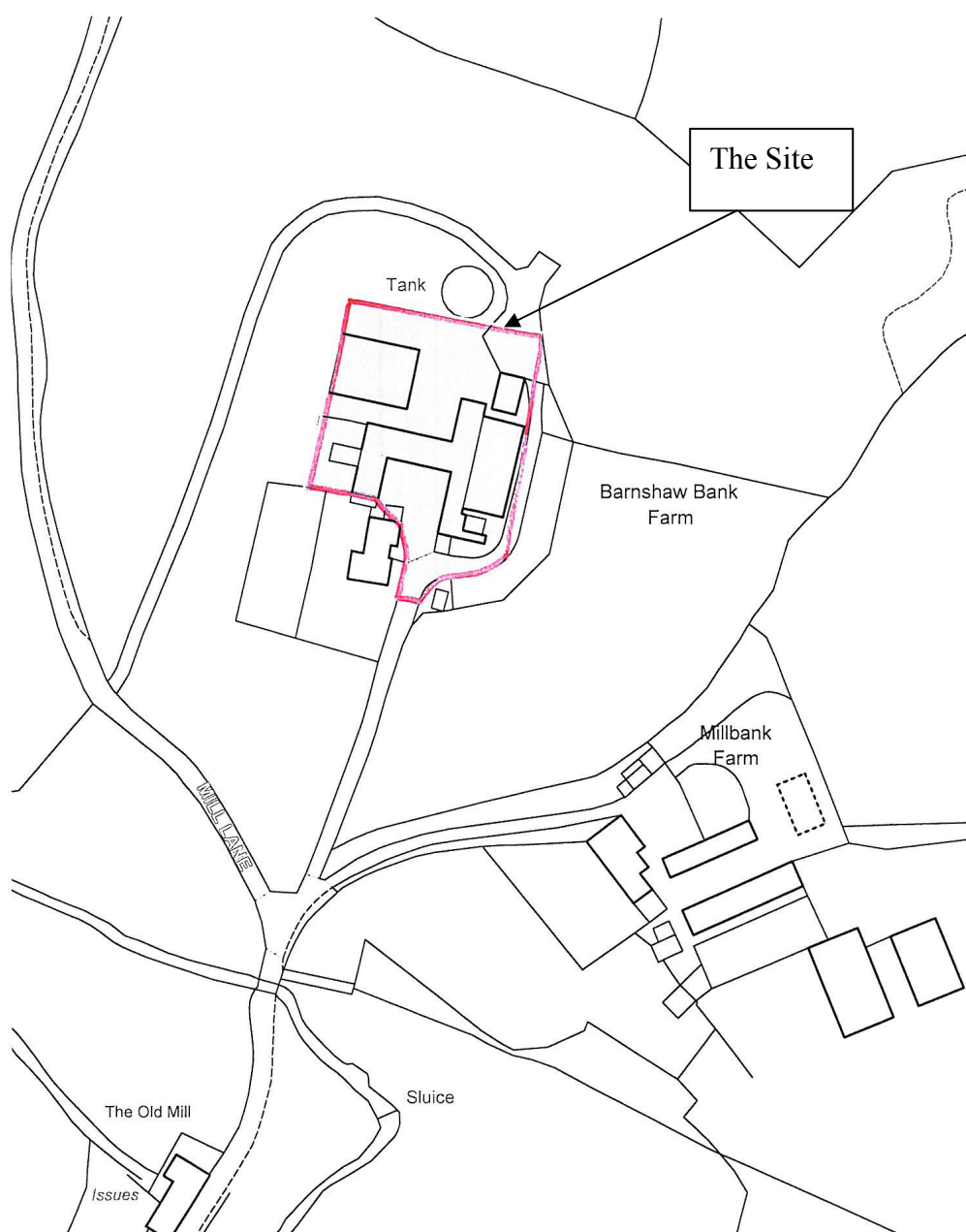
It is appreciated that there is significant local support for the proposal however, it has not been demonstrated that the proposal is acceptable in principle. Although it is argued that the present commercial use is detrimental to residential amenity, alternative commercial uses would not necessarily have the same impact. Residential re-use is therefore not the only option for development of the site and alternatives should be first explored. It is not considered that sufficient marketing has been undertaken to establish if there is any other commercial interest in the building.

RECOMMENDATION

Refuse for the following reasons:

- 1. Insufficient marketing information has been submitted with the application to demonstrate that every reasonable attempt has been made to secure suitable business re-use of the site. In addition, the proposal fails to demonstrate that the location and the character of the site are such that residential use is the only appropriate use. As a result the proposal is contrary to Planning Policy BH16 of the adopted Congleton Borough Local Plan First Review 2005.**

Location Plan: Cheshire East Council Licence No. 100049045



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Application No: **11/0041N**

Location: **LAND OFF, NEW ROAD, WRENBURY**

Proposal: **Development of 14 Two-Storey Affordable Dwellings**

Applicant: **Mr A Garnett, McInerney Homes**

Expiry Date: **08-Apr-2011**

Ward: **Cholmondeley**

SUMMARY RECOMMENDATION:

Subject to the hedgerow proposed for removal not being important under the Hedgerow Regulations - APPROVE subject to Section 106 Agreement and conditions

Or

Refuse as the proposal would involve the removal of an 'important' hedgerow which forms the site boundary with New Road, contrary to Local Plan Policy NE.5 (Nature Conservation and Habitats).

MAIN ISSUES

- **Principle of Development**
- **Site Layout**
- **Design**
- **Amenity**
- **Landscape**
- **Ecology**
- **Highways**
- **Drainage**
- **Loss of agricultural land**

REFERRAL

This application has been referred to planning committee because it involves a residential development of more than 10 dwellings.

SITE DESCRIPTION AND DETAILS OF PROPOSAL

This full application proposes an affordable housing development of fourteen houses on an area of undeveloped agricultural land on the north west side of New Road in Wrenbury.

The site has a roadside frontage of about 70m, currently defined by an established native hedgerow. The surrounding development comprises, a detached property and associated stabling / garaging, set within substantial grounds, known as Stonington, to the north east, open countryside to the north west and south west, and a row of detached and semi detached houses and bungalows on the opposite side of the road to the south east.

The scheme comprises 3 pairs of semi-detached dwellings fronting onto the road and a single larger detached dwelling at 90 degrees to the road. A further block of 3 mews houses is located to the rear of the site. A parking court has been provided in the centre of the site, with areas of open space to the rear corners. Vehicle access to the parking court is from a single T junction midway along the site frontage.

PREVIOUS RELEVANT DECISIONS

None

PLANNING POLICIES

National policy

PPS 1 Delivering Sustainable Development
PPS 3 Housing
PPS7 Sustainable Development in Rural Areas
PPG13 Transport
PPS23 Planning and Pollution Control
PPS25 Development and Flood risk.

Regional Spatial Strategy

DP1 – Spatial Principles
DP4 – Make best use of resources and infrastructure
DP5 – Managing travel demand
DP7 – Promote environmental quality
DP9 – Reduce emissions and adapt to climate change
RDF1 – Spatial Priorities
L4 – Regional Housing Provision
EM1 - Integrated Enhancement and Protection of the Region's Environmental Assets
MCR4 – South Cheshire

Local Plan policy

BE.1 (Amenity),
BE.2 (Design Standards),
BE.3 (Access and Parking),
BE.4 (Drainage, Utilities and Resources)
BE.5 (Infrastructure)
BE.6 (Development on Potentially Contaminated Land)
NE.2 (Open Countryside)
NE.5 (Nature Conservation and Habitats)
NE.9 (Protected Species)
NE.17 (Pollution Control)

RES.5 (Housing in Open Countryside)

RES 8. (Affordable Housing in Rural Areas Outside Settlement Boundaries)

Other Material Considerations

Cheshire East Interim Housing Policy

Cheshire East Interim Affordable Housing Policy

Cheshire East Strategic Housing Market Assessment 2010

OBSERVATIONS OF CONSULTEES

United Utilities:

No objection to the proposal provided that the following conditions are met: -

- In accordance with PPS25 surface water should not be allowed to discharge to foul/combined sewer. This prevents foul flooding and pollution of the environment. This site must be drained on a separate system, with only foul drainage connected into the foul sewer. Surface water should discharge to the soakaway/watercourse/surface water sewer and may require the consent of the Environment Agency. If surface water is allowed to be discharged to the public surface water sewerage system they may require the flow to be attenuated to a maximum discharge rate determined by United Utilities.

Highways Authority:

- In principle there are no highways objections to this proposal.
- There are however several design issues regarding the access provision, footway inclusion, parking provision and general site layout that will need to be agreed with the highways authority prior to determination.
- The highways authority would want to adopt the internal road layout and therefore should be designed and constructed to CEC specification.
- A section 278 agreement must be entered into prior to construction taking place.

