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Strategic Planning Board

Agenda

Date:	**Wednesday, 7th September, 2011**
Time:	**2.00 pm**
Venue:	**Council Chamber, Municipal Buildings, Earle Street, Crewe CW1 2BJ**

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.

Please note that members of the public are requested to check the Council's website the week the Planning/Board 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.

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

1. **Apologies for Absence**

   To receive any apologies for absence.

2. **Declarations of Interest/Pre Determination**

   To provide an opportunity for Members and Officers to declare any personal and/or prejudicial interests and for Members to declare if they have made a pre-determination in respect of any item on the agenda.

3. **Minutes of the Previous Meeting** (Pages 1 - 6)

   To approve the minutes as a correct record.

4. **Public Speaking**

For any apologies or requests for further information, or to arrange to speak at the meeting
Contact: Sarah Baxter
Tel: 01270 686462
E-Mail: Sarah.Baxter@cheshireeast.gov.uk

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.

A period of 3 minutes is allocated for each of the planning applications for the following individuals/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. **11/1643N-Outline Application for the Erection of 650 Dwellings, a Public House, a Local Shop and Associated Infrastructure and Open Space Provision Together with the Demolition of the Former Cross Keys Public House, Land at Coppenhall East, Remer Street, Crewe for Taylor Wimpey UK Limited** (Pages 7 - 42)

   To consider the above application.

6. **11/0144M-Single Storey Extension, St. Peters Church, The Village, Prestbury for St. Peters Parochial Church Council** (Pages 43 - 54)

   To consider the above application.

7. **Appeal Summaries** (Pages 55 - 60)

   To note the Appeal Summaries.

 Agenda Item 3

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Strategic Planning Board**
held on Wednesday, 17th August, 2011 at The Assembly Room - Town Hall, Macclesfield SK10 1DX

PRESENT

Councillor H Davenport (Chairman)

Councillors J Hammond, Rachel Bailey, D Brown, P Edwards, D Hough, J Jackson, B Murphy, G M Walton, R West, S Wilkinson and J Wray

OFFICERS IN ATTENDANCE

Mr N Curtis (Principal Development Officer), Ms S Dillon (Senior Lawyer), Mr D Evans (Planning Officer), Mr A Fisher (Head of Planning and Housing), Mr S Irvine (Planning and Development Manager) and Mr R Law (Senior Planning Officer),

33 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors J Macrae and C Thorley.

34 **DECLARATIONS OF INTEREST/PRE DETERMINATION**

All Members of the Board declared that they had received correspondence and a dvd in respect of application 11/0440C-Demoltion of 170 and 172 Middlewich Road, Sandbach and Formation of New Access to Serve Residential Development, 170&172 Middlewich Road, Sandbach for Fox Strategic Land & Property.

35 **MINUTES OF THE PREVIOUS MEETING**

RESOLVED

That the minutes be approved as a correct record and signed by the Chairman subject to the inclusion of Councillor P Edwards in the list of apologies and subject to the inclusion of Councillor C Thorley the Vice Chairman who acted as Chairman for the meeting, in the list of those present.

36 **PUBLIC SPEAKING**

(Prior to consideration of the application Councillor J Wray arrived to the meeting).

RESOLVED

That the public speaking procedure be noted.

37 **11/0440C-DEMOLTION OF 170 AND 172 MIDDLEWICH ROAD, SANDBACH AND FORMATION OF NEW ACCESS TO SERVE RESIDENTIAL DEVELOPMENT, 170&172 MIDDLEWICH ROAD, SANDBACH FOR FOX STRATEGIC LAND & PROPERTY**

Consideration was given to the above application.

(Town Councillor Andrew Wood, Chairman of Sandbach Town Council and
Tricia Maguire, a representative of Middlewich Road Site Access Action Group attended the meeting and spoke in respect of the application. In addition Steve Irvine, the Planning and Development Manager read out statements on behalf of Ward Councillor G Merry and Neighbouring Ward Councillor B Moran).

RESOLVED

That the application be approved subject to a prior appropriate unilateral undertaking promising not to implement permission unless the substantive housing appeal is allowed and subject to the following conditions:-

1. Standard time limit – 3 years.

2. The demolition of the dwellings to proceed in accordance with the recommendations of the Bat Survey Report dated 28th January 2011

3. Submission of an Environmental Management Plan which shall be implemented and in force during the construction phase of the development.

4. No development shall commence, until a scheme of tree planting to replace any trees felled outside the perimeter of the site as a result of the construction of any access has been submitted to and approved in writing by the Local Planning Authority. The tree planting scheme shall include details of schedules of trees noting species, plant sizes, container size, staking and protection, pit size, soil amelioration, the proposed numbers, location of planting (which shall be located on land adjacent to the highway) and an implementation program and a method of establishment.

5. Prior to the commencement of development, the developer will provide a detailed suite of design and construction specification plans for the proposed junction to the satisfaction of the Local Planning Authority. These plans will form part of the Section 278 Agreement under the Highways Act 1980.

6. Prior to commencement of the development, the developer will enter into and sign a Section 278 Agreement under the Highways Act 1980, with Cheshire East Council Highway Authority.

(The meeting adjourned at .30pm and reconvened at 3.25pm).

38 **11/1682C-OUTLINE APPLICATION INCLUDING MEANS OF ACCESS FOR UP TO 231 RESIDENTIAL UNITS, LOCAL NEEDS RETAIL FOODSTORE (A1), COMMERCIAL DEVELOPMENT COMPRISING B1(A) OFFICES, B1(C) LIGHT INDUSTRIAL, MEDICAL FACILITY (D1), CARE HOME (C2) AND CHILDREN'S DAY CARE FACILITY (D1), PART RETENTION OF THE FORMER FISONS BUILDING (FRONTAGE), DEMOLITION OF REAR WINGS AND CHANGE OF USE TO PUBLIC HOUSE (A4), RESTAURANT (A3), CARE HOME (C2) AND HOTEL (C1) IN ADDITION TO PROVISION OF PUBLIC OPEN SPACE, LANDSCAPING**

Consideration was given to the above application.

(Councillor L Gilbert, the Ward Councillor and Mr Barton, the agent for the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be approved subject to the completion of a S106 Agreement comprising of the following Heads of Terms:-

1. Affordable housing provision of 30% - to be provided on site. The housing is to be provided based on 65% social rented and 35% intermediate tenure, and to be provided in a variety of unit sizes to meet local requirements, in accordance with the scheme to be agreed at the Reserved Matters stage. The affordable housing to be ‘tenure blind’ and pepper potted throughout the site, subject to RSL operational requirements.

2. The following contributions:-

£25,000 for the provision of two bus stops on the A54 Marsh Lane.
£15,000 for revisions to local traffic management orders.
£10,000 for use by Cheshire East Council in producing additional traffic assessments related to local traffic issues and for the production and provision of local improvements to traffic management within the village highway infrastructure.
£5,000 to fund monitoring of the Travel Plan in the first five years after the date of its commencement.

3. Provision for public open space to serve the whole of the development to be agreed with the Council when details of layout are submitted for approval. This must secure the

provision and future management of children's play areas and amenity greenspace in accordance with quantitative and qualitative standards contained in the Council's policy documents including the Congleton Borough Local Plan First Review SPG1 and it's Interim Policy Note for the Provision of Public Open Space 2008. Submitted details must include the location, grading, drainage, layout, landscape, fencing, seeding and planting of the proposed public open space, transfer to and future maintenance by a private management company.

And subject to the following conditions:-

1. Standard outline
2. Submission of reserved matters
3. Approved Plans – location and zoning including retention of front part of former Fisons building
4. Submission / approval / implementation of a scheme for phasing and timescales for development works
5. Before any phase of development hereby permitted is commenced, full details of all reserved matters relating to that phase (layout, scale, external appearance of the buildings and the landscaping of the site) shall be submitted to and approved by the Local Planning Authority.
6. The employment units hereby permitted as illustrated on the Illustrative Colour Site Masterplan 10080-PL-110 and labelled 'B1(c) light industrial/ B1(a) offices' shall be constructed for either office (B1a) or light industrial use (B1c) or as a combination of B1(a) offices and B1(c) light industrial, to be confirmed through the submission of reserved matters applications. The combined total floorspace for the identified employment units shall not exceed 5560m²
7. Notwithstanding detail shown – indicative masterplan to be amended to show retention/management of area of woodland by River Croco
8. Any reserved matters application to be supported by an up to date badger survey report
9. Any reserved matters application to be supported by an up to date survey for breeding birds
10. Further contaminated land investigations / mitigation pursuant to condition 5.
11. Reserved matters to be in accordance with scale parameters
12. Detailed design and specification plans for the MOVA upgrades to the A54/A50 traffic signal junction.
13. Provide and install the agreed upgrade to the A54/A50 traffic signal junction.

14. Detailed design and construction drawings for the two proposed access junctions, related carriageway widening and footway provision
15. Provide and construct all works related to the provision of the new site access junctions.
16. Provide detailed design and specification drawings for the PUFFIN crossing installation on the A54 Station Road.
17. Provide and construct all works related to the provision of the new PUFFIN crossing on the A54 Station Road.
18. Provide a system of street lighting on the A54 Marsh Lane along the site frontage.
19. Submit a schedule for, and provide all required adjustments and necessary changes to, the highway signing and lighting related to the off-site highway works.
20. Developer will agree a revised Travel Plan Framework with agreed targets in each of the first five years post development. The TPF will relate specifically to the employment and business dedicated uses within the proposal for each of the reserved matters and provision will be made for improvements to the cycle network linking London Road for the benefit of the whole development.
21. Submission of scheme for protecting the proposed dwellings from railway noise and vibration
22. Submission of a scheme for protecting housing from noise from all the commercial and industrial activities
23. Each reserved matters application for commercial activities to be accompanied by submission and approval of proposed hours of operation
24. Each reserved matters application for commercial activities to be accompanied by a noise impact assessment has been submitted to and approved by the Local Planning Authority. Any recommendations within the report shall be implemented prior to the development being brought into first use.
25. Prior to commencement of development of any commercial building scheme for the acoustic enclosure of any fans, compressors or other equipment with the potential to create noise, to be submitted
26. Prior to commencement of development of any commercial building details of any external lighting shall be submitted to and approved
27. Prior to commencement of development of any commercial building details of the specification and design of equipment to extract and disperse cooking odours, fumes or vapours
28. The hours of construction (and associated deliveries to the site) of the development shall be restricted to 08:00 to 18:00 hours on Monday to Friday, 08:00 to 13:00

hours on Saturday, with no work at any other time including Sundays and Public Holidays

29. Details of the method, timing and duration of any pile driving operations to be approved
30. Details of the method, timing and duration of any floor floating operations connected with the construction of the development hereby approved to be approved
31. Submission of scheme to limit the discharge of surface water from the proposed development such that it does not exceed the run-off from the existing site
32. A scheme for the management of overland flow
33. A scheme to dispose of foul and surface water
34. scheme for the provision and management of a buffer zone alongside the watercourses
35. Accordance with Landscape framework
36. Retention of trees and hedgerows
37. Submission of Arboricultural Impact Assessment
38. Submission of Arboricultural Method Statement
39. Submission of Comprehensive tree protection measures
40. No development shall commence, until details of a proposed mini roundabout to be located at the junction where Marsh Lane meets with Manor has first been submitted and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the first occupation of the first phase of development.

Prior to the end of the meeting, Councillor Wilkinson raised concerns that the agendas for the Board had not included Appeal Summaries.

It was requested that this information be included on future agendas.

The meeting commenced at 2.00 pm and concluded at 4.35 pm

Councillor H Davenport (Chairman)

Application No: 11/1643N

Location: LAND AT COPPENHALL EAST, REMER STREET, CREWE

Proposal: Outline Application for the Erection of 650 Dwellings, a Public House, a Local Shop and Associated Infrastructure and Open Space Provision Together with the Demolition of the Former Cross Keys Public House

Applicant: Taylor Wimpey UK Limited

Expiry Date: 07-Sep-2011

SUMMARY RECOMMENDATION

APPROVE subject to Section 106 Agreement and conditions

MAIN ISSUES

Planning Policy And Housing Land Supply
Affordable Housing,
Highway Safety And Traffic Generation.
Contaminated Land
Air Quality
Noise Impact
Landscape Impact
Hedge and Tree Matters
Ecology,
Design
Amenity
Open Space
Drainage And Flooding,
Sustainability
Education

REFERRAL

The application has been referred to Strategic Planning Board because it is a largescale major development and a departure from the Development Plan.

1. SITE DESCRIPTION

The application relates to approximately 24.2 hectares of land, situated to the north of Remer Street, Coppenhall, Crewe. The site is generally flat and currently comprises predominantly undeveloped agricultural land. Field boundaries are marked by hedgerows and hedgerow trees. The Cross Keys public house, which is a locally listed building, is

located on the south western corner of the site. A public right of way dissects the central part of the site.