Natural England

- The proposal would not affect any designated landscapes. Areas of nature conservation importance of other protected areas.
- They note that Breeding Birds may be affected and this is a material consideration in determining the application
- Breeding Birds are protected species and work must not begin if they are present on site
- Artificial nest site should be provided within the development.
- The proposal will result in the loss of Grade 3 agricultural land. The most up to date assessment of agricultural land has not been undertaken on this particular area of land and therefore no assessment has been made as to whether the land is classed as 3a (good) or 3b (moderate).

- Planning Policy Statement 7 (PPS7) which highlights that the use of such land should be taken into account when determining planning applications alongside other sustainability considerations including biodiversity and the protection of natural resources. This guidance also advises local planning authorities that areas of poorer quality land should be used (grades 3b, 4 & 5) in preference to higher quality land.
- “Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity”.
- Natural England recommends that the Council takes this into consideration when determining planning applications. Guidance is available in the Defra publication, Guidance for Local Authorities in Implementing the Biodiversity Duty
- Natural England encourages sustainable design, including water and energy use. However, sustainable design and construction entails a wider range of considerations, including development which conserves and enhances the distinctive landscape and townscape character, and conserves and enhances biodiversity, amongst other points.

Environment Agency

- Had not commented at the time of report preparation

VIEWS OF THE PARISH / TOWN COUNCIL:

At a meeting held on 1 February 2011 the Parish Council heard a presentation from Roy Carthy, Arena Housing Association and representations from members of the public regarding the above application.

Residents raised the following issues: -

- Justification of the need in Wrenbury and the accuracy of housing survey
- Availability of other sites in the village, some of which are brownfield sites
- Capacity of the drainage system
- Access off a narrow lane with no footpath
- Unimaginative design of the scheme
- Density of the scheme
- Open countryside location
- Availability of local affordable houses for sale and for rent

The Parish Council is disappointed at the lack of prior consultation on this application. The first contact made by the Housing Association / Developer was by e-mail on 7 December informing the Parish Council that a planning application would be submitted. They asked for circulation to Parish Councillors. On 15 December they asked if they could attend the next meeting on 11 January to present the scheme. The January meeting is the budget meeting to set the precept and there is little time for any other

business. The Parish Council agreed to defer to February by which time the planning application had been submitted.

The Parish Council was aware of the Housing Needs Survey and knew that the survey was taking place. One of the problems with these surveys however is their general nature and is very difficult to obtain accurate results from a small area such as Wrenbury and surrounding parishes. The detailed information from the Housing Needs Survey has not been shared with the Parish Council and there is no means of knowing how the figure of 23 households in need (quoted at the meeting) is made up nor is there any means of checking the evidence locally. The key figure is the number of households who would be able to take up an affordable dwelling within 6-9 months of scheme completion. For anyone who indicates a need beyond this time the dwellings will obviously not be available as they will have been allocated.

The Parish Council has long been sceptical of these schemes for a number of reasons.

- 1 No evidence of need is produced which can be checked and verified on the ground.
- 2 The Parish Council has not been approached directly by those in need to campaign for affordable housing scheme.
- 3 There have been affordable dwellings for rent in Wrenbury on many occasions (Crewe and Nantwich, now Wulvern), which have been allocated to people from places far beyond the immediate locality e.g. Nantwich, Crewe. This has been due to the housing waiting allocation system, which has not given sufficient weight to local applicants. It is an example of the lack of integration of housing policy. As a result there is a suspicion that these schemes are brought forward merely because there is a funding stream to be accessed.
- 4 There remains concern about the operation of the Section 106 agreement, which would allow anyone resident in Cheshire East to be offered a home if no suitable local people came forward. In addition no approach has been made to the Parish Council to become a party to the section 106.

Following the representations made by the public the Parish Council resolved to OBJECT to the application on the following grounds: -

- 1 The lack of evidence of the housing need from the Housing Needs Survey that can be verified locally. An expression of interest is far different than a need that can be translated into an ability to buy or rent. It is somewhat surprising that the tenure of the proposed development is not known. Surely if the need had been investigated and researched properly the housing association would know how many houses to build for rent and how many to build for part ownership / rent. The Parish Council also re-iterates that it has not been approached directly and would refer to the comments of the Spatial Planning Team that the “proposal needs to be backed by a **genuine local needs assessment**”.

The Parish Council also notes Para 3.10 of the Cheshire East Draft Interim Planning Statement which states that “In all (such) cases they (proposals) must be supported by an up-to-date survey identifying the need for such provision within the local community. The Council’s Rural Housing Enabler can give advice on the methodology for the survey which should normally be carried out either by, or in association with, the Parish Council.”

2 There have been and are currently homes both for sale and rent in the village which are clearly in the affordable housing price range.

3 The proposed site is in “open countryside”. Whilst the affordable housing policy may well allow development of open countryside sites as an exception to policy, this ignores the objectives of other policies which seek to re-use previously developed land where possible. If there are brownfield sites these should be developed in advance of exception sites. The fact that there is grant support for the exception site should not override the policies relating to previously developed land.

The Parish Council also notes Para 4.1 of the Cheshire East Draft Interim Planning Statement which states that “Wherever feasible and practicable priority should be given to the use of previously developed (brownfield) sites in sustainable locations ..”

4 Development of this site will create an “infill” plot between the new houses and Stonington, the existing detached house in New Road.

The Parish Council notes Para 7.1 of the Cheshire East Draft Interim Planning Statement which states that sites may be granted planning permission where “the site adjoins the settlement boundary of a village.”

There is clearly a gap between this site and the settlement boundary.

5 New Road is a narrow country lane with no footpath or road markings. There are highway safety issues associated with use of the road by more pedestrians.

6 There is concern about the foul water pumping capacity and drainage of the area. There are known problems at the Village Hall.

7 The application refers to gas when there is no mains gas in the village.

8 The design and layout is very unimaginative and would do little preserve and enhance the character of the village and the views into and out of the conservation area.

For the above reasons the Parish Council opposes the application. However if the scheme is approved the Parish Council would wish to be a party to the Section 106 agreement (as the Parish Council is in Tattenhall) to ensure there is some local input into the allocation of the dwellings.

The Parish Council is also aware that the Coalition Government is considering financial benefits for principal authorities that implement affordable housing schemes, a New Homes Bonus. The Parish Council hopes that Cheshire East will consider allocation of a proportion of this bonus for use locally (as in Cheshire West and Chester). Details are yet to emerge but the indications are that a sound neighbourhood plan needs to be in place. The Parish Council suggests that this is another reason for deferring consideration of this scheme until a neighbourhood plan is produced.

OTHER REPRESENTATIONS:

Letters of objection have been received from the occupiers of 2 Pinsley Green Cottages, 1 Church Farm, 33 Oakfield Avenue, Church Farm, The Chalet, West End Cottage, Wayside, 6 Wrenbury Heath Road, West View, Brookside, Hazeldene, The Lilacs, Sunnyside, Springfield, Stonington, Smeaton Hall, 33 Sandfield Avenue, Ridgeway, Green Farm, Holland House, Yew Tree Lodge, Highfields, Oak Cottages

and Wrenbury Action Group (which consists of over 200 village households who have signed a petition making the following points:

Planning Policy Matters

- The proposed development is on green belt land, which should be preserved. Development on green belt land should be permitted only in exceptional circumstances. There are no such circumstances here.
- The Greenfield site in question has been in continual use for crop growing. This is agricultural grade 3 land and therefore it should not be considered for affordable housing given the alternative of other sites.
- It is also a sin to destroy valuable grade three agricultural land when most of the World are starving.
- The proposed site is in “open countryside” and therefore does not meet the criteria for affordable homes. These properties should not be built on green field land. Priority for development should be previously developed land, in particular vacant and derelict sites and buildings. Brown field and other appropriate sites have been identified and are available for development. *Therefore this planning application does not meet the criteria for an exception site!*
- It will set a precedent for further development outside the village envelope;
- The area is a conservation area
- Toward the village side of the proposed development is a small agricultural field and the edge of Wrenbury’s designated Conservation Area. The development would also create an “infill” development site directly adjacent to this designated area. Furthermore, the gap left by the small field between the proposed development and the existing village means that this site does not constitute a continuation of the village. It is also of concern that this development may precipitate further housing to be developed down this narrow lane in the future – whether that be as planning policy changes, or when the development boundary is reviewed.

Highways

- There would be an increase in traffic and danger to pedestrians
- New Road is busy with heavy traffic
- The junction of New Road in the village is on a busy bend
- The application shows an access to the site totally inadequate for safe egress and entrance.
- The grass verges are now so badly poached they are virtually non existent.
- New Road is not classed as main road and is rarely gritted in the winter
- There is no footpath
- Parking for 28 cars would detract from the narrow road which is a joy in the summer with its oak trees down both sides,
- There are many serious road safety issues along what is nominally a road but which is in fact a narrow country lane and near misses are a regular occurrence.
- Traffic ranges from a variety of large farm vehicles, farm supply trucks, school buses, delivery vans, railway servicing trucks and speeding commuter traffic, to horseriders and pedestrians. The proposed scheme would provide for 31 parking spaces with the probability of double that number of vehicle movements per day, in and out of a cul-de-sac,
- The arrival of yet more traffic would be intrusive and further add to the ever present dangers which already exist along New Road.