The site is bounded to the south by the residential properties fronting Remer Street and the Monks Coppenhall Primary School and Nursery; to the west by Stoneley Farm and the residential properties fronting Stoneley Road and to the north and east by more sporadic residential development fronting Stoneley Road and Groby Road, including the Grade II Listed Foden's Farm.

Beyond Remer Street and Stoneley Road to the south and west of the site are the established older residential areas of Crewe, whilst beyond Stoneley Road and Groby Road to the North and East lies primarily agricultural land, including farms known as Groby Farm, Race Farm and Shandon House Farm and the Maw Green Landfill site To the south east lies Maw Green farm

2. .DETAILS OF PROPOSAL

Outline planning permission is sought for up to 650 new homes of various types and sizes including 35% affordable housing spread throughout the site. The Cross Keys public house would be demolished to make way for a new roundabout giving access to the site and improving traffic management at the existing junction. A new public house is proposed along with a local convenience store to replace the existing Cross Keys public house. The development would include substantial areas of new public open space including a new equipped childrens' play area, sports pitch and informal recreational areas. Two habitat areas would be created for Great Crested Newts and Barn Owls that currently inhabit the site.

2. RELEVANT PLANNING HISTORY

There are no relevant previous planning applications relating to this site.

3. PLANNING POLICIES

Regional Spatial Strategy

Policy DP 1 Spatial Principles
Policy DP 2 Promote Sustainable Communities
Policy DP 4 Make the Best Use of Existing Resources and Infrastructure
Policy DP 5 Manage Travel Demand; Reduce the Need to Travel, and Increase Accessibility
Policy DP 7 Promote Environmental Quality
Policy DP 9 Reduce Emissions and Adapt to Climate Change
Policy RDF 1 Spatial Priorities
Policy RDF 2 Rural Areas
Policy L 1 Health, Sport, Recreation, Cultural and Education Services Provision
Policy L 2 Understanding Housing Markets
Policy L 5 Affordable Housing
Policy RT 2 Managing Travel Demand
Policy RT 3 Public Transport Framework

Policy RT 4 Management of the Highway Network
Policy RT 9 Walking and Cycling
Policy EM 15 A Framework For Sustainable Energy In The North West
Policy EM 16 Energy Conservation & Efficiency
Policy EM 17 Renewable Energy
Policy MCR 4 South Cheshire

Policies in the Local Plan

NE.2 (Open countryside)
NE.5 (Nature Conservation and Habitats)
NE.9: (Protected Species)
NE.20 (Flood Prevention)
NE.21 (Land Fill Sites)
BE.1 (Amenity)
BE.2 (Design Standards)
BE.3 (Access and Parking)
BE.4 (Drainage, Utilities and Resources)
RES.5 (Housing In The Open Countryside)
RT.6 (Recreational Uses on the Open Countryside)
TRAN.3 (Pedestrians)
TRAN.5 (Cycling)

Other relevant planning guidance:

PPS1 (Delivering Sustainable Development)
PPS3 (Housing)
PPS4 (Planning for Sustainable Economic Development)
PPS7 (Sustainable Development in Rural Areas)
PPS9 (Biodiversity and Geological Conservation)
PPG13 (Transport)
PPG17 (Open Space Sport and Outdoor Recreation)
PPS25 (Development and Flood Risk)

4. OBSERVATIONS OF CONSULTEES

English Heritage

- The application should be determined in accordance with national and local policy guidance and on the basis of the Council's own specialist conservation advice.

Public Rights of Way Unit

- The development will affect Public Footpath Crewe No. 7, as recorded on the Definitive Map of Public Rights of Way
- If the development will permanently affect the right of way, then the developer must apply for a diversion of the route under the TCPA 90 as part of the planning application.

- If the development will temporarily affect the right of way then the developer must apply for a temporary closure of the route (preferably providing a suitable alternative route).

Housing

- No comments received at the time of report preparation

Highways

- No comments received at the time of report preparation

Education

- No comments received at the time of report preparation

Environment Agency

No objection in principle to the proposed development as submitted, but would make the following comments;

- The Environment Agency have reviewed the Flood Risk Assessment (FRA) (Level 3 Flood Risk Assessment, L3-FRA-01, Taylor Wimpey, 5 May 2011) submitted in support of the planning application. The FRA proposes the use of Sustainable Urban Drainage systems (SUDs) to reduce surface water run-off to an agreed greenfield discharge rate. While this is considered acceptable in principle they will require further information as more detailed plans are developed.
- The FRA identifies that overland flow will be directed by highways, and thus away from buildings. Due to the outline nature of the application this will need to be established in more detail.
- There could be some loss of habitats in the form of ponds as a result of the development. From the drawings it would appear that there will be some sort of compensatory habitat creation, potentially as part of the SUDs proposed

- Recommend the following conditions:
    - Submission of surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority.
    - Submission of scheme for the management of overland flow from surcharging of the site's surface water drainage system. The scheme shall include details of the proposed ground levels and proposed finished floor levels.
    - Submission of scheme for the provision and management of compensatory habitat creation

United Utilities

Have no objection to the proposal provided that the following concerns are addressed: -

- This site must be drained on a separate system, with only foul drainage connected into the foul sewer.
- Surface water should discharge to soakaway or watercourse and may require the consent of the Environment Agency.
- If surface water is allowed to be discharged to the public surface water sewerage system United Utilities may require the flow to be attenuated to a maximum discharge rate determined by
- United Utilities policy is not to adopt SUDS (Sustainable Urban Drainage System) structures.
- United Utilities will only consider the adoption of surface water sewers draining to a balancing pond (as opposed to any other SUDS structure), providing the following conditions are met: -
    - The Local Authority takes responsibility for the maintenance of the pond
    - The freehold of the land on which the pond lies is transferred to the Local Authority
    - United Utilities is provided with a deed of 'Grant of Rights' to discharge into the pond in perpetuity. Such a deed would necessarily contain provisions against development within the balancing pond, and against altering its topography, or making connections to it.
    - That measures have been taken to prevent flooding of properties
    - That a legal agreement is in place between all parties.
- The level of cover to the water mains and sewers must not be compromised either during or after construction.
- Water mains may need extending to serve any development on this site. The applicant, who may be required to pay a capital contribution, will need to sign an Agreement under Sections 41, 42 & 43 of the Water Industry Act 1991.
- A separate metered supply to each unit will be required at the applicant's expense and all internal pipework must comply with current water supply (water fittings) regulations 1999

Amenity Greenspace

- No objection subject to:
    - A private management company to be set up by the developer to maintain the open spaces within the development.
    - Consideration should be given to providing an allotment site (30 plots) within the development. This to be provided with a water supply, and surrounded by secure palisade fencing.
    - A commuted sum payment of £60,000 be payable to the Council, to allow refurbishment the existing Lansdowne Road children's playground.

Natural England

- The application is likely to affect Sandbach Flashes Site of Special Scientific Interest (SSSI). Natural England does not object to the proposed development, subject to the

the proposals being carried out in strict accordance with the terms of the application and the submitted plans and inclusion of the conditions listed below:
    - The development is prevented from discharging any water into the Fowle Brook, which feeds into Sandbach Flashes SSSI unless further information is provided to prove that the SSSI will not be adversely affected.
- Natural England are also concerned to see that the cumulative effects of disturbance to the bird assemblages on the Sandbach Flashes SSSI are not covered within the scope of the Environmental Statement. Natural England would like to see Cheshire East Council consider this point whilst determined this application.
- With regard to the Great Crested Newts Method Statement and additional survey information Natural England is satisfied with the additional information provided, which has addressed their concerns.
- It is recommended that the proposals presented in the Method Statement be subject to robust conditions and where necessary agreements be drawn up to secure Habitat Management in the long term.

Environmental Health

Noise

- Until Environmental Health have received a full noise assessment that takes into account noise levels from the surrounding roads, railway line and Maw Green landfill site, they are unable to comment on this aspect of the application.

Contaminated Land Comments:

- Recommend a full contaminated land preliminary risk assessment (PRA) to be undertaken.
- Recommend that a site investigation be undertaken

Air Quality Comments

- The Air Quality assessment has utilised 2009 monitoring data and has not highlighted any air quality objective exceedences as a result of the development.
- It may be required during the reserved matters stage to revisit the air quality monitoring data using current data.
- The Construction Environmental Management Plan (CEMP) should be agreed and implemented to ensure any potential adverse environmental effects are avoided in addition to ensuring dust related complaints are kept to a minimum.
- The Travel Plan should also be implemented and monitored in terms of uptake and focus on the encouragement of sustainable modes of travel to minimise any negative impact on air quality.

5. VIEWS OF THE PARISH / TOWN COUNCIL

N/A

6. OTHER REPRESENTATIONS

A number of petitions have been received objecting to the scheme, containing approximately 1500 signatures.

Letters of objection have been received from 5, 8, 18, 20, 30, 33, 36, 37, 38, 39, 42, 46, 48, 78/80, 79, 92 94, 95, 97, 100, 102, 136, 140, 165, 174 and 178 Remer Street, 17, 19, 21, 27, 33, 33A, 38, 39, 45, 49, 64, 89, 129, 220, 257, 301, 343, 345 and 355 Stoneley Road,3 Bidvale Way, 314 Broad Street, 22, 112 180 Groby Road, 23 Ellis Street, 386 Underwood Lane, 110A Lime Tree Avenue, 38 Singleton Avenue, 2 and 4 Foxes Hollow, 26 Audley Street, 29 Winnington Lane, Stonely Barn and 27 North Street, 84 James Atkinson Way, making the following points:

Principle of Development

- Policy NE 2 of the Local Plan shows that the area for proposed development is designated as Open Countryside outside settlement boundaries
- This is a green field site. There are plenty of Brownfield sites available, which are much closer to the relevant amenities and therefore far better placed for this development and these should be used first.
- This part of Crewe has already seen large areas of countryside disappear with new housing developments
- The houses are not needed. There are hundreds of unfinished and unoccupied houses in the town centre – particularly Dunwoody Way.
- The future development of Crewe must be predicated on the commitment from Cheshire East to complete the developments already in place and ensure that these are finished before they permit any further development proposals.
- Why does the Council consider that new housing in the Borough is best directed towards Crewe, when there has already been considerable housing development in Crewe?
- Why is such extensive development (37% being planning for Crewe when there are many other towns in Cheshire East which have much lower development projections (e.g. Macclesfield 7%)? Is it because the Council offices are in Macclesfield and the Councilors making decisions about developments do not live in Crewe?
- After years of refusing planning applications for 1 or 2 houses in this area on the basis of the land being open countryside, why are the Council are now considering 650 houses?
- Why has the Council has changed the principles it had in the past about overdevelopment, green belt, traffic, general wellbeing of the public and wild life?
- The issue with this application is the sheer scale of the proposal
- The area being developed is a valuable green field site, it improves air quality and quality of life of the surrounding residents
- The centre of Crewe is in need of re-development as opposed to the "willy nilly" destruction of open farmland.
- There is a lack of support for the proposals. People who attended the public meetings expressed disgust at the proposals and the consultants on duty at the meetings received no interest in the proposed houses.

- Developers state that there is wide support from local businesses and schools. However, business owners and teachers at the schools do not live in the area
- Monies would be better spent improving the dull depressing town centre and bus station.
- What has changed since the proposed development of the site was thrown out by John Prescott when he was Deputy Prime Minister and by parliament 7 years ago.
- The developer's justification for submitting a planning application states that it is in order to respond to Cheshire East Council's inability to demonstrate that it has a deliverable 5 year housing land supply. Residents understood this to be a private commercial application from a 3rd party. This statement suggests it has been developed in partnership and with a level of agreement with Cheshire East
- It also says that it is in order to meet the acute need to provide affordable housing across the Borough. There are existing incomplete developments which are already earmarked to provide partial affordable provision. Why can these not be finished off?
- What about the other brownfield sites detailed in the recently updated Replacement Local Plan 2011.

Highways

General Points

- There would be another 1000 plus cars on an already gridlocked area
- Residents currently contend with ambulances, fire engines and refuse lorries going past daily, in addition to the usual traffic.
- The whole area of Coppenhall has been extensively developed over the past few years with 2 large housing estates off Parkers Lane and Minshull New Road plus additional housing off North Street (both sides of the road) making the follow of traffic at peak times and the weekend extremely difficult.
- The roads leading to the Town Centre from this area (Middlewich Street / Broad Street / Queen Street) are already congested. The apparent research by Taylor Wimpey indicates that the main route into Crewe is via Broad Street, local knowledge will tell you that this is not the case and the preferred route is via Middlewich Street.