- This road is very narrow and in most places, it is impossible for two vehicles to pass unless one pulls over on to the grass verge.
- A road traffic accident back in 2002 at the Wrenbury end of the New Road occurred and the main cause of the accident was 2 very large vehicles that were having great difficulty in passing each other. On that occasion, no one was badly injured.
- No provision has been made for a footpath from the new development in to the village, and it would be very dangerous for both pedestrians and cyclist using this route without a footpath / cyclepath.
- For those in the development who cannot afford a car, the walk to the train station (and hence main employment centres) is approximately one mile – the upper limit noted within PPG13 to reduce resident's sense of isolation

Need

- Affordable dwellings sounds very much like assisted accommodation, which could comprise of Council, housing association or elderly peoples accommodation.
- Is there a demand for affordable housing, and if so, is there evidence that this extends to fourteen dwellings?
- It was established at the Parish Council meeting on 1/02/2011 that there was no list or register of the residents in Wrenbury requiring affordable housing.
- The accuracy of the housing assessment survey used to determine the need for this development of affordable homes is questionable at best. Data returned from so few households in the village is not sufficient to determine an actual need figure.
- There are currently homes both for sale and rent in the village which are clearly in the affordable housing price range. For example, one such property priced at £100,000 has been on the market for two years. If there was a sufficient need such a property would not remain available.
- There may be a future need for further development in the village to sustain a diverse and healthy community. However, such development should only proceed using hard facts and working in close and honest partnership with local people.
- The results from a survey carried out in Wrenbury village very recently, shows that in excess of 150 households are against the proposed development off the New Road and hardly any residents knew of anyone who was currently looking for affordable housing
- Wrenbury, as most villages, is in need of a small number of affordable homes, but at the recent Parish Council meeting, the representative from Mosaic Town Planning stated that the average cost of the houses on the new development would be £225,000.00. If the properties are rented 100% the rent would be £120 per week. In the Rural Housing Needs Survey 2010 the suggested amount people said they could afford on mortgage was between £60 – £80,000 leaving rent of £74 per week plus the mortgage cost and a maintenance fee. This is not affordable
- There are many houses in the village that are for sale and have been for some time. The proposed price of these new developments are a higher price than these, so if the need for affordable houses have been identified why are these houses still on the open market, one of the houses for sale or rent priced at a very reasonable price of £100,000 and has been for a long time now.
- The application has been submitted purely in an attempt to secure funds which will disappear in April.
- The Rural Housing Needs Survey 2010 states it sent out 457 forms to residents in Wrenbury cum Frith with only 127 returned 28%. However there are 790 houses in Wrenbury, why did 333 houses get left out? This gives a true figure of only 16% of Wrenbury residents answering the survey.

- Residents question the amount of affordable housing required within Wrenbury. As per the Council for the Protection of Rural England's findings in numerous other similar villages – the housing assessment questionnaire sent round can not only be inaccurate, but can also be misleading – often used as a “wish list” by respondents. As such these questionnaires are not necessarily accurate reflections of local housing need.
- As a young family who owns/mortgage their home we were surprised to see that, according to the SHMA, we should be earning twice our income to afford our 3-bed semi-detached home!
- As private rental rates in the village are comparable to those in other areas of Cheshire East it is obvious that the stated demand is simply not as high as estimated – otherwise, through the simple supply/demand model, rental rates would be significantly higher.
- Of the 200+ households in Wrenbury petitioned – stating they object to the proposed development – only a couple of households have refused to sign, although none of these actually knew of people requiring affordable housing! Prior to any planning permission being applied for (on brownfield sites!) a detailed – Wrenbury specific – housing assessment needs to be undertaken. Unfortunately the developer of this application site only promises to undertake this assessment, and village consultation, once planning permission has been granted!

Availability of other sites

- The development should be located on Brownfield land adjacent to the station. Access to this site is off a main road and only minutes to walk to the school, post office and doctors surgery.
- Why has the Sandfield Court site or the brownfield site at the Creamery not been given consideration, and if they have, why have they been dismissed in favour of New Road?
- Developers only want to build on to the in open countryside because it is easier and more profitable.
- There are grants available for exception sites. However brown field sites do not appear to benefit from such help. The motives of the developer are therefore highly questionable and profit driven.
- Sandfield Court is situated right in the heart of the village perfectly placed to easily access all the amenities and has been empty for an extended period of time. The station yard brown field site is derelict and would benefit from sensitive and careful development; it is located close to the railway station and has a footpath to the village centre.
- There has been inadequate consultation on alternative sites. There are large properties on the market in the village which could be purchased, demolished and redeveloped for more affordable units.
- The Strategic Housing Market Assessment (SHMA) also indicates 40 properties being vacant within Wrenbury – properties within the village that could be brought into occupation prior to the permanent destruction of open countryside.

Visual impact

- the proposal will detract from the setting of the village
- The design and quantity of the properties add nothing to the village scene. The properties have a uniform design more suited to an urban environment.

- Car parking provision lacks imagination and seems bound to contribute to future clutter and congestion.
- The current plan is untidy, over-developed and clearly based on the concept of maximisation of potential without consideration of the needs of occupants.
- Close boarded fences everywhere gives the appearance of an open prison.
- There are no garages. Tennants would have no storage and that means a variety of sheds would spring up.
- It is so important to keep the village as it is, as there are hundreds of visitors every summer from the Llangollen canal and also the caravan rallies (70+) at weekends. There is also a residents caravan park for 27.
- The proposed development would not "mirror" the existing dwellings and the design, layout, accessibility and location of the site is totally unsuitable for the edge of the village conservation area
- People who come to live in Wrenbury do so for the rural peaceful setting and because of its natural charm and character
- Wrenbury is a very special community and residents in New Road properties would have their idyllic view from their windows changed for all time

Amenity

- Further to comments within the applicant's statement, quote - "Proposals will not raise any unacceptable amenity issues for existing residents" and "The proposed development will not be prominent, visually dominate or significantly change the character of the area" - What this suggests is that an estate of 2 story houses, together with its new road and junction, will hardly be noticeable and how this outrageous conclusion was reached is unexplained.
- Headlights from cars leaving the development will shine directly into existing properties opposite.

Ecological Issues

- The applicant's statement has been poorly researched overall - this can be illustrated by the ecology report, with terms used such as "indicated", "majority" and "unlikely" - all very inconclusive and suggestive of a brief survey instead of the long term study required to confirm the site's locally acknowledged value to many species.
- It is probably a designated site for important habitants such as birds and wildlife not to mention the area is also surrounded by a number of Oak trees which could be deemed nesting sites for our bat population in the village. the document fails to ascertain the presence of other protected species such as grass snakes, bats, and ground-nesting birds that use the site for foraging, habitat and as a bridging route between other areas of open countryside.
- The amount of hedge proposed to be ripped out is also of concern. Given the narrow nature of the road, and the speeding traffic passing the site, a considerable length of important ancient hedge habitat would have to be removed to facilitate safe vehicular access – contrary to the environmental impact assessment. Please note that the location of the hedge is recorded on the oldest maps we have available – beyond 1877.

Services

- There are technical issues over the foul water pumping capacity and drainage of the area. The application refers to gas when there is no mains gas in the village.
- The proposed spatially limited layout does not consider the impact of siting such highly regulated, physically large, oil or gas tanks.
- Development on New Road has been previously declined due to the foul water pumping station servicing the area already being at capacity. Contrary to the developers assertions that the foul water drainage systems run within New Road this is also not correct.
- Obviously if the site cannot safely discharge foul water in the intended manner further provision within the development layout (if indeed viable) is likely to significantly alter the design/layout proposed.

A letter of support has been received from the occupier of Oak House making the following points

1. Rebalancing of house types in the village. Wrenbury is very popular with retired people and in sequence many smaller houses are being greatly enlarged, taking them out of the market for staff and workers in our businesses. This group of affordable houses will help to readdress the balance and might be repeated.
2. The Design of the new group. These 18 houses vary in their arrangement although each single dwelling is the same, and is individually attractive. By placing them in a group they do not present a string along New Road.
3. Their situation in the village. For some reason the whole bulk of the village development lies east of its centre which psychologically is from the group of the village green, the Church and the village shops. New Road leads directly out from this village centre and yet it is a miserable string of bungalows on one side only. This scheme is one small step in our rebalancing. However the bungalows straggle on and two more blocks would hide them.

APPLICANT'S SUPPORTING INFORMATION:

Utilities Investigation

- **Existing Utilities.** The proposed development is located off New Road in the village of Wrenbury, Cheshire. The proposal is to develop an agricultural usage site which currently consists of grassed farmland for the construction of 14 no. mews and semi detached properties. There are existing services in close proximity to the proposed development situated in New Road.
- **Existing Foul & Surface Water Sewers** The existing sewer records were obtained from United Utilities and they indicate a 225mm adopted combined sewer present in New Road. The proposed development will have a separate foul and surface water drainage system on site and outfall into the existing sewer in New Road. It is anticipated the stormwater drainage will be attenuated to restrict flows into the combined sewer within New Road. All works will be constructed in accordance with United Utilities current adoption standards.

- **Water:** The existing water main records were obtained from United Utilities that indicate a 90mm water main in New Road that supplies other properties along this road. We anticipate United Utilities will propose the new site mains point of connection to be this main located on the development side of New Road. We anticipate this should have the capacity to serve the proposed 14 no. additional properties.
- **Electric:** The existing electricity mains records have been obtained from SP Networks which indicate an existing overhead LV cable crossing the proposed site. We anticipate SP Networks will require the existing overhead cables to be diverted around the site boundaries, with the new site mains point of connection coming off the diverted overhead cables. It is anticipated that this should have sufficient capacity to accommodate the additional 14 no. additional properties.
- **Gas:** The existing gas mains records have been obtained from Transco. These indicate an existing 63mm gas main within New Road. We anticipate Transco will propose the new site mains point of connection to be this 63mm main located in New Road and should have the capacity to serve the 14 no. additional properties.
- **British Telecom:** The existing BT mains records have been obtained from OpenReach which indicate overhead cables that run along New Road. We anticipate that BT will propose the new site mains point of connection from this overhead service and divert it underground into the proposed development footpath. We anticipate this existing service to be sufficient to accommodate the additional 14 no. properties.

Ground Investigation

- The desk study has identified that the site has comprised of an agricultural field since the first edition historical map of 1877. The site has remained undeveloped until present. Given the findings of the desk study and nature of existing use, no source of contamination has been identified. However due to its proposed use, it is anticipated that the Local Authority will require further investigation to identify the presence of possible contaminated land and subsequent requirements for remediation or mitigation relating to human health risks. This report should be issued to the Local Authority to obtain their approval of the findings and recommendations.

Design and Access Statement

- The purpose of this report has been to explain the strategy behind the design. Its intent has been to highlight the site's constraints and opportunities that have been identified for consideration in the design process. The statement has also been used to assist the formulation of the detail of the final submission.
- The resultant scheme is one which provides a much needed affordable housing development which respects the character of the site and its surroundings. It will complement the character of the surrounding residential areas without detrimentally affecting the amenity of existing residents.
- The design and layout of the development, together with its location on the edge of the village and directly opposite existing built development, means that it will

appear as an integral part of the village, rather than as a harmful incursion into countryside beyond its boundary.

- The development will also address the significant need for affordable housing in Wrenbury that has been justified within the Planning and Affordable Housing Statement
- Furthermore, the affordable housing's quality will be ensured through compliance with either Level 3 of the *Code for Sustainable Homes* and the specifications required by Arena Housing Association.
- It is therefore considered that this analysis had demonstrated that the design and accessibility of the proposal are appropriate to the context and meet with the relevant policy guidance, and that planning permission should be granted.

Ecological

- Details of the development layout were made available by McInerney Homes, additionally this information was supplemented by a site visit and desk based study of the site. Information provided was used to inform category 9 of the BRE's Code for Sustainable Homes Assessment.
- The site is currently occupied by fertile grassland which has regenerated over cereal stubble and is surrounded on three sides by a native hedgerow. It is located on the outskirts of the village of Wrenbury in a rural area of Cheshire.
- Legislative issues which are relevant to this site include:
 - a. Hedgerow Protection: the hedgerow on site is a UKBAP priority habitat and should be retained and appropriately protected. Additionally trees and shrubs outside of the developable area should be protected in accordance with BS5837:2005 (*Trees in relation to construction – recommendations*).
 - b. Breeding birds: clearance of vegetation (including the grassland must be carried out outside of the British bird breeding season (March-September) or a nesting bird check conducted beforehand. See paragraph C.13 for further details.
 - c. Marbury Brook: the nearby brook should be protected from pollution and run-off, both during development and post-development. (See sections C.14 and C.15 for more details).
 - d. Other protected species: although the presence of bats, badgers, reptiles or great crested newts on site is considered unlikely, if these or any other protected species are suspected at any time works must cease immediately and an ecologist must be contacted for advice.
- The hedgerow is a UKBAP priority habitat and has been deemed to be of ecological value. McInerney Homes have confirmed that a small section of hedgerow is to be removed to allow access to the site however provided the rest of the hedgerow is appropriately protected the overall ecological value is unlikely to be significantly affected, therefore *1 CSH credit* can be awarded under Eco1.
- If all key recommendations and two of the additional recommendations are implemented within the development scheme then *1 CSH credit* can be awarded under Eco2.
- Provided all protection methods regarding Marbury Brook and the hedgerow as mentioned in paragraph E.3 and throughout this report are adhered to, *1 CSH credit* can be awarded under Eco3.

- Based on an assessment of the current landscape scheme *0 CSH credits* can be awarded under Eco4. If enhancements as proposed within Tables 6, 7 and 8 were introduced into the scheme then a possible 3 credits may be available under Eco4.
- From categories Eco1 to Eco4 (inclusive), based on the current information provided a total of *3 CSH credits* are available to the developer providing all key recommendations and at least 2 additional recommendations (as detailed under Eco2) are implemented within the scheme. If enhancements were undertaken in line with those identified under Eco4 then a possible *6 CSH credits* are potentially available
- If an amended scheme is to be produced further information in relation to detailed landscape scheme and planting plan will need to be provided before further credits may be awarded.

Affordable Housing Statement

- This statement, in conjunction with the Design and Access Statement, has clearly demonstrated that the proposal is in accordance with the development plan.
- The site's location adjacent to the settlement boundary of Wrenbury combined with the significant need for affordable housing in the local area makes it an ideal Rural Exceptions site for housing development.
- It is recognised that the approval of such housing would be an exception to general policies of restraint in the open countryside. Therefore, in accordance with central government advice, the housing must remain affordable in perpetuity and occupancy will be restricted to favour those who are either current residents of the area or have family or employment connections. The draft legal agreement forms part of the application.
- Following consultation with Cheshire East Council, the proposals have evolved to reflect the comments received. The development will integrate into the existing settlement fabric and is located in a sustainable location within close proximity of the village's community facilities, services and infrastructure.
- We therefore conclude that there is an overwhelming case for the granting of planning permission.

OFFICER APPRAISAL

Principle of Development

The site is located outside the Bunbury Settlement Boundary and within the Open Countryside, where Policy NE.2 carries a general presumption against new residential development.

However Policy RES.9 of the Replacement Local Plan makes an exception to the general policy of restraint for affordable housing, subject to compliance with three criteria which states that:

- The housing will meet the needs of people previously shown to be in local need in a survey specifically undertaken for that purpose;
- The site is in a sustainable location immediately adjacent to an existing settlement boundary
- The scale, layout and design of the scheme are appropriate to the character of the settlement.

With regard to the issue of need the Housing Section has commented that the application follows an evaluation of the housing need in the parish of Wrenbury cum Frith. It draws evidence from the Cheshire East Strategic Housing Market Assessment, The Cheshire East Southern Parishes Rural Housing Needs Survey, the amount of existing housing stock and evidence from Cheshire Homechoice.

The Cheshire East Strategic Housing Market Assessment 2010 was a major piece of work carried out by Arc 4 on behalf of Cheshire East Council and assimilated many factors as well as conducting surveys. The results given were not for parishes but for geographical areas. The geographical area that included the parish of Wrenbury cum Frith also included the parishes of Baddiley, Marbury, Norbury and Wirswall. This shows that the annual net need for affordable housing over the next 5 years for this geographical area is 5 units per year of which 3 no. are 2 bed, 2 no. are 3 bed and 4 no. are 4/5 bed

The Cheshire East Southern Rural Parishes Rural Housing Needs Survey 2010 was a more localised survey that included a number of parishes including Wrenbury cum Frith. To conduct the survey a questionnaire was sent out to all the households in the Parish. The results were not extrapolated.

The survey in Wrenbury had a 28% response rate and revealed that in Wrenbury cum Frith 5% of respondents live in housing association rented accommodation. There are 12 existing Householders in need of alternative accommodation for a variety of reasons including needs for larger, smaller or adapted properties, whilst 1 respondent stated a need for cheaper accommodation.