Impact on Remer Street / Sydney Road

- The school entrance on Remer Street, is already really dangerous
- Remer St. is a main route for ambulances to and from the hospital
- A motorcyclist was killed just outside the school a few years ago and one resident reports that a car landed upside down in their drive and two cars have been knocked when parked outside their house
- In Remer Street, twice a day there are huge numbers of cars picking up and dropping off young children. The rest of the traffic (including buses, heavy lorries and refuse lorries going to the Maw Green landfill site) have to negotiate this. At other times of the day and at the weekend traffic is heavy and generally does not obey the 30mph speed limit.
- The layout of Remer Street / Sydney Road, and the bend at the junction of Groby Road etc. is very difficult for traffic and pedestrians to negotiate.
- There is a single lane with traffic lights over Sydney Bridge

Impact on Groby Road / Stoneley Road

- Due to the volume of traffic (both current and potential significant increase) on Remer Street, the natural tendency will be for traffic from the development, to try and use the Groby Road and Stoneley Road access / egress points, thus increasing the traffic flow and inherent risk. These are real hazards and must not be ignored by the Council.
- Groby Road and Stoneley Road are narrow rural lanes with no street lights or pavements and are inadequate for this level of use
- The roads are used by commuters from Elworth, Sandbach, Middlewich and Warmingham as a rat run
- Stoneley Road is of poor quality and will not stand up to large amounts of traffic. The Victorian mains drainage system below the road has already suffered due to existing use of heavy traffic.
- The 60mph limit stops between 128 and 100 Groby Road and goes down to 30mph but no one seems to adhere to this.
- Motorists frequently disregard the 30mph speed limit and there is no traffic calming
- There is already heavy traffic, especially HGV's to the Maw Green landfill
- Stoneley Road is already very congested with parked cars and an already narrow road producing significant congestion. This situation would only worsen if this application was to succeed.
- One resident has had a perimeter wall demolished in excess of 10 times.

Maintenance of Roads

- The roads in and around Crewe are falling apart with pot holes. Whole sections of curb are missing on Stoneley Road. More traffic means more wear and the Council is already not keeping this road in an adequate condition.

Impact on Crewe Green

- A large percentage of the traffic would be heading in the direction of the roundabout at Crewe green which is already heavily congested at rush hour. The fact that this is a new modern roundabout does not prevent or affect in any way the number of cars using it. Cars are not able to move at the change of traffic lights because of the number of cars already on the roundabout unable to existing because of queues ahead.

Impact on Remer Street Roundabout

- There are no existing problems at the Remer St. roundabout but the proposed development would cause them
- The key benefit in Taylor Wimpey's publicity "tackling the congestion" is not valid. The mere act of building a new roundabout at the site entrance will not in itself tackle congestion.
- The roundabout is not to tackle congestion it is purely to allow the developers to gain access to the site.

- The roundabout at Remer Street will not reduce traffic jams as these are caused by parked cars on Broad Street and North Street and traffic trying to turn into Middlewich Street.
- Remer Street is already heavily congested at peak times, and simply re-modelling the roundabout at the Cross Keys cannot possibly alleviate this problem. It will just move the bottleneck and the risk.
- Crewe Green Roundabout and the Station Roundabout are examples of how these solutions do not work
- The sheer increase in car usage would bring traffic to a virtual standstill. The existing roundabout is dangerous and too small and although the proposed new one would undoubtedly help with the flow of traffic, the roads filtering from it cannot be widened, therefore a gridlock situation would prevail.

Impact on Groby Road / Remer Street / Elm Drive/ Sydney Road / Maw Green Lane junction

- The junction is already a serious accident waiting to happen with numerous near misses over the past 5 years.
- Maw Green Lane has queues onto Remer Street with traffic coming in from Sandbach trying to avoid the Crewe Green Roundabout.
- The planning proposal does not sufficiently deal with the congestion at this junction
- The models provided as supporting information to the proposal split the junction into 2 when in reality it cannot be assessed in this manner, especially on the approach form either Groby Road or Maw Green Lane
- The wall on the corner of Maw Green Lane has had to be rebuilt due to several accidents over the last few years at this crossroads.

Proposed Solutions

- The creation of a roundabout at the junction of Remer Street / Sydney Road / Groby Road / Elm Drive and Maw Green Lane, which would ensure safe crossing for pedestrians and provide a means of slowing the traffic.
- Provide pavements and adequate street lighting along Groby Road.
- There should be a new road behind Stoneley Road and Remer St to give access to the back of existing houses for parking. This would help traffic on these roads
- There should be speed cameras and traffic calming
- Developments with closer proximity to A Roads should be looked into.

Pedestrian Access / Public Transport

- Crewe Railway Station is a distance of 2 miles from the proposed development which will no doubt out residents off using public transport.
- The many bends in Groby Road would mean that following the Government Initiative and choosing cycling or walking rather than driving would not be a safe option.
- PPS7 states that “accessibility should be a key consideration in all development decisions consistent with achieving the primary purpose of the development.” For the reasons stated above the site is unsustainable due to poor accessibility.

- The proposal shows only one figure which reflects improvements to the Groby Road footpath, which does not exist. This is only from 16a Groby Road to the corner of Foxes Hollow and nothing beyond to the actual site entrance.
- The proposal identifies strong use of public transport and pedestrian access and links to cycle networks, yet outside the development no specific improvements to facilitate this are proposed.
- There is no safe pedestrian access from the proposed development to either Groby or Stoneley Road. This would mean that any residents wishing to consider the Environment and use public transport or walk, would need to travel all the way across the estate, in order to do this safely.
- Although emphasis has been placed on the impact of traffic queues onto Remer Street, little comment appears to have been made about safety of pedestrians at all junctions. For example, crossing Remer Street from the bus stop to Groby Road is risky.

Design & Visual Impact

- The exterior design and size of the housing estate will completely change the overall appearance and country aesthetics of the area.
- The artists impression of the view from the entrance to the boulevard gives the appearance of the 1950's – one car apart from the 3 storey houses

Ecology

- The surrounding fields to Stoneley Road are currently home to owls, bats, foxes, rabbits, numerous birds of prey, and further wild life.
- The application draws attention to endangered species such as bats and newts which are present on the site
- These would all be adversely affected by the building work, completed housing and lack of natural space available to them.
- The developers say it is their intention to include conservation areas, but the majority of the feeding and breeding grounds for these animals is being taken away and built upon. If there is no natural habitat for these animals the food chain is broken down.
- The trees and hedgerows would need to be preserved as any building would endanger the biodiversity of the area.

Locally Listed Building

- The Cross Keys in one of Crewe's oldest landmarks and should be preserved.
- It is a building of architectural beauty and a local landmark,
- The existing pub should be utlised and converted to a new use or restored as a pub. There is no point in knocking down a public house full of character to build a new one.
- Crewe has a bad record of destroying old buildings For example the demolition of the Chetwode public house which dated from 1624 was a disgrace.

Infrastructure

- There is insufficient infrastructure to deal with another 200 people.

- The local schools are filled to capacity – has real thought been given to the implications of more children needing to be placed in the local schools where resources and space are already stretched to the limit?
- There is a lack of a doctors surgery in the area
- If a surgery and school were to be built where are the extra teachers and doctors to come from?
- Leighton hospital is overstretched – especially A&E where it is common to wait several hours to be admitted as an emergency.
- There is a lack of beds at the hospital and long waiting lists for routine appointments
- Extra homes will put extra demand on hospital also with regards to car parking and increased commuter traffic trying to reach the A530. Developments improving the area around the hospital should be considered as this could improve the pavements around the hospital and lead to an increase in the number of people travelling to the hospital who attend on foot
- The sewerage would NOT be able to cope with these new dwellings.
- There should be a statement of what investment the developer is planning to make as part of their £50m development.
- Residents want confirmation that Cheshire East will support the local infrastructure (i.e. bus routes, amenities, and specifically the improvement of the facilities at Monks Coppenhall School to support the probable influx of additional pupils from the development)

Lack of Jobs

- There are not enough jobs for local people without increasing the population.
- There are already issues with local unemployment due to business being forced to close, so many of these houses would be left empty because no-on could afford to buy them due to lack of local jobs.

Amenity of existing properties

- There will be an increase in noise if the building goes ahead
- The majority of dwellings backing onto the land are low rise bungalows. These will be overlooked by 2 and 3 storey houses.
- Outlook and privacy will be destroyed
- Proposed houses will be in close proximity to the rear boundaries of existing properties
- There would be a loss of view from the rear of existing houses. There are some first time buyer homes in Remer Street and the main reasons they brought their property was the views.
- People living near the development would be subject to increased noise and light levels at all times of the day and the peaceful countryside would be ruined.
- The current character of Coppenhall East and surrounding fields projects a country life style chosen for that reason by its residents. An extra 650 properties will completely change the views of existing residents and potential new residents to the area.
- This application is ill conceived and if successful will devastate this area. The application should be considered from all points of view and reach a decision based on the overall effect this will have on the people who live here and the quality of life this will bring.

Amenity of future residents

- The occupier of 112 Groby Road is an agricultural contractor and, due to the positioning of the 4 houses between 112 and 128 Groby Road, will have to back out on to Groby Road, with a tractor and various equipment, as there will not be enough space to turn behind 112, which would be unsafe.
- The noise of the tractor will disturb future residents at 5.30am in the morning or 10pm at night
- Another property on Remer Street has a CPH registration as a smallholding which entitles them to keep pigs, sheep and poultry. Any complaints regarding smell, noise etc. from future residents will be ignored.
- Several other properties have poultry
- There have never been any previous complaints about smallholdings in the area and any, which may occur in the future, would be wholly down to the inadequate proposal to position houses so close.
- Houses will have to be subject to smell from the Maw Green landfill, which on some days is vile.

Public Right Of Way

- There is a public footpath across the site
- This footpath is not suitable for a pedestrian or cycle entrance and egress onto the proposed site. The entrance onto Remer Street is particularly narrow and would not accommodate pushchairs and wheelchairs.
- There has been evidence of fly tipping, drug abuse and alcohol misuse on the footpath.
- The development proposed the use of this for links to public transport and specifically as a link to monks Coppenhall School. At present the entrance on Remer Street is unsuitable for regular use and does not allow access as defined by Equality Act 2010. No specific detail on the proposals for improving this are detailed in the application.
- A proposed diversion along the revised footpath arrangements along Groby Road would improve access to Public Transport and Monks Coppenhall School and enable proper provision for equal access
- The developers should divert the inadequate Public Footpath between Remer Street and Stoneley Road to a more appropriate route within the site boundary, enabling easier access to the school and closing off the narrow strip, giving it back to its natural state.

Play Area

- Taylor Wimpey's Publicity mentions that there are no children's playground facilities in the area. Are they not aware of the Board St. / McLaren Street play park, and all weather pitch which has been extensively re-designed which is only a few hundred yards down the road?
- Major concerns regarding the proposed sports field and playground area. As seen elsewhere in the town, particularly on estates, areas such as these encourage youths to

congregate resulting in underage drinking, drugs, graffiti and general anti-social behaviour. Has this been considered?

Affordable Housing

- Concerns about the type of residents attracted by shared housing schemes (affordable homes). As seen elsewhere this type of housing scheme tends to lead to undesirable residents/tenants due to their lack of sustainable income. Long established residents have worked hard to maintain and improve their property and are concerned that the dwellings will become untidy and shabby, making the whole area undesirable.
- Crime and anti-social behaviour would increase with low cost homes
- The houses proposed are not starter homes
- 35% of houses will be affordable, so why build the other 65% when no one can afford them?
- Affordable housing is subjective –affordable to whom?

Need for Pub / Shop

- Why build more shops on a housing estate when the infrastructure of Crewe town centre is in disrepair with shops empty and closing down
- Building a new public house has to be seriously questioned when many throughout the country are closing each week.
- The “country pub” will be an estate and there will be no countryside left
- There are already numerous convenience stores in the immediate area i.e. SPAR, Co-Op. Therefore there is no need for another.

Flooding

- Drainage in front of properties in Remer Street is diabolical
- The fields and ditches along Groby Road are often flooded due to the poor drainage system in this area already and any increased strain could cause leaking onto the roads or even the nearby Site of Special Scientific Interest.
- At the request of the developer, United Utilities have already installed a pressure reducing value in the system to avoid putting a strain on the undersized and very old asbestos water main.

Other matters

- The 3 houses behind 108 Groby Road are right up to the implement shed behind 110 and it looks as if there is no room to carry out any repairs to this building.
- During the recent local elections representatives from both of the leading political parties were opposing the application, there have already been objections made by members of the local community, the only beneficiaries appear to be the Company making the application.
- The 4 houses with a road between them do not take into account the piece of land owned by 112 Groby Road.
- The development is just about making money for the developers at any cost.
- If this development goes ahead, there will be major disruption for 10 years,

- The opinions of local residents must be the Council's main concern, and not the extra revenues that the Council would collect in Community Charge fees.
- Any new development must be for the need of "local people", and not for commuters from Manchester and the surrounding areas.
- Homes will be devalued due to loss of outlook / amenity
- New houses will depreciate existing house prices in an already depressed area.
- There should be a clear and concise statement of how the £5.9m Government new home bonus will be reinvested in this specific area and not in surrounding areas within Cheshire East
- There should be confirmation that any incomplete work will be finished by Cheshire East Council to an appropriate standard, without any additional burden to the Council tax payer.
- The Council does not listen to the views or concerns of its residents

7. APPLICANT'S SUPPORTING INFORMATION:

- **Arboricultural Impact Assessment**
- **Consultation Statement**
- **Draft Section 106 Heads of Terms**
- **Environmental Statement**
- **Open Spaces Assessment**
- **Planning Statement**
- **Sustainable Energy Statement**
- **Transport Assessment**
- **Utilities Assessment**
- **Affordable Housing Statement**
- **Design and Access Statement**
- **Flood Risk Assessment**
- **Landscape Statement**
- **Travel Plan Framework**

8. OFFICER APPRAISAL

Main Issues

Given that the application is submitted in outline, with all matters with the exception of access reserved for subsequent approval, the main issues in the consideration of this application are the suitability of the site, in principle, for residential development having regard to matters of planning policy and housing land supply, affordable housing, highway safety and traffic generation, contaminated land, air quality, noise impact, landscape impact, hedge and tree matters, ecology, design, amenity, open space, drainage and flooding, sustainability and education.

Planning Policy and Housing Land Supply

The site lies in the Open Countryside as designated in the Borough of Crewe and Nantwich Replacement Local Plan 2011, where policies NE.2 and RES.5 state that only development

which is essential for the purposes of agriculture, forestry, outdoor recreation, essential works undertaken by public service authorities or statutory undertakers, or for other uses appropriate to a rural area will be permitted. Residential development will be restricted to agricultural workers dwellings, affordable housing and limited infilling within built up frontages.

The proposed development would not fall within any of the categories of exception to the restrictive policy relating to development within the open countryside. As a result it constitutes a "departure" from the development plan and there is a presumption against the proposal, under the provisions of sec.38(6) of the Planning and Compulsory Purchase Act 2004 which states that planning applications and appeals must be determined "*in accordance with the plan unless material considerations indicate otherwise"*.

The issue in question is whether there are material consideration associated with this proposal, which are sufficient to outweigh the policy objection.

National policy guidance (PPS3) states that Local Authorities should manage their housing provision to provide a five year supply. This suggests that Cheshire East Council should be providing its 5-year housing supply information for Cheshire East as a whole rather than the former districts or any housing market areas. Correspondence from Government Office for the North West confirms that in order to establish the appropriate housing requirement for Cheshire East, the district figures included in the published Regional Spatial Strategy (RSS) should to be added together to give the new unitary authority requirement.

The RSS proposed a dwelling requirement of 20,700 dwellings for Cheshire East for the period 2003 to 2021, which equates to an average annual housing figure of 1,150 dwellings per annum. Although the Government has expressed it's intention to revoke the Regional Spatial Strategy the Council's Cabinet on 18th October agreed to adopt a housing requirement figure for a minimum of 1,150 net additional dwellings to be delivered annually, pending the adoption of the LDF Core Strategy.

Paragraph 71 of PPS3 states that " *where Local Planning Authorities cannot demonstrate an up to date five year supply of deliverable sites, for example where local Development Documents have not been reviewed to take into account policies in this PPS or there is less than five years supply of deliverable sites, they should consider favourably planning applications for housing, having regard to the policies in this PPS including considerations in Paragraph 69."*

The recently published draft National Planning Policy Framework which will replace PPS3 has reiterated this requirement and states that Local Planning Authorities should "*identify and maintain a rolling supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements. The supply should include an additional allowance of at least 20 per cent to ensure choice and competition in the market for land".*

The above mentioned Cabinet report noted that following a review, the Council appeared to have 4.58 years housing land supply. At recent public inquiries relating to sites at Abbeyfields, Hind Heath Road and Elworth Hall Farm in Sandbach, the Council has

conceded that the housing land supply situation is now worse than initially thought and that current supply stands at 3.65 years.

Consequently the Council has adopted, an Interim Planning Policy on the Release of Housing Land. This policy states that when it is demonstrated through the Annual Monitoring Report that there is not a five year supply of housing land as defined by PPS3, subject to other saved policies of the relevant Local Plan being satisfied, the Council will allow the release of appropriate greenfield sites for new housing development on the edge of the principal town of Crewe.

Members may recall that at the meeting of the Strategic Planning Board on 6th October 2010 a report was considered relating to Issues and Options for the Local Development Framework Core Strategy, which outlined 3 options for apportioning growth across Cheshire East. Although each of the options is different, the common theme between them is an emphasis on growth in Crewe. Therefore, whilst the options are under consideration, and there is uncertainty as to which option will be taken forward, it is appropriate that any Greenfield development required to make up a shortfall in housing land supply should be directed to Crewe. PPS1 2005 in *The Planning System: General Principles* at para. 14, states that "*Emerging policies in the form of draft policy statements and guidance can be regarded as material considerations, depending on the context. Their existence may indicate that a relevant policy is under review, and the circumstances which led to that review may be need to be taken into account."*

Furthermore, Paragraph 69 of PPS 3 states that in determining planning applications, local planning authorities should have regard to a number of criteria, including, inter alia, *"ensuring the proposed developpment is in line with planning for housing objectives reflecting the need and demand for housing in, and the spatial vision for, the area an does not undermine wider policy objectives e.g. addressing housing market renewal issues."*

The proposal does reflect the spatial vision for the area both in terms of the Interim Policy and the emerging Core Strategy as it located on the edge of Crewe. In addition, the proposal supports wider policy objectives, such as achieving sustainable development, in close proximity to the more major town centres and sources of employment and supporting urban regeneration, in the parts of the Borough where it is most needed.

As well as being adjacent to the settlement boundary of Crewe, the interim policy requires that the site is, is not within the Green Gap; is not within an allocated employment area and is not within an area safeguarded for the operational needs of Leighton Hospital. It is considered that the application site meets all of these requirements.

The interim policy also states that the development must be well related to the existing fabric of the settlement. Although the application is submitted in outline, the indicative layout that has been provided, shows that the development is well related to its context in terms of highway access, green infrastructure, landscape considerations and the pattern of streets and spaces. These matters will be discussed in greater detail below.

A further requirement of the interim policy is that the site is capable of being fully developed within five years of the granting of outline planning permission. In this case the applicant has acknowledged that all 650 houses could not be delivered within 5 years. However, given the

extent of the undersupply at the present time it is considered that refusing all 650 houses on the basis that a percentage would not come forward within 5 years would not be a sustainable reason for refusal, particularly, given the overwhelming policy support for the scheme.

The proposal will certainly increase the supply of housing in Crewe and, as will be discussed in more detail below, it will also improve the, choice and quality of housing in the town through the provision of a range of house types and tenures, including affordable housing, and through sustainable development.

'All Change for Crewe' is the route map for charting the town's development over the next two decades. The strategy intends that by 2030, Crewe will be a nationally significant economic centre with a total population in excess of 100,000 people (currently it has about 83,000), one of the leading centres for advanced, engineering and manufacturing in England and recognised as a sought-after place in the South Cheshire Belt for people to live, work, put down roots, and develop their talents. In order to achieve these objectives, significant additional housing will be required. This proposal will go some way towards supporting the delivery of the Council's overall vision and objectives for Crewe. It therefore meets all of the requirements of the Interim Planning Policy on the release of housing sites.

A further important material consideration is the Written Ministerial Statement: Planning for Growth (23 March 2011) issued by the Minister of State for Decentralisation (Mr. Greg Clark). It states that "*Government's clear expectation is that the answer to development and growth should wherever possible be 'yes', except where this would compromise the key sustainable development principles set out in national planning policy*."

The Statement goes on to say "*when deciding whether to grant planning permission, local planning authorities should support enterprise and facilitate housing, economic and other forms of sustainable development."* They should, inter alia, consider fully the importance of national planning policies aimed at fostering economic growth and employment, given the need to ensure a return to robust growth after the recent recession; take into account the need to maintain a flexible and responsive supply of land for key sectors, including housing; consider the range of likely economic, environmental and social benefits of proposals; and ensure that they do not impose unnecessary burdens on development.

The proposed development will help to maintain a flexible and responsive supply of land for housing as well as bringing direct and indirect economic benefits to the town including additional trade for local shops and businesses, jobs in construction, economic benefits to the construction industry supply chain, and the establishment of 2 new businesses (shop and pub) on the site. Provided, therefore, that the proposal does not compromise the key sustainable development principles, it is in accordance with government policy and therefore should be supported in principle.

Therefore, in summary, it is acknowledged that the Council does not currently have a five year housing land supply and that, accordingly, in the light of the advice contained in PPS3 it should consider favourably suitable planning applications for housing. The current proposal is considered to be "suitable" as it is located on the periphery of Crewe, and would be in accordance with the spatial vision for the area as set out in the emerging core strategy and the supporting evidence base, including the Crewe Vision, and the Council's Interim Policy

on the Release of Housing Land which directs the majority of new development towards Crewe. The proposal also accords in principle with all of the criteria for permitting the development of sites on the periphery of Crewe as laid down by the Interim Policy. According to PPS1 these emerging policies are material considerations and consequently, these arguments are considered to be sufficient to outweigh the general presumption against new residential development within the Open Countryside as set out in the adopted development plan.

Affordable Housing

The Interim Planning Policy on the Release of Housing Land states that greenfield sites permitted under this policy will be expected to deliver: a minimum of 35% affordable housing in accordance with the Interim Planning Statement on Affordable Housing.

In accordance with the interim policy it is proposed that 35% of the dwellings on the site will be affordable housing (i.e. Phases 1- 4). The type and mix of affordable housing will only be established for Phase 1 as part of the planning application. The type and tenure of affordable housing for the remaining phases will be determined in accordance with the up to date housing needs surveys, current market conditions and the economics of provision housing needs. The greatest need for affordable housing identified in the 2010 SHMA was for 1 and 2 bed properties. The affordable housing provided on the site will therefore comprise 1, 2 and 3-bed apartments and semi-detached dwellings to meet this need.

The first phase of the development proposes a 50/50 split between social rented and intermediate housing. It is considered that the proportional split between intermediate and rented accommodation on subsequent phases of the development will be need to be based on the most up to date evidence of local housing needs.

With regard to type of property the following affordable housing mix is proposed for phase 1 10% 1 – beds, 60% 2 - beds and 30% 3 - beds. In addition, 40% flats and 60% houses are proposed for Phase 1. However, as the development is likely to be implemented over a 5-10 year period it is proposed to give the Local Authority the opportunity to look again at the housing need for the area in order to establish the appropriate requirements at that time. Therefore the affordable housing mix will be confirmed at the reserved matters stage of the development.

Therefore the proposal is compliant with the Interim Policy in terms of overall provision. The Housing Section were considering the details of the proposed split of type and tenure at the time of report preparation and a further update will be provided to Members in due course.

Highway Safety and Traffic Generation.

A new roundabout has been proposed to give access to the site and to improve the existing junction of Stoneley Road / Remer Street / North Street / Greenway / Broad Street. The highways department have raised no objection on safety grounds to this proposed access or the other proposed points of access on Groby Road and Stoneley Road. Whilst the comments of local residents are noted in respect of the safety and adequacy of surrounding roads, in the absence of any objection from the highways department it is not considered that a refusal on safety grounds could be sustained.

To turn to the matter of traffic generation and potential congestion, it is considered that the new roundabout at the site entrance will merely provide an adequate access into the site and will mitigate any impact at this junction. It will not address problems of traffic generation within the wider area. The Highways Department have reviewed the Traffic Impact Assessment provided by the developer and have concluded that there will be a significant impact at a number of other junctions. These are: Remer Street / Middlewich Street, Remer Street / Groby Road / Maw Green /Elm Street, Sydney Road Bridge and Crewe Green Roundabout.

The Highways Department have commented that at present there is no suitable solution for issues at the Sydney Road bridge and that therefore improvements should be directed towards the other junctions highlighted. The developer has agreed to provide a contribution towards improvements at Crewe Green, a new roundabout at Maw Green and a contribution towards public transport improvements. The precise amount of each contribution is the subject of on-going negotiations between the developer and the highway department and a further update on this matter will be provided to Members. However, subject to agreement over the capital sums involved, the highways department is satisfied that any adverse impact in terms of traffic generation could, in principle, be adequately mitigated.

The application is submitted in outline and layout is reserved for a future application. However, it is noted that the highways department have raised no objection to the indicative layout, on highways grounds or the parking provision which has been shown for the proposed dwellings. However, these matters will be subject to further detailed design and analysis at the reserved matters stage.

Therefore, whilst the concerns of local residents are duly noted, in the light of the above and in the absence of any objection from the highway authority, it is not considered that a refusal on highway safety, parking, or traffic generation grounds could be sustained.

Contaminated land

Section 8 of the Environmental Statement deals with ground conditions and contamination and presents the available information for the site. Although a great deal of information is reviewed and summarised in this section, given the numerous issues on site the Environmental Health Section recommends a full contaminated land Preliminary Risk Assessment (PRA) to be undertaken. It is considered that the majority of the work has been done and it would not take a great deal of work to present the available information in a standalone report adhering to current guidance.

The site walkover identified areas of rough ground outwith the area of the former brick pits. This combined with the findings of the trial pitting exercise indicates that infilling and potential contamination may not be solely limited to the areas of former ponds and brick fields identified on historic maps.