There were also 16 households containing Hidden Households (a hidden household is where there is an adult who is in an existing household in need of a separate household – for example an adult child). The number of actual Hidden Households, therefore were 20 (18 of which were adult children)

The requirements for these hidden households show that the majority of people need 2 bedroomed houses and a smaller proportion are in need of 3 bedroomed houses. 8 of these households have dependents. The annual incomes of those that disclosed their incomes show that the majority earn up to £20,000 a year. 6 stated that they could afford mortgages of up to £85,000 and 3 more in excess of this figure. There were also 10 people who had left the area due to the fact that they could not afford to buy or rent in the area. 6 of these would wish to return and they would consider a variety of tenures including rent or shared ownership.

There are 50 existing affordable homes in Wrenbury, comprising 9 no. 2 Bed houses, 19 no. 3 Bed houses and 12 no. 1 Bed bungalows. There are also a number of 1 bedroomed flats at Sandfield Court that are empty. Subject to planning Wulvern Housing are intending to knock these down and replace them with 8, 2 bedroomed bungalows for rent during 2011/12.

There are 38 people registered on Cheshire Homechoice with Wrenbury as the first choice. Since Cheshire Homechoice went live (April 2010) 2 properties, both 2 bed bungalows, have become available. There were 35 applicants in total bidding for the 2 properties (applicants could bid for both properties).

In conclusion, the evidence from all of the sources indicate that there is a need for affordable homes in the Wrenbury cum Frith Parish and the proposed scheme will satisfy some of this need. The majority of need is for 2 and 3 bed accommodation. The proposed rental costs and prices of the shared ownership homes are consistent with the evidence in the needs surveys. Therefore in terms of need the proposal can be supported

To turn to the second criterion site does not immediately adjoin the settlement boundary of Wrenbury. There is an intervening piece of land which is currently in use as a paddock, associated with the adjacent residential property known as Stonington.

Notwithstanding this point, the site is considered to be in a sustainable location. It is within easy walking distance of the village centre, which benefits from shops, post office, pubs school, health centre and railway station, which gives access to Nantwich, Crewe and Whitchurch. It is not considered that the intervening paddock divorces the site from the settlement to the extent that it would significantly impact upon it's sustainability, and in this case any such argument is outweighed by the quality and quantity of local services available.

Local residents have expressed concern that if the proposal were implemented the intervening paddock would have potential as an infill development site. However, this would require a further planning application which would need to be considered on its merits at the time. It is a firmly established planning principle that an application should not be refused on the basis that it may be the precursor to future applications or developments.

Third party representations have also expressed the view that this Greenfield site should not be developed whilst Brownfield sites are available elsewhere within the village. However, as stated above, according to local plan policy, affordable housing is an acceptable form of development in the open countryside and there is no requirement under the policy to carry out a sequential assessment or to investigate alternative site. Furthermore, the reason why it is viable for Registered Social Landlords to carry out exceptions site developments of this nature the low land values concerned are restricted by the limited hope value of the sites, which are in turn due to the restrictive planning policies which apply. A Brownfield site within a village settlement boundary would have much greater potential for future development which would inflate its value and would make the provision of affordable housing unviable. In addition such sites generally involve remediation costs which impact on development viability.

On this basis the principle of the development is considered to be acceptable and the main issues in the determination of this application, therefore, are the acceptability of the site layout, the design of the dwellings and their impact on amenity, landscaping, wildlife and highway safety.

Site Layout

With regard to site layout, the scheme makes provision for 6 dwellings along the roadside boundary of the site. This provides an active frontage to New Road, which is desirable from both a natural surveillance and a visual amenity point of view. It is also in keeping with the existing ribbon development on the opposite side of the road.

The parking has been located within courtyard areas to the rear of the properties to avoid creating the appearance of a car dominated frontage and to minimise the number of points of access. A second row of 8 dwellings is proposed along the rear boundary of the site overlooking the central courtyard area which, as well as parking, will also make provision for public amenity space. The site density is comparatively low and the extent of green space within the scheme helps to reflect the semi-rural nature of the location, and ease the transition between the built form of the village centre and the surrounding open countryside.

The layout plan indicates that the proposed boundary treatment would be predominantly closed boarding fencing. It is not considered that this would form an acceptable boundary with open countryside, nor would it provide a high quality finish to the publically accessible courtyard areas. Therefore, conditions should be attached to any permission requiring details of alternative boundary treatments to be submitted and approved. This should take the form of post and rail fencing with hedges to open countryside and brick walls to the courtyard areas.

Design

The surrounding development comprises a mix of architectural styles and ranges from detached and semi-detached mid-twentieth century bungalows and houses in the immediate vicinity of the application site, to older more historic and vernacular properties closer to the church and village centre.

The architectural style of the proposed dwellings, which incorporates traditional detailing such as pitched and tiled roofs, cottage style window casements, half timbered canopies over front doors, arched headers to ground floor windows and chimneys, will therefore sit comfortably within its surroundings.

Amenity

Distances in excess of 25m, will be maintained between the proposed dwellings and the properties on the opposite side of New Road. A distance of over 60m would remain between Stonington and the nearest unit. This is generally considered to be sufficient separation between principal windows to maintain an adequate standard of privacy and light.

To turn to the standard of amenity provision within the development, a distance of over 35m will be maintained between the two rows of dwellings. All properties will have the benefit of at least 65sq.m of private amenity space, and approximately 675sq.m of public amenity space, which would be managed by the RSL would also be provided. It is therefore concluded that the proposal will provide and maintain an adequate level of privacy and amenity for both existing and future residents and it therefore complies with the relevant local plan policies in this respect.

Landscape

The site comprises open agricultural land with native hedgerows to the boundaries. Sufficient separation will be maintained between the proposed development and the side and rear boundaries to avoid any adverse impact on these hedges. However, the proposal will required the removal of a significant length of hedgerow on the road frontage in order to create the new access.

Whilst as part of this proposal, the hedgerow would be replaced, it is necessary to consider whether it is “significant” in terms of the criteria laid down in the Hedgerow Regulations. In particular an assessment must be made as to whether it has any historic or archaeological value as an ancient boundary, or whether it contains any significant flora which would be worthy of retention. Therefore, consultations are currently being undertaken with the County Archaeologist, County Archivist and an ecological survey as been requested from the applicant. An update on this matter will be provided to members at the meeting.

Ecology

The EC Habitats Directive 1992 requires the UK to maintain a system of strict protection for protected species and their habitats. The Directive only allows disturbance, or deterioration or destruction of breeding sites or resting places,

- in the interests of public health and public safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment

and provided that there is

- no satisfactory alternative and
- no detriment to the maintenance of the species population at favourable conservation status in their natural range

The UK implements the Directive in the Conservation of Habitats & Species Regulations 2010 which contain two layers of protection

- a requirement on Local Planning Authorities (“LPAs”) to have regard to the Directive’s requirements above, and
- a licensing system administered by Natural England.

Circular 6/2005 advises LPAs to give due weight to the presence of protected species on a development site to reflect EC requirements. “This may potentially justify a refusal of planning permission.”

PPS9 (2005) advises LPAs to ensure that appropriate weight is attached to protected species “Where granting planning permission would result in significant harm [LPAs] will need to be satisfied that the development cannot reasonably be located on any alternative site that would result in less or no harm. In the absence of such alternatives [LPAs] should ensure that, before planning permission is granted, adequate mitigation measures are put in place. Where ... significant harm ... cannot be prevented or adequately mitigated against, appropriate compensation measures should be sought. If that significant harm cannot be prevented, adequately mitigated against, or compensated for, then planning permission should be refused.”

PPS9 encourages the use of planning conditions or obligations where appropriate and again advises [LPAs] to “refuse permission where harm to the species or their habitats would result unless the need for, and benefits of, the development clearly outweigh that harm.”

The converse of this advice is that if issues of detriment to the species, satisfactory alternatives and public interest seem likely to be satisfied, no impediment to planning permission arises under the Directive and Regulations.

In this particular case, the applicant has undertaken an ecological survey which has indicated that the only protected species likely to be affected are breeding birds. The Council's Ecologist and Natural England have examined the report and have raised no objection. The Ecologist has completed his own ecological appraisal and review of the supporting ecological report/ BREEAM appraisal (dated November 2010), and is satisfied that neither designated wildlife sites (statutory or locally designated) nor legally protected or biodiversity target species should be impacted by the proposed development. Establishment of proposed natural landscaping should enhance the overall value of the site for wildlife in due course. However, a condition is required to protect nesting birds.

Highways

A number of local residents have expressed considerable concern regarding the potential traffic generation from the site and its impact on highway safety on New Road and surrounding roads, which are very narrow and congested. Whilst these concerns are acknowledged, in the absence of any objection from the County Highway Authority, it is not considered that a refusal on these grounds could be sustained.

Drainage

With regard to the issue of drainage, initially United Utilities lodged an objection to the proposal as it was intended to discharge surface water to the foul sewer. However, the developer has now confirmed that surface water will be discharged into the nearby watercourse. United Utilities have confirmed that on this basis they would have no issue with removing the said planning objection and replacing it with a condition reiterating that all surface water flows must discharge directly to watercourse.