The Environmental Statement states in Section 8.5.4 that as the landfill control measures at Maw Green landfill are functioning well, there is a low risk of contamination from the Maw Green landfill site 150m away from the proposed development. Although later on in the section, the pollutant linkage is identified as one requiring assessment, the applicant should

be considering not only the current status of the landfill but the future status as well after decommissioning. The development must be suitable for use both now and in the future, and it would be remis of the developer to assume that Maw Green landfill will always have these control measures in place. The development should be capable of standing on its own protection measures. It is therefore concluded that conditions should be imposed to require this work to be undertaken.

Air Quality

The application has been accompanied by an Air Quality Impact Assessment which utilised 2009 monitoring data and has not highlighted any air quality issues as a result of the development. Therefore the Environmental Health Section has raised no objection subject to an updated assessment being submitted at the reserved matters stage using current data. This can be secured by condition. Environmental Health have also recommended the submission and implementation of a Construction Environmental Management Plan (CEMP) and a Travel Plan to minimise any impact on air quality arising from dust construction and traffic following completion of the development respectively. This can also be secured by condition.

Noise Impact

Environmental Health state that until they have received a full noise assessment that takes into account noise levels from the surrounding roads, railway line and Maw Green landfill site, they are unable to comment on this aspect of the application. However, the developer has advised that the Noise Assessment *did* consider the impact of the surrounding roads, the railway and the landfill. This is why it is considered that no further assessment is required. In addition, the noise monitoring locations were agreed with the EHO prior to the survey. It is therefore considered that any outstanding information could also be dealt with by condition.

Landscape Impact

A Landscape and Visual Impact Assessment has been submitted with the application. The Assessment indicates that the Landscape and Visual Effects have been prepared in accordance with the 'Guidelines for Landscape and Visual Impact Assessment' (GLVIA); The Landscape Institute / Institute of Environmental Management and Assessment, Second Edition 2002. The Council's Landscape Officer has examined the document and would broadly agree with the methodology of the assessment but not with all the results of the assessment.

The assessment indicates in Para 7.6.2.1 that the effect on the Wimboldsley Character area would be slight adverse. The Landscape Officer feels that it is more likely to have a large to moderate adverse effect. In terms of the surrounding urban character the assessment indicates that there would be a slight beneficial effect. However the Landscape Officer would suggest that they would probably have a large to moderate adverse impact. The assessment indicates that the landscape impact on the site landscape character would also be moderate adverse, the Landscape Officer believes that it is more likely to be large to moderate adverse.

The assessment indicates (Summary 7.9) that although the effects on the landscape resource of the site would be significant, that for the wider landscape they would not be significant. The Landscape Officer is of the opinion that the landscape effects for the wider landscape would be significant and that on the whole the assessment has not accurately assessed the scale of significance of landscape effect. He would agree with the summary (7.9) regarding visual effects during construction and operation for the majority of visual receptors as being significant.

These differences of opinion are largely due to fundamental differences in the interpretation of the LVIA guidelines. The developer's methodology assesses the magnitude of change against the sensitivity of the receptor, for both landscape and visual effects. Whilst the Landscape Officer agrees with this methodology for an assessment of visual effects, he does not feel it allows for an assessment of the landscape effects since it does not take into account the capacity of the landscape to accept change. Whilst it is recognised that there is no 'standard methodology', it is not considered that an assessment of the significance of landscape effect through the sensitivity of the receptor, rather than the capacity of the landscape, allows a true assessment of the significance of landscape effects.

Planning Officers are of the view that it would be impossible to argue that the loss of such a large area of open agricultural land would not have some adverse visual impact on the character and appearance of the locality. This is particularly true when viewed from the existing urban fringe looking out towards open countryside. Where currently there are views of fields and trees, this would be replaced by views of urban development. However, the area does not benefit from any special landscape designations. It is fairly flat and open farmland. It is therefore not in a visually prominent location. The surrounding land is also generally flat in nature and as a result the site is not especially visible from any surrounding vantage points. Surrounding field boundaries benefit from native hedgerows and hedgerow trees which will soften the visual impact, given the relatively low building heights proposed (up to 3 storeys).

Furthermore, the public dis-benefit that would result from the loss of open countryside must be weighed against the wider public interest in terms of housing land supply and housing delivery as well as economic growth, regeneration and recovery. Therefore on balance, it is considered that the negative visual impacts are acceptable.

to turn to the proposed landscape concepts, the illustrative masterplan does contain a number of possible open spaces, namely the Coppenhall Fields Habitat Area to the north, the Coppenhall Green and Village Square towards the centre of the proposed development, the Groby Crofts Habitat Area to the east and The Entrance Boulevard to the south west of the site. As shown on the masterplan, the Landscape Officer was concerned that these appeared to be disparate and isolated open spaces that were not integrated into the built form, nor did they appear to build upon the existing landscape structure or character of the surrounding area or provide connectivity that would allow them to integrate together or into the wider Green Infrastructure of the surrounding area. In addition, despite design prompts shown in the Landscape Strategy indicating otherwise, the wider landscape proposals did not appear to strengthen the existing woodland on the site. For example the woodland/structure planting shown along the Groby Road boundary appeared to be little more than a token gesture and the woodland/structure planting shown to the north of Monks Coppenhall Primary School appeared to consist of existing woodland trees, most of which

would need to be removed to accommodate the illustrative layout as shown on Drawing ref 02286 MP 00 004 Rev C.

However, included with the application information, is a Landscape Strategy which comprises a site investigation and analysis. The Landscape Officer agrees with many of the design prompts it contains and feels that there is the potential to integrate the open spaces to be provided with one another as well as with the wider landscape, and also retain and incorporate far more of the existing landscape structure that exists across the site into the proposals. Further discussion with the applicant has also indicated that the design prompts shown in the landscape strategy will actually be incorporated into the masterplan for the site, and also that there will be much greater connectivity between the internal green spaces and the wider landscape. The Landscape Officer is now satisfied that these areas will not be disparate and isolated and has withdrawn his previous concerns.

Hedgerow and Tree Matters

The site is agricultural land dissected by hedges and contains a significant number of trees, many of which are middle aged to mature Oaks. The tree survey in the Arboricultural Implications Assessment (AIS) covers 76 individual trees, 13 groups of trees and 36 lengths of hedgerow.

The tree population on the site on the site is relatively high and the AIS indicates that many are of high to moderate value. Taking into account the guidance in British Standard 5837: 2005: Trees in Relation to Construction, the design and layout of a proposed development should utilise the findings of a tree survey and tree constraints plan to enable a layout which takes account of existing features worthy of retention.

The layout as originally submitted and the surveyor's report indicated that the development would result in the loss of 32 trees, 20 of which have high to moderate value was a significant concern. The layout and density of the development needs to provide for the retention of features which have both landscape and wildlife value and have the potential to greatly enhance the setting of new development. It is essential that where trees are present, consideration is given to ensure that they can successfully be retained with a harmonious relationship between trees and structures.

Additional information has been submitted that indicates the retention of existing assets, namely the retention of all high value tree features (Category A) trees and the majority of moderate value features (Category B) trees. It is also important to note that this is an outline application with all matters reserved. Consequently the layout as submitted is only indicative, and the retention of visually important trees will be considered in further detail at the approval of reserved matters. The developer has advised that their Arboriculturalists would seek to work with the Council Officers on this matter. However it is considered that suitably worded planning condition would be appropriate to secure the retention of visually important trees where possible.

The development proposals would potentially involve removal of existing agricultural hedgerows. (Table 3 of the AIS indicates three internal hedges and 10 peripheral hedges retained with 23 hedges removed). Under the Hedgerow Regulations, the lengths of

hedgerow proposed for removal are checked against various archaeological, historic and ecological criteria to ascertain if it qualifies as 'Important'.

The Shared Services Archaeologist has confirmed that the hedgerows have been checked against the Cheshire Historic Environment Record under the following criteria as defined in Schedule 1, Part II of the Hedgerow Regulations and that these hedgerows are not covered under the stated criteria. Consequently they are not considered to be of archaeological importance.

With regard to ecological value of the hedgerows, the findings of the Arboricultural Implications Assessment indicate that the hedgerows are generally species poor with a limited number of shrub species and the assessment concludes that none of the Hedgerows are of National Importance. However, this assessment does not cover criteria in the Regulations in relation to protected species. Further information has been requested from the ecologist in respect of protected species (with specific reference to Paragraph 6 of Schedule 1 of the Regulations) and a further update will be provided to Members on this matter.

To turn to the historic importance of the hedgerows, 2 map extracts have been provided from the County Archivist which shows the hedges on a Tithe Map from 1840 and a more recent Ordnance Survey Map. However, no commentary has been provided and this evidence alone does not conclusively prove whether the hedgerow marks a historic boundary and is of significance under the regulations. Therefore further information on this point has also been requested from the developer.

Ecology

According to the interim policy, it must be demonstrated that proposed developments and their infrastructure must not impact on designated or candidate European Sites (Special Areas of Conservation; Special Protection Areas; Ramsar Sites and Offshore Marine Sites) protected under the European Habitats Directives 92/43/EEC or the Conservation of Habitats and Species Regulations 2010

Article 12 (1) of the EC Habitats Directive requires Member states to take requisite measures to establish a system of strict protection of certain animal species prohibiting the deterioration or destruction of breeding sites and resting places. Art. 16 of the Directive provides that if there is no satisfactory alternative and the derogation is not detrimental to the maintenance of the populations of the species at a favourable conservation status in their natural range, then Member States may derogate "in the interests of public health and public safety or for other imperative reasons of overriding public interest, including those of a social and economic nature and beneficial consequences of primary importance for the environment" among other reasons.

The Directive is then implemented in England and Wales by the Conservation (Natural Habitats etc) Regulations 1994 ("the Regulations"). The Regulations set up a licensing regime dealing with the requirements for derogation under Art. 16 and this function is carried out by Natural England.

Regulation 3(4) of the Regulations provides that the local planning authority must have regard to the requirements of the Habitats Directive so far as they may be affected by the exercise of their functions.

It should be noted that since a European Protected Species has been recorded on site and is likely to be adversely affected by the proposed development, the planning authority must have regard to the requirements for derogation referred to in Article 16 and the fact that Natural England will have a role in ensuring that the requirements for derogation set out in the Directive are met.

If it appears to the planning authority that circumstances exist which make it very likely that the requirements for derogation will not be met then the planning authority will need to consider whether, taking the development plan and all other material considerations into account, planning permission should be refused. Conversely if it seems from the information that the requirements are likely to be met, then there would be no impediment to planning permission in this regard. If it is unclear whether the requirements will be met or not, a balanced view taking into account the particular circumstances of the application should be taken and the guidance in paragraph 116 of PPS9.

In line with guidance in PPS9, appropriate mitigation and enhancement should be secured if planning permission is granted.

The Council's ecologist has visited the site and is satisfied that whilst a number of ponds associated with the development will be lost the single pond with significant potential for breeding Great Crested Newts (GCN) will be retained as part of the development. Whilst there are records of GCN occurring at a third pond to the southern part of the site he is reasonably satisfied that this pond has limited potential to sustain a breeding population. In the absence of mitigation the proposed development is however likely to result in a HIGH impact upon the local population of great crested newts.

With regards to mitigation/compensation, the proposed master plan has been amended to show 5 new ponds. He is satisfied that this is suitable compensation for the number of ponds lost.

Similarly he is now satisfied that an appropriate area of terrestrial habitat will be retained and enhanced to ensure that the population of GCN is maintained.

If planning consent is granted he advises that the proposed mitigation/compensation is acceptable to address the adverse impacts of the proposed development upon GCN. The final design and layout of the GCN mitigation area must, however, be subject to conditions at the reserved matters stage. These details must also include proposals to ensure that public access to the GCN mitigation areas is restricted and also include maintenance and management proposals to ensure the mitigation area is sustainable in the long term.

It should be noted, however, that the proposed GCN mitigation package would be vulnerable to any further development to the north of Stoneley Road. Any future phases of development in this area may isolate the population of newts and make the population unviable in the long term. However, this would be an issue to be considered as part of any

future applications for that area of land and would not form a sustainable reason for refusing the current proposal, which must be determined on its own merits.

A number of bird species have been recorded on site some of which are Biodiversity Action Plan Priority Species and hence are a material consideration. However, with the exception of house sparrow no species of particular concern appears to be present in significant numbers. If planning consent is granted the Council's ecologist recommends conditions requiring a survey to be carried out prior to commencement of any works during nesting season, and submission of detailed proposals for the incorporation of features into the proposed development suitable for use by breeding birds.

There are a number of hedgerows that appear likely to be lost to the proposed development. Hedgerows are Biodiversity Action Plan priority habitat and hence a material consideration. It must be ensured that adequate replacement hedgerows are provided to compensate for those lost to the proposed development. This would be addressed at the reserved matters stage and could be secured by condition.

It is also noted that Natural England are satisfied with the proposed mitigation measures and have withdrawn their initial objection to the scheme .On this basis it is considered that the scheme complies with the relevant local plan policies and that a refusal on ecological grounds would not be sustainable.

Design

The surrounding development comprises a mixture of ages and architectural styles, ranging from modern suburban development to larger inter-war properties, within substantial curtilages, on the adjacent housing estates to the south. There is ribbon development along Remer Street and Stoneley Road, and traditional vernacular farm buildings, which pre-date the expansion of Crewe on the more rural parts of Groby Road and Stoneley Road to the north east. Notwithstanding this, there is consistency in terms of materials with most dwellings being finished in simple red brick, and grey / brown slates / concrete / clay tiles. The predominant roof forms are gables although some are hipped.

Although external appearance and design are reserved matters, the applicant has submitted indicative street scenes which show typical, house types. These have been influenced by the form and mass of surrounding residential properties. The house types include traditional features such as, chimneys, tile hanging, brick arched heads and stone cills and a brick band course. The use of render to feature house types helps to break up the massing of the buildings and maintain visual interest.

On this basis it is considered that an appropriate design can be achieved, which will sit comfortably alongside the mix of existing development within the area.

Amenity

A distance of 21m between principal windows and 13m between a principal window and a flank elevation are generally regarded to be sufficient to maintain an adequate standard of privacy and amenity between residential properties. The layout and design of the site are reserved matters. However, the indicative layout demonstrates that 650 dwellings could be

accommodated on the site, whilst maintaining these minimum distances between existing and proposed dwellings. It also illustrates that the same standards can be achieved between proposed dwellings within the new estate. A private amenity space of c.50-60sq.m is also usually considered to be acceptable for new family housing. The indicative layout indicates that this can be achieved in the majority of cases. It is therefore concluded that the proposed development would be acceptable in amenity terms and would comply with the requirements of Policy BE.1 of the Local Plan.

Open space

Based on the proposed housing mix for the development Local Plan Policy RT.3, establishes the local standards for open space provision on the development as 0.98.m of Recreational Open Space and 1.25ha of children's play space, giving a total of 2.23ha. It is proposed that there will be approximately 5ha of open space on the site (3.38ha of which is accessible, recreational open space). Therefore, the proposed development will exceed the open space requirements identified Policy RT.3. The open space will provide children's play facilities, formal open space and amenity space and has been designed to be varied, attractive and accessible to meet the outdoor leisure needs of existing and future residents in the local area.

The proposed open space comprises four separate areas, namely: Coppenhall Green and Village Square (22,400 sq.m.), Groby Crofts (8,000 sq.m.), Stoneley Wetlands (17,300 sq.m.), Cross Green Entrance Space (3,400 sq.m.) The proposed Coppenhall Green and Village Square open space located in the centre of the site and will provide a formal public open space comprising both hard and soft formal landscapes in a central, accessible location and will contain: a formal equipped children's play area (NEAP) to meet the recreational needs of both young and older children within the development and a sports pitch to provide space for a variety of games, whilst ensuring adequate space is allocated for an adult recreational football pitch (93.66 x 49.15m - Sports England). A Village Square will provide a multi-functional, flexible space next to the community pub and shop, for community events such as market and fetes, and a central area for meeting, sitting and outdoor performances.

The Council's Greenspace Officer has examined the proposal and raised no objection to the proposed on-site provision, subject to a private management company being set up by the developer to maintain the open spaces within the development. However he has stated that consideration should be given to providing an allotment site (30 plots) within the development. This should be provided with a water supply, and surrounded by secure palisade fencing. It is considered that this could be accommodated within one of the proposed areas of amenity greenspace and that this could be secured by condition.

The Greenspaces Officer has also requested a commuted sum payment of £60,000 be payable to the Council, to allow us to refurbish the existing Lansdowne Road children's playground. Circular 05/2005 (Planning Obligations) sets out key tests that must be met in order to require a developer to deliver off site works or contribute towards them. These, are similar to those relating to the use of conditions, and include the requirement for the works to be necessary to make the proposed development acceptable in planning terms. In this instance there is sufficient provision to account for the additional demand on greenspaces created by the development, across all age groups, Therefore the development complies

with the Development Plan and accordingly it is not therefore considered necessary or reasonable to require the applicant to provide additional contributions in this instance.

Subject to the above requirements, which could be secured through a Section 106 agreement, and in the absence of any objection from the Amenity Greenspaces Section, it is considered that the proposal is considered to be acceptable in terms of open space provision.

Conservation and Listed Buildings

The proposals will result in the demolition of the Cross Keys public house and its outbuilding to create the main vehicular access point into and out of the site. The buildings were included on the former Crewe & Nantwich Borough Council list of buildings of special local interest in recent years. They were recently considered for inclusion within the national register of listed buildings by English Heritage but were not judged to be of sufficient special interest to be included. It needs to be recognised however that English Heritage did comment that the building is ``little altered externally and clearly a building of imposing architectural design of great character'', in their notification on the outcome.

Policy BE13 of the Adopted Replacement Local Plan 2011 states that buildings or structures included in the non-statutory list of buildings and structures of local architectural or historic interest will be protected from inappropriate development proposals affecting the reason for their inclusion in the list. Clearly, complete demolition of a building would be considered inappropriate development and would affect the reason for its inclusion in the list. Therefore, the Council has a clear preference for the re-use of these locally listed buildings and structures unless re-use is neither physically nor financially sustainable, or it can be clearly demonstrated that there are reasons for the development which outweigh the need to safeguard the building or structure.

In this case, the need for housing in order to meet the Council's obligations to provide a 5 year housing land supply, the need to provide an adequate access into the site and the improvements that would occur in terms of improving traffic management at the existing road junction are considered to be important public interests to outweigh the retention of the locally listed building.

The development will also affect the setting of the Grade II listed Foden's Farm. The indicate layout plans show the retention of a landscaped buffer around the historic farmstead to ensure that when viewed from Groby Road, its undeveloped rural setting will be retained, and it will not appear to be engulfed by modern suburban development. It is also noted that English Heritage has raised no objection to the scheme. The proposal is therefore considered to be acceptable in terms of it's impact on the setting of the listed building.

Drainage and Flooding

The applicant has submitted with the application, a detailed Flood Risk Assessment, which concludes that the site is wholly located within Flood Zone 1 as shown by the Environment Agency flood zone mapping. This means that the site is not at risk from 'Fluvial' flooding and can be considered for all types of development. Evidence collected suggests that the key flood risk considerations for the proposed development are going to be management of the

surface and foul water discharge. All other potential flood risks are deemed to be low. Having identified and categorised the potential sources of flood risk, this assessment has identified mitigation measures for each potential source. In this instance the emphasis is on sustainable surface water management.

Off site surface water discharge shall be limited to at least the existing greenfield runoff rate for the mean annual flood (1 in 2 year return period flow). This is 3.76 litres per second per hectare (l/s/ha) and has been calculated on a site specific basis using industry standard methods. Flows up to the 1 in 100 year return period flow including a 30% allowance for climate change shall to be attenuated on site using appropriate sustainable drainage techniques.

A sustainable discharge point has been established. This is into the existing United Utilities surface water sewer at the junction of Middlewich Street and Badger Avenue. A possible connection to Fowle Brook has also been identified. Further assessment and consultation with key stakeholders will be required during detailed planning to establish this as a deliverable solution and allow confirmation of the optimum arrangement.

United Utilities has supplied information on the existing public sewerage system. The limitations of the system have been taken into consideration to ensure a managed sustainable development proposal in terms of flood risk. The report states that consultation with United Utilities will be undertaken throughout the detailed design process. The key flood risk infrastructure design requirements outlined within the report have been integrated into the development proposals.

The Flood Risk Assessment has not identified any significant on or off site flood risk implications arising from the development proposals that could be regarded as an impediment to the development. The proposals set out within this report will ensure that the proposed development will be compliant with the requirements of Planning Policy Statement 25.

United Utilities and the Environment Agency have considered the report and raised no objections subject to the imposition of appropriate planning conditions. It is therefore concluded that the proposed development will not adversely affect onsite, neighbouring or downstream developments and their associated residual flood risk.

Sustainability

The Council's Interim Policy carries a requirement for a high quality development designed to Code for Sustainable Homes Level 4 or higher and Building for Life Silver standard or higher.

The outline of the masterplan has been developed, indicating the parameters of the proposed development. The specific details of the masterplan and final arrangements in meeting the requirements of Code Level 4 will be developed as part of the detailed planning application. Given that the planning application is an outline application, it is considered that a Code for Sustainable Homes pre-assessment is not required at this stage. An assessment will be included with the reserved matters application and this can be secured by condition. Nevertheless an initial qualitative review of Code for Sustainable Homes Level 4 has been

undertaken for the proposed development. Table 4.1 of the Sustainability Statement submitted with the application illustrates the requirements for Level 4 and how the proposed development aims to meet these requirements.

For example, the proposed dwellings will be designed to meet the 25% emission reduction against 2010 Building Regulations. The Energy Statement has considered renewables and low and zero carbon technologies and confirmed that there are number of options to meet requirements. Cycle storage facilities and home office broadband connections are proposed. Materials will be responsibly sourced. Storage provision for waste and recycling will be provided for dwellings and construction waste will be re-used and recycled on site, where practicable. These requirements will be included in the proposed development Construction Environmental Management Plan and the Procurement and Materials Strategy to be developed post outline planning application approval. A Home User Guide will be provided detailing operational aspects of the home, local facilities, and transport links including train and bus times.

RSS (Policy EM18) policy also necessitates that in advance of local targets being set, large new developments should secure at least 10% of their predicted energy requirements from decentralised and renewable or low-carbon sources, unless it can be demonstrated that this is not feasible or viable.

The developer has submitted an Energy Statement with the application which identifies indicative preferred energy options. More detailed assessment is required at the detailed planning application stage. At present the analysis indicates that building integrated solutions are likely to be the most technically feasible and economically viable for the development and eventual consumers. Based this initial high level assessment, it is considered that solar pv and thermal systems offer the most feasible and viable option and that the layout and roof areas for Coppenhall East are well suited for solar installations of varying sizes.

The initial analysis has identified that 1kWp systems would be sufficient to meet the individual dwelling requirement of 770 kWh per year. This would require 10m² of pv panels which is a very small system and easily installed on dwelling roofs and garages.

The information submitted by the developer indicates that it is viable and feasible to meet the requirements of the RSS policy and a detailed scheme can therefore be secured as part of the reserved matters through the use of conditions.

Education

Circular 05/05 (ODPM (2005), now DCLG) provides guidance on S106 contributions. The advice is clear that contributions should only be sought where the need for additional facilities arises as a consequence of the new development and moreover, they should be “fairly and reasonably related in scale to the proposed development”. In effect this means that contributions towards new education facilities can only be sought where the education authority is able to demonstrate that new housing development is likely to generate more children than local primary and secondary schools can accommodate, and that the contribution should be proportionate to any shortfall in capacity.

It is accepted and common practice for local authorities to consider capacity at all primary schools within walking distance of an application site. In the case of primary schools, the Department for Education define walking distance as a two mile radius from a pupil's home address. CEC's education department recently provided data which showed the pupil roll and current capacity at each primary school within this two mile zone. It showed that there are currently 269 surplus places at these schools, but this will have shrunk to 87 surplus places by 2016, according to CEC's pupil projections.

The proposed development is expected to generate demand for an additional 102 primary school places, based on CEC's own child yield assumptions (0.162 primary school age children per dwelling). This would mean there is substantial capacity in local primary schools at the current time, but there would be a small shortfall in capacity by 2016 of 15 places. In accordance with Circular 05/05 it is necessary for the developer to contribute toward the cost of provision for an additional 15 primary school places in order to meet the need for school places in the future.

To calculate the S106 contributions required for 15 additional primary school places, we have used the latest DfE building cost multiplier for the period 2008/09. This is £12,257 (Q4 2008) which, when indexed, gives a current multiplier of £11,850. Cheshire East Council's regional weighting factor is 0.91. The proposed contribution has therefore been calculated as follows: 15 x £11,850 x 0.91 = £161,752.

This is a widely accepted method for calculating contributions which we have seen applied by numerous councils on previous planning applications for housing developments. Furthermore, it is considered that a contribution of £161,752 is fairly and reasonably related in scale and kind to the proposed development, in accordance with Circular 05/05.

9. CONCLUSIONS

Therefore, in summary, it is acknowledged that the Council does not currently have a five year housing land supply, which is a requirement of both current advice contained within PSP3 and the recently published Draft National Planning Framework. Accordingly, in the light of the advice contained in PPS3 it should consider favourably suitable planning applications for housing. The current proposal is considered to be "suitable" as it is located on the periphery of Crewe, and is in accordance with the Council's agreed position to manage the supply of housing land as set out in the Interim Policy on the Release of Housing Land, which directs the majority of new development towards Crewe. It is also consistent with the emerging Core Strategy which, although it includes a number of options for growth, directs the majority of new development towards Crewe. Housing development in Crewe is also supported by the Crewe Vision which recognises that population growth is key to economic growth and regeneration of the town itself. According to PPS1 these emerging policies are important material considerations.