The site does not fall within an area of high flood risk and is below the threshold for a full flood risk assessment to be undertaken. However, given that the proposal now involves discharge of surface water to the watercourse, the Environment Agency has now been consulted. Their response was awaited at the time of report preparation and members will be updated accordingly at their meeting.

Loss of agricultural land

Residents have expressed concern regarding the loss of agricultural land. Policy NE.12 states that proposals should not result in the loss of the best and most versatile agricultural land (Grades 1, 2 and 5a). The developer has commissioned Soil Environment Services to carry out an assessment of the land. They have concluded that the land in question is classed as Grade 4 agricultural land bordering Grade 3. Consequently there is no conflict with local plan policy in this respect.

CONCLUSIONS

According to local plan policy affordable housing is an acceptable form of development in the open countryside provided that a need for the development can be established, the proposal is sustainably located and the design and layout are appropriate. It is considered that in this case a need has been demonstrated, and although the site does not immediately adjoin the settlement boundary, it remains sustainably located. Furthermore it is considered to be of an appropriate design and layout.

The development is also considered to be acceptable in terms of amenity, landscape, ecology, highways, drainage and loss of agricultural land and complies with the relevant local plan policies in this respect.

However, the proposal will result in the removal of a length of hedgerow to create the access, and a full assessment will be required under the hedgerow regulations. Therefore subject to this assessment concluding that the proposal is not 'important', the application is recommended for approval.

RECOMMENDATION:

APPROVE Subject to additional information concluding that the hedgerow to be removed is not 'important' under the Hedgerow Regulations and also the agricultural land classification being satisfactory

and

- The completion of a legal agreement to secure the development as affordable housing in perpetuity
- Submission of an ecological survey ;
- Satisfactory consultation responses from the County Archivist and County Archaeologist in respect of the hedgerow.
- The imposition of the following conditions:
 1. Standard
 2. Amended plans
 3. Materials
 4. Remove permitted development rights – extensions and ancillary buildings
 5. Access construction details
 6. Landscaping scheme
 7. Implementation / maintenance of landscaping
 8. Boundary treatment to include hedges / post and rail to field boundaries and brick walls to courtyard areas
 9. Full drainage details to include surface water discharge to watercourse
 10. Implementation of wildlife mitigation measures.
 11. Provision of parking
 12. Removal of hedgerows outside nesting season
 13. Provision of artificial nest sites

Or in the event that the hedgerow is considered to be 'important' under the Hedgerow Regulations:

Refuse for the following reasons:

The application as the proposal would involve the removal of an 'important' hedgerow which forms the site boundary with Newcastle Road, without any overriding reasons, contrary to Policy NE.5 (Nature Conservation and Habitats) of the Borough of Crewe and Nantwich Replacement Local Plan.

Location Plan: Cheshire East Council Licence No. 100049045



Application No: **11/0119C**

Location: **11- 13, HIGHTOWN, SANDBACH, CW11 1AD**

Proposal: **New Full Glazed Entrance to New Shopfront; New Sliding Panelled Shopfront to Fold Back to One Section**

Applicant: **Costa Coffee**

Expiry Date: **21-Mar-2011**

Ward: **Sandbach East & Rode**

SUMMARY RECOMMENDATION:

APPROVE subject to conditions

Main issues:

- The impact upon the character and appearance of the site
- The impact upon neighbouring residential amenity
- The impact upon the Conservation Area

REASON FOR REFERRAL

Councillor R. Bailey has called in this application to Southern Planning Committee for the following reason:

'The revised frontage would not be acceptable in its current form due to the location in the Conservation Area, as they contravene policy BH9 (i), (ii), (iii) and (v) of the Local Plan.'

DESCRIPTION OF SITE AND CONTEXT

The application unit is situated on the southern side of Hightown, within the Sandbach Conservation Area, within the Sandbach Settlement Boundary. The site contains a two-storey building with windows at ground floor only. The doorway and shop window is recessed and a column supports the overhanging first floor. The site is currently an unoccupied retail unit.

DETAILS OF PROPOSAL

The applicant seeks planning permission for a new shop frontage. At present the ground floor frontage of this vacant retail unit is recessed and it is proposed that half of this frontage is brought forward to street level to match the surrounding units.

Revised plans have been submitted for a new shop frontage that would be constructed from a fully glazed aluminium framed shop front; a single, glazed 1000mm entrance

door and a stone render wall on the side elevation next to the vacant half of the unit. A concurrent application for change of use has also been submitted (11/0475C).

RELEVANT HISTORY

11/0475C – Change of Use of part of the existing ground floor unit from retail (A1) to a mixed use Coffee Shop (A1/A3) - Undetermined

11/0138C – Illuminated adverts – Approved 21st March 2011

30506/3 – Installation of 4 roof lights to first floor mansard – Refused 8th November 1999

19072/3 – Variation of condition – Planning permission 8/16457/3 (Amendment to opening hours) – Approved 27th October 1987

16457/3 – Change of Use to Health Studio from storage ancillary to ground floor retail unit – Permission 5th February 1985

10226/9 – Shop sign – Approved 29th January 1980

POLICIES

National policy

PPS1 – Sustainable Development

PPS5 – Planning for the Historic Environment

Regional Spatial Strategy

DP1 - Spatial Principles

DP7 - Promote Environmental Quality

Local Plan Policy

PS4 - Towns

GR1 - General Criteria for New Development

GR2 - Design

GR6 - Amenity and Health

BH9 - Conservation Areas

S.11 - Shop fronts and security shutters

CONSULTATIONS (External to Planning)

Highways – No objections

VIEWS OF THE TOWN COUNCIL:

Sandbach Town Council – No objections

OTHER REPRESENTATIONS:

None received

APPLICANT'S SUPPORTING INFORMATION:

Photographs
Heritage Statement

OFFICER APPRAISAL

Shop Fronts

Within Policy S11 of the Local Plan, it is advised that *'Shop fronts should respect the scale, proportions, character and materials of construction of the upper part of the structure and where relevant the setting of the building in relation to adjoining buildings and the street scene in general.'*

At present, the application site at ground floor level is set back and has a predominantly glazed frontage. At first floor level, there are no openings. It is boarded and rendered with a white paint finish and includes the signage of the previous occupier 'Ethel Austin'.

The application is for half of this ground floor premises to be brought forward to the natural building line of the neighbouring units on Hightown. As per the existing site, the predominant material that would be used to make up the frontage would be glass. As such, because no changes are proposed to the upper part of the structure other than the proposed signage (part of separate advertisement consent application), and the proposed glass frontage would benefit the street scene by being brought forward to match surrounding units, it is considered that the proposal adheres to this section of policy S11 within the Local Plan.

Policy S11 also advises that Shop Fronts of architectural or historic interest should only be removed in exceptional circumstances. It is considered that the existing shop front does not hold any significant architectural interest, a view supported by the councils Conservation Officer. As a result it is considered that the proposal adheres to policy S11 of the Local Plan.

Design

The frontage would primarily consist of glass which is similar to neighbouring units and the frontage at ground floor level would be brought in line with the neighbouring frontages. In response to policy GR2 of the Local Plan, it is considered that the shop front would be sympathetic to the character, appearance and form of the site and the surrounding area in terms of the choice of materials and its visual, physical and functional relationship to neighbouring properties.

Amenity

In respect to the impact of the development on neighbouring units, it is considered that there would be no issues created by the development in relation to loss of privacy, loss of light or visual intrusion as a result of the development. As such, it is considered that the development adheres with policy GR6 of the Local Plan.

Conservation Area

The existing building is of no heritage value in terms of the Conservation Area as it is typical of a modern shop unit. Bringing the existing vacant unit into a new use will be beneficial to the appearance of the area, while the alterations to the shop unit are not considered to cause any harm to the character or appearance of the Conservation Area. The Conservation Officer has suggested a condition to ensure that timber or powder coated metal materials are used for the framing and finishing of the shopfront (and not plastic) and this can be imposed accordingly. Otherwise, it is considered that the proposal adheres with policy BH9 of the Local Plan.

Other matters

Highways have advised that they have no objection to the proposed development.

CONCLUSIONS

It is considered that the new shop front would respect the setting of the adjoining buildings and street scene in general and would not have a detrimental impact upon the Conservation Area, Highway safety or residential amenity. As a result, it is considered that the proposal complies with Policies S11 (Shop fronts and security shutters), GR1 (New Development), GR2 (Design), GR6 (Amenity and Health) and BH9 (Conservation Areas) of the Congleton Borough Local Plan First Review 2005.