The proposal is also supported in principle by the Government's "Planning for Growth" agenda which states that Local Authorities should adopt a positive approach to new development, particularly where such development would assist economic growth and recovery and in providing a flexible and responsive supply of housing land. This proposal

would do both. The Government has made it clear that there is a presumption in favour of new development except where this would compromise key sustainability principles.

It is considered that the development is acceptable in terms of affordable housing provision and that the highway safety and traffic generation issues can be addressed through appropriate developer contributions to off-site highway improvements, although the final amounts of those constructions have still to be negotiated. Matters of contaminated land, air quality and noise impact can also be adequately addressed through the use of conditions.

Although there would be some adverse visual impact resulting from the loss of open countryside, it is considered that due to the topography of the site, this would not be significant relative to other potential housing sites in the Borough. Furthermore, it is considered that the benefits arising from housing land provision would outweigh the adverse visual impacts in this case. The proposal is acceptable in terms of the proposed landscaping strategy and it is considered that through the use of appropriate conditions significant trees can be incorporated into the development. The hedgerows on site to be removed are not considered to be significant under the criteria set out in the Hedgerow Regulations in respect of Archaeology although further information is awaited in respect of the historic and ecological value of the hedgerows. However, conditions can be imposed requiring any significant hedgerows to be retained within the final layout and replacement hedge planting to be undertaken.

With regard to ecological impacts, the Council's ecologist and Natural England are satisfied with the proposed mitigation measures and have withdrawn their initial objection to the scheme in respect of the impact on Great Crested Newts. Any adverse impact on Breeding Birds can be mitigated through the use of an appropriate condition relating to the timing of works. There would be no adverse impact on the nearby SSSI.

The scheme complies with the relevant local plan policies in terms of amenity and it is considered that an appropriate design solution could be achieved which would respect the character and appearance of the surrounding area.

Policy requirements in respect of public open space provision have been met within the site, and therefore it is not considered to be necessary or reasonable to require further off-site contributions in this respect.

The scheme would result in the demolition of the Cross Keys Public House, which is a locally listed building. Policy BE13 of the Adopted Replacement Local Plan 2011 indicates that the demolition of such buildings can be acceptable where it is clearly demonstrated that there are reasons for the development which outweigh the need to safeguard the building or structure. In this case, the need for housing in order to meet the Council's obligations to provide a 5 year housing land supply, the need to provide an adequate access into the site and the improvements that would occur in terms of improving traffic management at the existing road junction are considered to be important public interests to outweigh the retention of the locally listed building.

The development will also affect the setting of the Grade II listed Foden's Farm. The indicate layout plans show the retention of a landscaped buffer around the historic farmstead to

ensure that when viewed from Groby Road, its undeveloped rural setting will be retained. It is also noted that English Heritage has raised no objection to the scheme

The Flood Risk Assessment has not identified any significant on or off site flood risk implications arising from the development proposals that could be regarded as an impediment to the development

The information submitted by the developer indicates that it is viable and feasible to meet the requirements of the RSS policy in respect of renewable energy and to achieve Code for Sustainable Homes Level 4 and therefore a detailed scheme can therefore be secured as part of the reserved matters through the use of conditions.

The proposed education contribution has been calculated using a recognised methodology and is considered to be fairly and reasonably related in scale and kind to the proposed development, in accordance with Circular 05/05.

It is therefore considered that the proposal would comply with the relevant local plan policies and would not compromise key sustainability principles as set out in national planning policy. Therefore there is a presumption in favour of the development and accordingly it is recommended for approval.

10. RECOMMENDATION

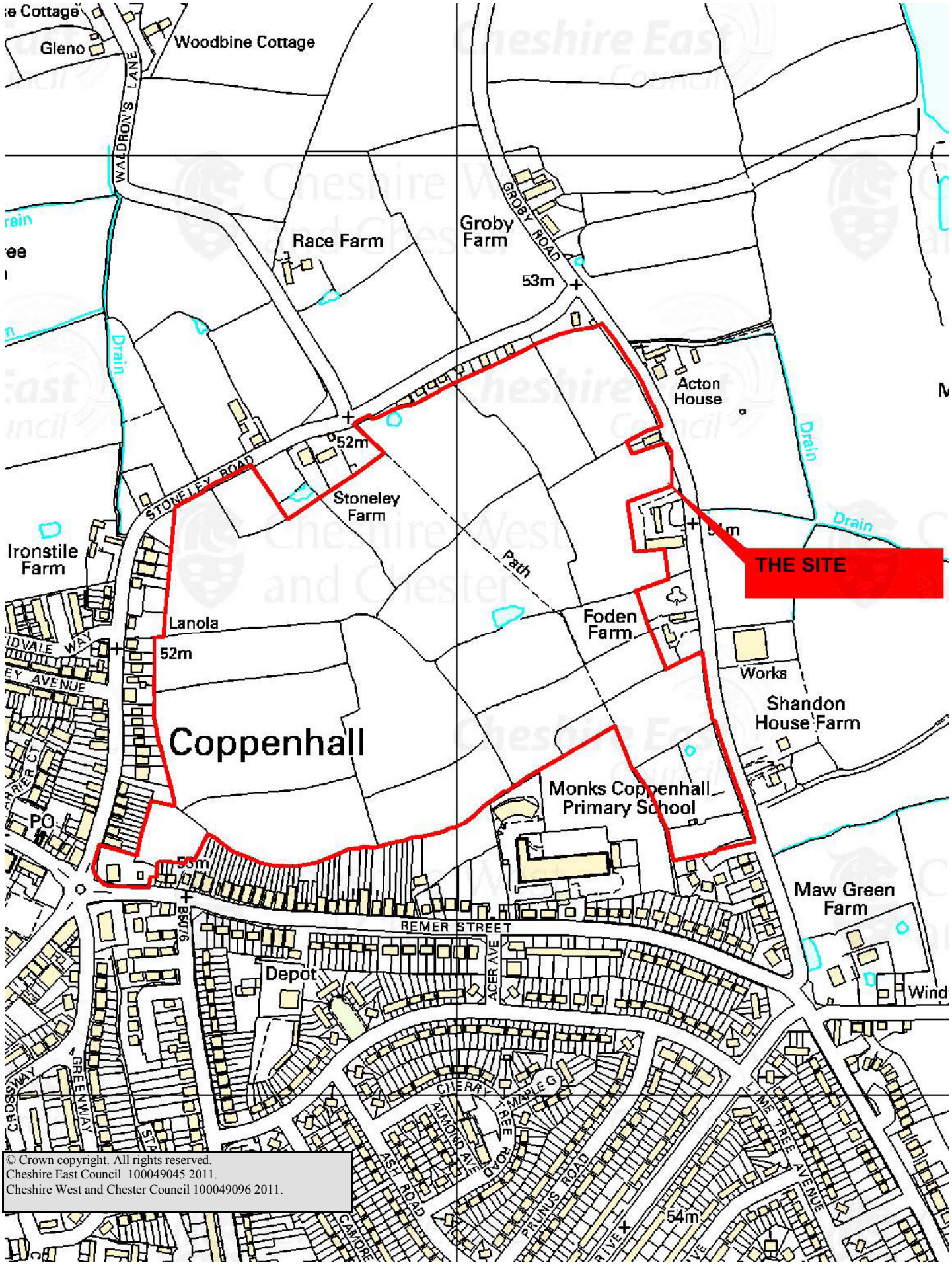
APPROVE subject to completion of Section 106 legal agreement to secure the following:-

1. **Provision of affordable housing**
2. **Provision of education contribution of £161,752**
3. **Contribution towards improvements at Crewe Green, a new roundabout at Maw Green**
4. **Contribution towards public transport improvements.**
5. **Travel Plan contribution**
6. **Provision for public open space to serve the whole of the development to be agreed with the Council when details of layout are submitted for approval. This must secure the provision and future management of children's play areas and amenity greenspace. Submitted details must include the location, grading, drainage, layout, landscape, fencing, seeding and planting of the proposed public open space, transfer to and future maintenance by a private management company.**

And the following conditions

1. **Standard Outline**
2. **Submission of reserved matters**
3. **Plans**
4. **Air Quality assessment updates to be submitted with each reserved matters**
5. **Submission, approval and implementation of Construction Environmental Management Plan (CEMP)**
6. **Submission, approval and implementation of Travel Plan**

7. **Submission, approval and implementation of contaminated land preliminary risk assessment (PRA)**
8. **Submission, approval and implementation of contaminated land site investigation (SI)**
9. **Code for Sustainable Homes Level 4 assessment with reserved matters**
10. **Provision of 10% renewable energy on site.**
11. **Provision of detailed scheme of drainage**
12. **Reserved matters to make provision for allotment site (30 plots) within the development.**
13. **Breeding bird survey to be carried out prior to commencement of any works during nesting season**
14. **Provision of replacement hedgerows**
15. **Provision of detailed design and layout of the GCN mitigation area**
16. **retention of visually important trees**
17. **A scheme for the provision and implementation of a surface water regulation system**
18. **Management of overland flow**
19. **Provision and management of habitat creation**
20. **No discharge to Fowle Brook**
21. **Retention of important hedges**
22. **Notwithstanding detail shown – no approval of indicative residential masterplan.**
23. **Landscape design principles to be incorporated into final layout**
24. **Submission of landscape and ecological management plan**
25. **Submission of Arboricultural Impact Assessment**
26. **Submission of Arboricultural Method Statement**
27. **Submission of Comprehensive tree protection measures**
28. **A scheme for the provision and management of compensatory habitat creation**
29. **Each reserved matters application for commercial activities to be accompanied by a noise impact assessment**


Woodbine Cottage
Gleno
WALDRON'S LANE
Race Farm
Groby Farm
GROBY ROAD
53m
Drain
Acton House
52m
STONELEY ROAD
Stoneley Farm
Path
Drain
Drain
THE SITE
Ironstile Farm
Lanola
52m
Foden Farm
Works
Shandon House Farm
Coppenhall
Monks Coppenhall Primary School
PO
55m
B5076
REMER STREET
Depot
ACER AVE
Maw Green Farm
CHERRY TREE ROAD
ASH ROAD
PRUNUS ROAD
54m
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Cheshire West and Chester Council 100049096 2011.

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Application No: 11/0144M

Location: ST PETERS CHURCH, THE VILLAGE, PRESTBURY

Proposal: SINGLE STOREY EXTENSION

Applicant: ST PETERS PAROCHIAL CHURCH COUNCIL

Expiry Date: 22-Mar-2011

Date Report Prepared: 23 August 2011

SUMMARY RECOMMENDATION
Approve subject to conditions

MAIN ISSUES
- The impact upon the listed building
- The impact upon the Conservation Area
- The impact upon trees of amenity value

REASON FOR REPORT

The application has been brought to the Committee by the Head of Planning & Housing due to the significant local interest in the proposal.

DESCRIPTION OF SITE AND CONTEXT

The application site comprises a Grade I listed church building with surrounding burial ground. Within the grounds lie the remains of a Saxon Cross, which is designated a Scheduled Ancient Monument, a Norman Chapel which is Grade II listed in its own right, and Hearse House, which is also Grade II listed. The site lies within the heart of the village in the Prestbury Conservation Area, as identified in the Macclesfield Borough Local Plan.

DETAILS OF PROPOSAL

This application seeks full planning permission to erect an extension to the side / rear of the existing church. Within the extension, the church are seeking to provide a vestry and robing room for the clergy and choir, rehearsal space, space for young church and other groups, toilet facilities, mix and mingle area for refreshments after services, and archive storage.

It should be noted that the Church of England benefits from *"ecclesiastical exemption"* from listed building and conservation area consent. This provides the Church with an element of autonomy to develop its buildings. The Church does have its own system of control – the

"faculty" system, which requires plans to be submitted to the Diocesan Advisory Committee for formal review. Consequently, there is no requirement for listed building consent from the local authority in this case.

POLICIES

Regional Spatial Strategy
DP1 – Spatial principles applicable to development management
DP2 – Criteria to promote sustainable communities
DP7 - Criteria to promote environmental quality

Local Plan Policy
NE11 – Protection and enhancement of nature conservation interests
BE1 - Design principles for new developments
BE2 - Preservation of the historic environment
BE3 - Development must preserve or enhance the Conservation Area
BE16 – Protection of the setting of Listed Buildings
BE18 – Design Criteria for Listed Buildings
BE22 – Protection of Scheduled Monuments
BE24 – Development of sites of Archaeological Importance
DC1 - High quality design for new build
DC2 - Design quality for extensions and alterations
DC3 - Protection of the amenities of nearby residential properties
DC6 – Safe and convenient access for vehicles, special needs groups and pedestrians
DC8 - Requirements to provide and maintain landscape schemes for new development
DC9 - Tree protection

Other Material Considerations

Prestbury Conservation Area Appraisal (2006)

Prestbury Village Design Statement (2007)

Prestbury Supplementary Planning Document (July 2011)

PPS1: Delivering Sustainable Development (2005)

PPS5: Planning for the Historic Environment (2010)

PPS9: Biodiversity and Geological Conservation (2005)

CONSULTATIONS (External to Planning)

Cheshire Archaeology Planning Advisory Service – No objection subject to condition

Environment Agency – No response required

Natural England – No objection subject to conditions

United Utilities – No objection

English Heritage – No objection

Prestbury Parish Council – No objection, but raise concern over the proximity of the north wall to the boundary, which makes it impossible to maintain.