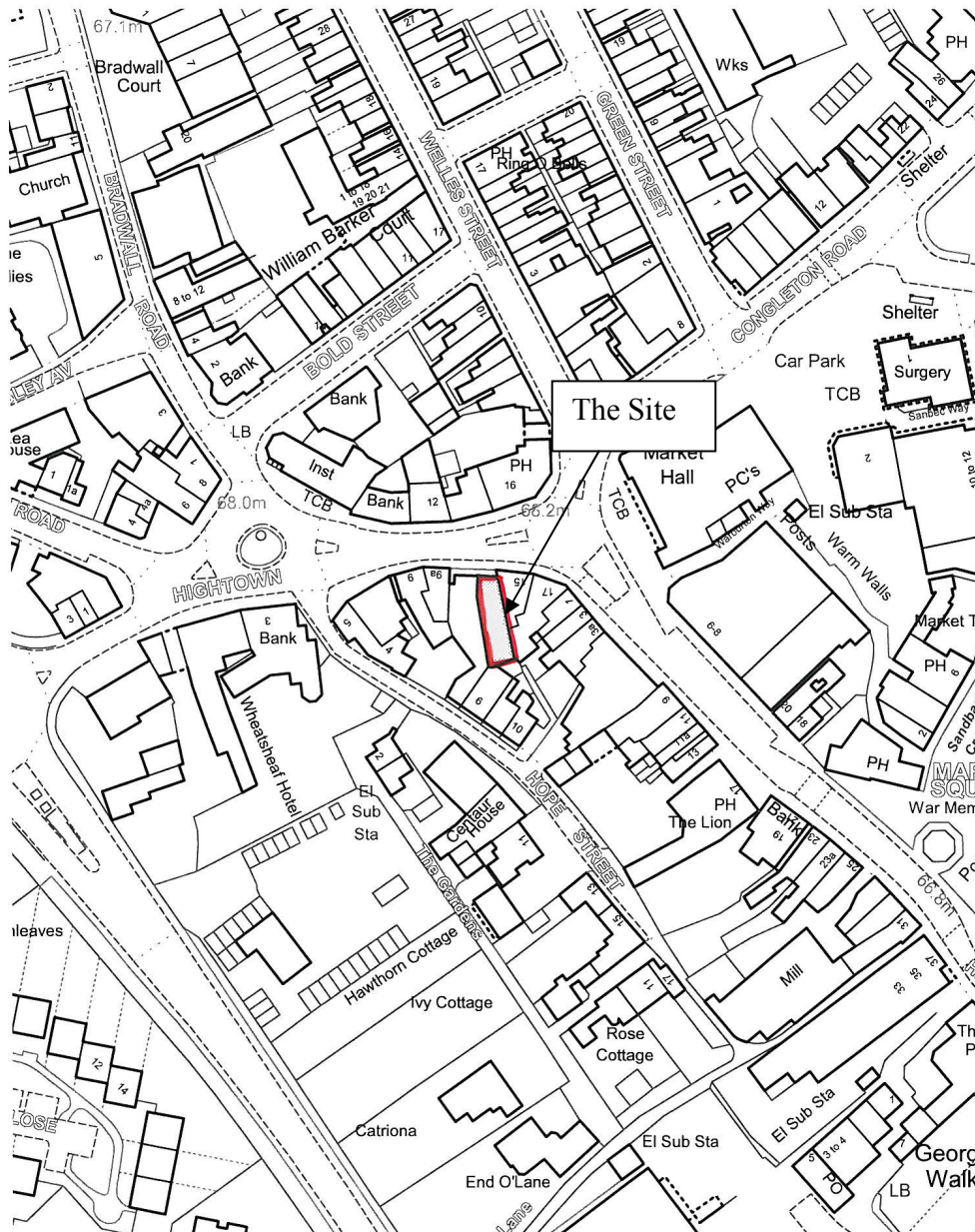
RECOMMENDATIONS

Application for Full Planning

RECOMMENDATION: Approve subject to following conditions

1. Commencement of development (3 years)
2. Development in accord with approved plans
3. Materials as application
4. Specification of window design / style

Location Plan: Cheshire East Council Licence No. 100049045



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Application No: **11/0475C**

Location: **11- 13, HIGHTOWN, SANDBACH, CW11 1AD**

Proposal: **Change of Use of One Part of the Existing Ground Floor Unit from Retail (A1) to a Mixed Use Coffee Shop (A1/A3)**

Applicant: **Costa Ltd**

Expiry Date: **04-Apr-2011**

Ward: **Sandbach East & Rode**

SUMMARY RECOMMENDATION:

APPROVE subject to conditions

Main issues:

- Principle of the change of use
- The impact upon neighbouring residential amenity
- The impact upon the Conservation Area

REASON FOR REFERRAL

Councillor R. Bailey has called in this application to Southern Planning Committee for the following reason:

'The planning committee is the appropriate tribunal to consider the impact of the proposed change of use in the conservation area, and the balance between the number of Retail (A1) and Mixed Use (A1/A3) premises, in that area'

DESCRIPTION OF SITE AND CONTEXT

The application unit is situated on the southern side of Hightown, within the Sandbach Conservation Area, within the Sandbach Settlement Boundary. The site contains a two-storey building with windows at ground floor only. The doorway and shop window is recessed and a column supports the overhanging first floor. The site is currently an unoccupied retail unit.

DETAILS OF PROPOSAL

This application seeks to change the use of half of the property from a vacant retail unit previously occupied by Ethel Austin (A1 use), to a Costa Coffee (A1/A3 Mixed use). It

should be noted that this only seeks the change of use, the proposed external changes to the shopfront (and therefore issues over design and character) are subject to a separate application (11/0119C).

RELEVANT HISTORY

11/0119C – New full glazed entrance to new shop front - Undetermined

11/0138C – Illuminated adverts – Approved 21st March 2011

30506/3 – Installation of 4 roof lights to first floor mansard – Refused 8th November 1999

19072/3 – Variation of condition – Planning permission 8/16457/3 (Amendment to opening hours) – Approved 27th October 1987

16457/3 – Change of Use to Health Studio from storage ancillary to ground floor retail unit – Permission 5th February 1985

10226/9 – Shop sign – Approved 29th January 1980

POLICIES

National policy

PPS1 – Sustainable Development

PPS4 – Economic Growth

PPS5 – Planning for the Historic Environment

Regional Spatial Strategy

DP1 - Spatial Principles

Local Plan Policy

PS4 - Towns

GR1 - General Criteria for New Development

GR2 - Design

GR6 & GR7 - Amenity and Health

BH9 - Conservation Areas

S4 – Principal Shopping Area

CONSULTATIONS (External to Planning)

Environmental Health – Would like to see the hours of opening detailed by the applicant in their application form conditioned and would request a scheme of acoustic enclosures.

VIEWS OF THE TOWN COUNCIL:

Sandbach Town Council – Through this proposed change of use members believe there is a real danger of concentration of mixed-use stores (A3) in the Town, which will result in a lack of opportunity for Retail (A1). Additionally, Members are concerned by the lack of information relating to proposed use of the second half of the site.

OTHER REPRESENTATIONS:

5 objections have been received, the comments from which can be summarised as:

- Impact upon surrounding businesses
- Impact upon the Conservation Area
- Unjustified to open another Coffee Shop in town

In addition 5 petitions objecting to the proposal have been received. These petitions were submitted from/or on behalf of the following businesses; Fragola's Ltd (Coffee & Ice Cream Shop), The Wheatsheaf (Public House), The Black Bear (Public House) and La Roma's (Café) all located in Sandbach, and The Duke of Wellington (Public House) located in Wrexham.

These petitions include a total of 260 signatures objecting to proposal on the basis that the small, independent cafes/coffee houses (in Sandbach) are already struggling in the current economic climate, without having a coffee house giant, such as a Costa on their doorsteps.

APPLICANT'S SUPPORTING INFORMATION:

Planning Statement incorporating Heritage Statement
Marketing Information

OFFICER APPRAISAL

Principle of development

The application unit is located within the Sandbach Settlement Boundary so is therefore subject to policy PS4 (Towns) of the Local Plan. Within policy PS4 it is advised that within settlement boundaries there is a general presumption in favour of development as long as the use is appropriate to the character of its locality.

Principal Shopping Areas

Policy S4 advises that within Principal Shopping Areas, proposals for further non-retail uses at ground floor will not be permitted (other than proposals involving the change of use of A1 premises to A2 or A3 uses). This application would be for an A1 and A3 mixed-use proposal so would adhere to this aspect of policy S4.

Policy S4 goes on to state that proposals for the change of use of existing A1 ground floor retail uses to A2 or A3 uses will only be permitted where the following criteria are satisfied. i) the proposed use is complimentary to adjacent shopping uses in terms of its operational characteristics. ii) the proposed use retains a display frontage appropriate to a shopping area. iii) the proposed use does not lead to a concentration of non-A1 uses, iv) the proposal accords with other policies of the Local Plan.

Taking each of these in turn, it is considered that the proposed Coffee Shop would be complimentary to adjacent shopping uses, as it would increase the footfall in this part of the town centre. With an increased number of people visiting this area of town it

increases the probability of custom increasing in neighbouring shops/businesses. In addition, the site is currently vacant, and has been for approximately 1 year so currently attracts no footfall to the area. Another favourable aspect of the proposal is that it is not entirely for A3 use, it is for A1/A3 mixed use, as a number of items would be sold on the site such as ceramic cups and saucers and coffee beans etc.

In relation to the shop frontage, the glazed frontage will clearly show what the shop unit is offering and will not be obscured or blocked up.

In relation to surrounding uses, it is considered that the proposal would not lead to a concentration of non-A1 uses. This is for 2 reasons. Firstly, the current unit (which is of A1 use) is to be split as part of this application so half of the existing A1 space would remain as A1. Secondly, there are no other A3 use classes in the immediate vicinity of the application unit. To the west of the site are a clothes shop (A1), an estate agents (A2), and electrical shop (A1) and a cobblers (A1). To the east of the site is a shoe shop (A1), a DVD/Game rental shop (A1) and a Photography shop/processing place (A1/B1). Over the road from the proposal is a clothes shop (A1), a bank (A2) and a Pub (A4).

As a result of the above, it is considered that the development adheres with policy S4 of the Local Plan.

Amenity

In respect to the impact of the development on neighbouring units, it is considered that there would be no issues created by the development in relation to loss of privacy, loss of light or visual intrusion as a result of the development.

To ensure that any potential issues in relation to noise pollution are mitigated, Environmental Health has requested that 2 conditions should be added to any approval of permission. These are the hours of opening as specified in the application form, and the request of an acoustic enclosures scheme. For information, the hours requested are 07:00 – 19:00 Monday to Saturday and 08:00 – 18:00 Sunday and Bank Holidays.

As such, once conditioned, it is considered that the development adheres with policy GR6 of the Local Plan

Conservation Area

There are no direct impacts on the Conservation Area as a result of this change of use application, although clearly getting part of the building back into use will be beneficial to the area as a whole.

Other matters

The primary concern raised by the objectors was that the proposal would have a negative impact upon the local independent café's and coffee shops. In response to this concern, ministerial advice states that considerations of commercial competition are not planning matters. Paragraph 29 from "The Planning System: General

Principles" is the most up to date version of this advice. Paragraph 29 states that *'The planning system does not exist to protect the private interests of one person against the activities of another.'* As such, this issue cannot be considered as part of this planning application.

CONCLUSIONS

The proposed change of use would be complimentary to adjacent shopping uses, would not lead to a concentration of non-A1 uses, would be of an appropriate design and would have little impact upon neighbouring amenity or the Conservation Area. As such the proposal complies with policies; S4 (Principal Shopping Area), GR2 (Design), GR6 & GR7 (Amenity and Health) and BH9 (Conservation Areas) of the Congleton Borough Local Plan First Review 2005.

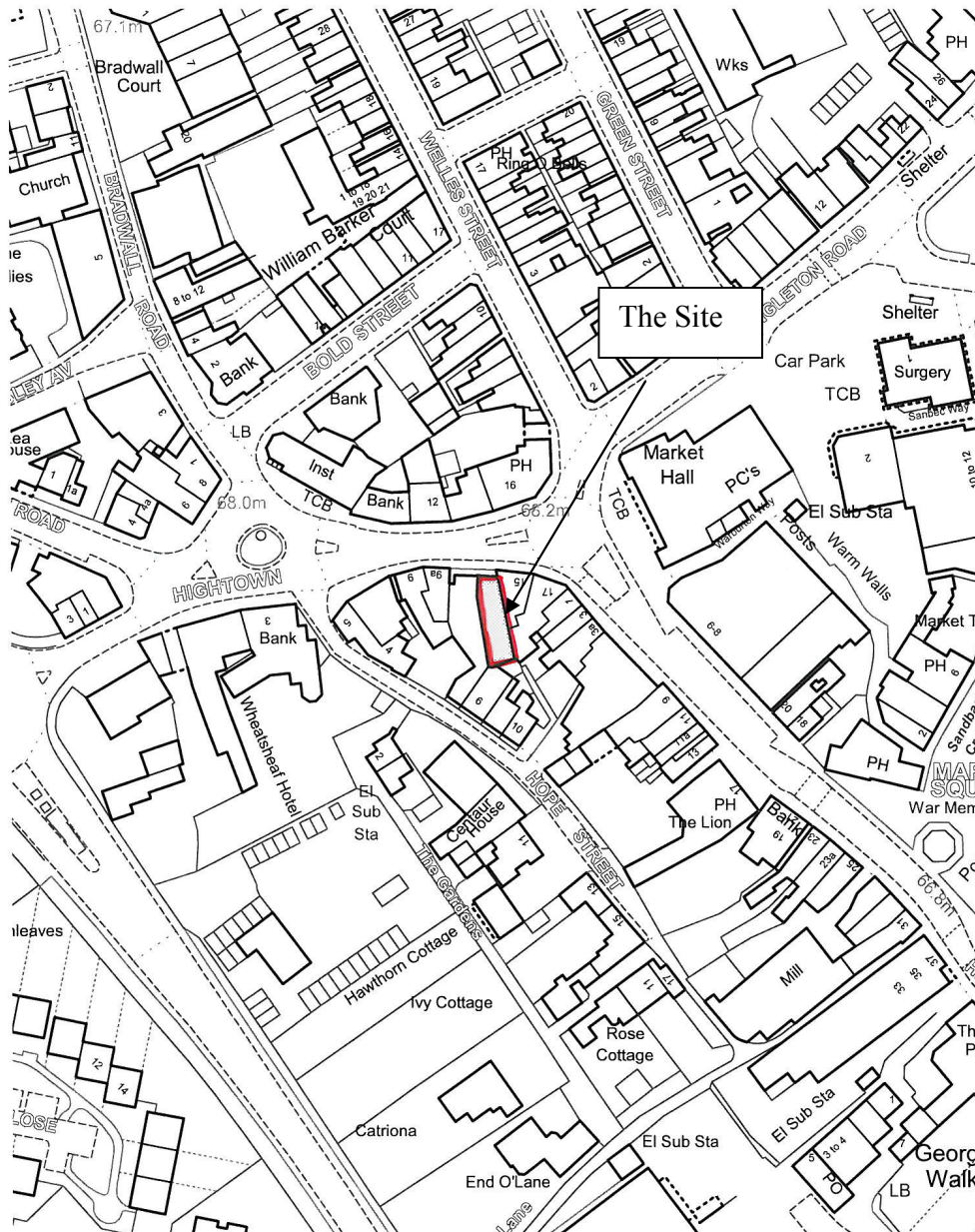
RECOMMENDATIONS

Application for Full Planning

RECOMMENDATION: Approve subject to following conditions

1. Development in accord with approved plans
2. Commencement of development (3 years)
3. Business hours (including Sundays)
4. Scheme of acoustic enclosures
5. Scheme of acoustic enclosures

Location Plan: Cheshire East Council Licence No. 100049045



LIST OF APPEALS DETERMINED

Ref Number	Address	Description	Level of Decision Del/Cttee	Over turn Y/N	Rec and Decision	Appeal Decision
10/2222N	5, PETERSFIELD WAY, WESTON, CW2 5SH	Proposed First Floor Extension	Southern Planning Cttee	Y	Rec for Approval Refused by Cttee 01.09.2010	Dismissed 07.02.2011
10/3356N	THE BROOKLANDS, BRINDLEY HALL ROAD, BRINDLEY, CW5 8JA	Single-Storey Lean to Side Extension, Two Storey Side Extension and Separate Double Garage	Dele	N/A	Refused 21.10.2010	Dismissed 08.02.2011
10/0755N	14, QUEENSWAY, CREWE, CW1 2HQ	Installation of New Shopfront and Shutters to Retail Unit	Dele	N/A	Refused 13.05.2010	Dismissed 24.02.2011
10/1680M	THE HOMESTEAD, FANNERS LANE, HIGH LEGH, WA16 0RZ	Erection of replacement dwelling – resubmission of 10/0094M	Dele	N/A	Not determined 06.08.2010	Dismissed 02.02.2011
10/0533M	THE NURSARY, SWANSCOE LANE, HIGHER HURDSFIELD, SK10 5TA	Retention of steel framed building, hardstanding & timber office building	Dele	N/A	Refused 07.05.2010	Dismissed 03.02.2010 Application for costs – Refused 03.02.2010
09/4267M	CEDAR MANOR, ASH LANE, OLLERTON, WA16 8RQ	Retrospective application for the retention and amendment to attached garage	Dele	N/A	Refused 12.04.2010	Dismissed 27.01.2011
09/4268M	CEDAR MANOR, ASH LANE, OLLERTON, WA16 8RQ	Amendment to existing open storey (retrospective)	Dele	N/A	Not determined	Dismissed 27.01.2011

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