Environmental Health – No objection

Strategic Highways Manager – No objection

OTHER REPRESENTATIONS

128 letters of representation have been received. 102 of these letters either raise no objection or support the proposal for the following reasons:

- Extension provides required extra space.
- More accessible to young families, older people and the disabled.
- Modern facilities needed for vibrant and successful community.
- Extension will foster community spirit.
- Toilets, kitchen, meeting rooms and social rooms are all urgently needed.
- Extension is architecturally and historically sensitive.
- Village community will benefit from proposals.
- Facilities needed to maintain congregation.
- Extension will have a positive environmental benefit as whole church will no longer need to be heated for small meetings.
- Dedicated archive room is required

26 letters, including one from Prestbury Amenity Society, either raise concern or object to the proposal on the following grounds:

- Design of extension out of keeping with Grade I listed church
- Grand scale of extension not in keeping with village
- Ancient churchyard and graves should be left undisturbed
- Impact upon protected trees
- Scale of extension is too large
- Impact of construction vehicles on residential accesses and public highway
- Proposal detracts from the character and appearance of the Conservation Area
- Degree to which extension could be hired is unknown
- Impact upon graveyard during construction (storage of materials etc.)
- Facilities could be provided within the existing church.

APPLICANT'S SUPPORTING INFORMATION

The following documents have been submitted on behalf of the applicant:

Planning, Design & Access Statement

This statement outlines the need for the church to provide essential facilities, and the extension is the minimum that is possible to accommodate these facilities. The extension is sited to have least impact upon the listed building and the Conservation Area.

Additional ancillary accommodation can be provided at nearby Ford House, and the erection of the enabling residential development offers the opportunity to fund the requirements of this thriving and expanding church, as well as securing the future of this significant heritage asset.

The extension is fully compliant with relevant planning policies, and would bring benefits to the church and wider community.

Conservation & Design Statement
This statement examines the heritage significance of the site, the issues associated with the church, as well as the other heritage assets within the site.

Archaeological Desk Based Assessment and Watching Brief
These documents outline the archaeological potential of the site.

Protected Species Survey
The submitted bat survey identified the presence of common Pipistrelle Bats within the church building. A programme of mitigation is proposed within the statement.

Arboriculture Assessment
This report identifies that the extension will require the removal of several low value trees, as well as two moderate value trees.

Structural Report – St Peter's Boundary Wall
The Structural Report recommends that because of the risk of collapse and the proximity of the wall to the access road, the trees adjacent to the boundary should be removed and the bulges rectified through localised rebuilding.

OFFICER APPRAISAL

Listed Building / Conservation Area
The current proposal follows significant pre-application consultation with Council Officers and English Heritage. Revised plans have been received during the course of the application that pull the extension marginally away from the eastern (rear) gable of the existing church. This is an important façade of the church, which should not be obstructed by the extension.

It is evident from the submitted information and comments from local residents that St Peter's is a well attended church by people of all ages, and the facilities on offer are clearly constrained by the existing building. The proposed facilities, and the alteration that would be required, would be unacceptable within the existing church due to its small scale and sensitive interior, which includes many original features and an almost complete scheme by Gilbert Scott (a renowned church architect) from the 19th century.

It is accepted that there is a genuine requirement for additional accommodation. It is also acknowledged that an extension on the north-east side of the church (as proposed) is the

least sensitive location in terms of impact on the Conservation Area and impact on the setting of the church and other designated heritage assets within the churchyard.

Policy HE1 from PPS5 promotes the reuse of existing heritage assets to mitigate the effects on climate change. This proposal is in line with that objective.

Policy HE6 from PPS5 sets out the requirements for information required for a proposal affecting the setting and significance of a heritage asset. It is considered that the information contained within the submitted Conservation & Design Statement and the Planning Statement satisfies this requirement. These statements also contribute towards satisfying the requirements of policy HE7.

The proposed extension is located on the northern side of the existing church, and will replace the existing clergy vestry, which is a late 19th century addition. It will have a relatively modern design, with the height adjacent to the northern boundary kept as low as possible and the plan form staggered to break up the perceived mass of the north elevation. The design also minimises the impact of the extension upon the historic fabric of the building through the use, in part, of glazed roofing where it meets the existing structure. It is therefore in accordance with policy BE2 of the Local Plan.

The scale, mass and architectural approach of the extension is considered to be acceptable, which is a view shared by English Heritage. It should also be noted that the extension will provide a public benefit as it will help to secure the future of the church by providing much needed facilities and will provide a community resource in the form of meeting rooms and community space. Furthermore, having regard to the degree of local support for the proposal and the local resource that will be provided, it is considered that the enhancement of the church facilities as proposed can contribute towards the maintenance of sustainable communities. The proposal is therefore considered to comply with the requirements of policies HE7, HE9 and HE10 of PPS5.

Due to its location at the rear / side of the churchyard, views from The Village will be limited by the boundary wall and intervening vegetation, which helps to minimise the impact upon the Conservation Area. Having regard to the acceptable design approach outlined above, the character and appearance of the Conservation Area is considered to be adequately preserved by the extension. The proposal is therefore in accordance with policy BE3 of the Local Plan as well as policies HE7 and HE9 of PPS5 relating to designated heritage assets.

Archaeology
The churchyard at Prestbury is recorded in the Cheshire Historic Environment record (CHER 1434). It contains the medieval parish church of St Peter, a separate 12th-century chapel and a fragment of Anglo-Saxon cross, which may be as early as the 8th century. It is designated as a Scheduled Monument (SM 25632).

Prestbury parish was, until re-organisation in the 19th century, the largest parish in Cheshire and made up of multiple townships. The Council's archaeologist notes that this suggests that Prestbury was, in origin, a pre-conquest minster church and one of the main early religious sites in the historic county.

The present proposals for an extension to the north-east of the church will be situated in an area that is considered to be a key location within the site. This assessment is based on the presence of numerous marked graves dating from the 18th century onwards and also the recognition that the area has been used for burial purposes for at least 1000 years. Human remains dating back to these earlier periods of usage are therefore likely to be present. In addition, structural evidence relating to earlier phases of church building may be present. All of these types of evidence have the potential to be disturbed and damaged by the proposals. In particular, many gravestones will have to be moved as part of the development and the burials and other buried remains are likely to be damaged by the proposed piling.

The burial ground is therefore potentially of high archaeological and historical interest, and the Council's Archaeologist has monitored pre-determination excavation works in the churchyard. He advises that burials were present in the excavated trenches but, crucially, these all appeared to be of later post-medieval date and were at a depth, which has removed evidence of earlier burials and structures. On the evidence of samples, it would be reasonable to conclude that a similar situation is present in the other localities where the piles are proposed. This means that, although it will be important to ensure that undisturbed burials are properly dealt within the unexcavated pile locations, there will not be a need for widespread excavation across the footprint of the proposed extension in order to deal with a complex sequence of earlier remains.

There is also the issue of the numerous vaults within the footprint. The Council's Archaeologist has been assured that the piles will not interfere with any of these structures and the piling plan does indicate that this will be the case. He advises that experience shows, however, that problems can arise on site during the piling process and robust procedures need to be in place to ensure that any vaults that do need to be disturbed (and the burials contained within) are subject to an appropriate level of recording. A further point concerns the grave slabs and table tomb tops that will be sealed beneath the floor of the extension. These have been recorded but, in order to ensure their adequate protection, the footprint needs to have a layer of terram matting set out before the slab or its aggregate base are established.

The Archaeologist notes that the interim report following recent evaluations has now been received. This now includes proposals for further mitigation. They outline an appropriate strategy and are in line with what was agreed at the various site monitoring meetings. They will form the basis of the detailed archaeological mitigation statement which should be secured by condition if planning permission is granted. The submitted desk based research, the digging of trial holes, and the use of conditions will ensure that the proposal will comply with policies BE24 of the Local Plan and policies HE6 and HE12 of PPS5.

Trees / landscaping

The proposed extension will require the removal of two mature Lime trees. These trees have been identified as being of moderate value whose retention is desirable. The proposal will also require the removal of low category trees: two young sycamore, a young copper beech and a privet hedge perched on top of the retaining wall.

The removal of the two Lime trees is justified within a submitted structural engineer's report on the basis of safety management to stabilise the adjacent retaining wall. The Planning Statement and Arboricultural Report also suggest that the loss of these trees can be mitigated

by landscaping and tree management works, although no such detail has been submitted by the applicant.

No detailed landscape or tree management proposals have been submitted to provide mitigation for the loss of the trees, and the associated impact upon the Conservation Area. It should also be noted that the Council's Structural Engineer examined the wall in September 2010 and he advised that there are no signs of imminent collapse to the sections of the wall where bulging has occurred and that it should be monitored to assess future movement. He also advised that it is possible to strengthen the wall without the need for the trees to be felled. As such, the Council's Arboricultural Officer considers that there is insufficient evidence to form a balanced judgement as to whether the trees need to be removed in the interests of health and safety.

In this regard, he concludes that the two Lime trees should be considered in relation to the proposed development and not in the context of the integrity of the retaining wall. Both trees are deemed B category trees and therefore recognised as worthy of retention in terms of their visual prominence and contribution to the landscape and character of the Conservation Area. Consequently, their removal would be contrary to policy DC9 of the Macclesfield Borough Local Plan.

The comments from the Council's Arboricultural Officer are acknowledged and the loss of the two lime trees is an issue that weighs against the proposal. However, as noted previously, the church is constrained in terms of the location of the extension, having regard to its prominence within the Conservation Area and the presence of other significant heritage assets and trees within the churchyard. Moreover, there is clearly an identified requirement for additional facilities. It is therefore considered that, on balance, having regard to the particular circumstances of the application, the loss of the trees can be accepted subject to the receipt of comprehensive landscaping proposals and mitigation for the proposed tree losses.

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, if there is:

- no satisfactory alternative;
- no detriment to the maintenance of the species population at favourable conservation status in their natural range;
- a specified reason such as imperative, overriding public interest.

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

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

Circular 6/2005 advises LPAs to give due weight to the presence of a European protected species on a development site to reflect:

> *".. [EC] …requirements … and this may potentially justify a refusal of planning permission."*

In PPS9 (2005), the Government explains that LPAs:

> *"should adhere to the following key principles to ensure that the potential impacts of planning decisions on biodiversity are fully considered….. In taking decisions, [LPAs] should 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…… If that significant harm cannot be prevented, adequately mitigated against, or compensated for, then planning permission should be refused."*

With particular regard to protected species, PPS9 encourages the use of planning conditions or obligations where appropriate and advises:

> *"[LPAs] should 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 species detriment, development alternatives and public interest seem likely to be satisfied, no impediment to planning permission arises under the Directive and Regulations.

A bat survey was carried out by a qualified ecologist on behalf of the applicant who has identified limited bat activity on the site.

The proposed scheme to demolish the Vestry and extend the church should have no significant impact upon the protected species. However, some low level disturbance could occur during construction if some form of mitigation is not incorporated on site.

The proposal to extend the church will provide a valuable resource for the church and community, whilst securing the long term future of this Grade I listed building, together with the achievement of modern day energy efficiency standards in the extension.

The alternative to the extension would be to seek the required space through internal reorganisation. However, space is limited and the significance of the interior of this Grade I listed building means that this would not be a satisfactory alternative.

The mitigation proposes the supervised demolition of the property and the provision of replacement roosts in the form of bat boxes situated on retained trees. The proposed mitigation is acceptable and provided the proposed mitigation is implemented in full, the residual impact of the proposed development on bats is likely to be very minor. The benefits of the mitigation will provide a new appropriate roost for the bats which will provide a new habitat and will allow the future protection of the bats in perpetuity.

Having regard to the above it is considered that the proposed replacement roosting facilities is an appropriate form of mitigation which in the long term will provide a more satisfactory

habitat for the bats than the existing dwelling. It is considered that the mitigation put forward is a material consideration which, if implemented, will further conserve and enhance the existing protected species in line with Local Plan policy NE11. Therefore, on balance, it is considered to be acceptable.

The Council's Ecologist has been consulted on this application and raises no objection to the proposed mitigation subject to a condition to ensure work is carried out in accordance within the submitted scheme.

Amenity
Having regard to the distance to and relationship with the nearest residential properties, no significant amenity issues are raised.

Highways
The Strategic Highways Manager notes that the extension will be ancillary to the existing church use as it will provide extra facilities for users. The extension would not materially increase trips and parking to the site as visitors are already making a trip to the church. No significant highway safety issues are therefore raised.

CONCLUSIONS AND REASON(S) FOR THE DECISION

The application site is sensitive with outstanding heritage assets, trees of amenity value and a prominent setting within the Prestbury Conservation Area.

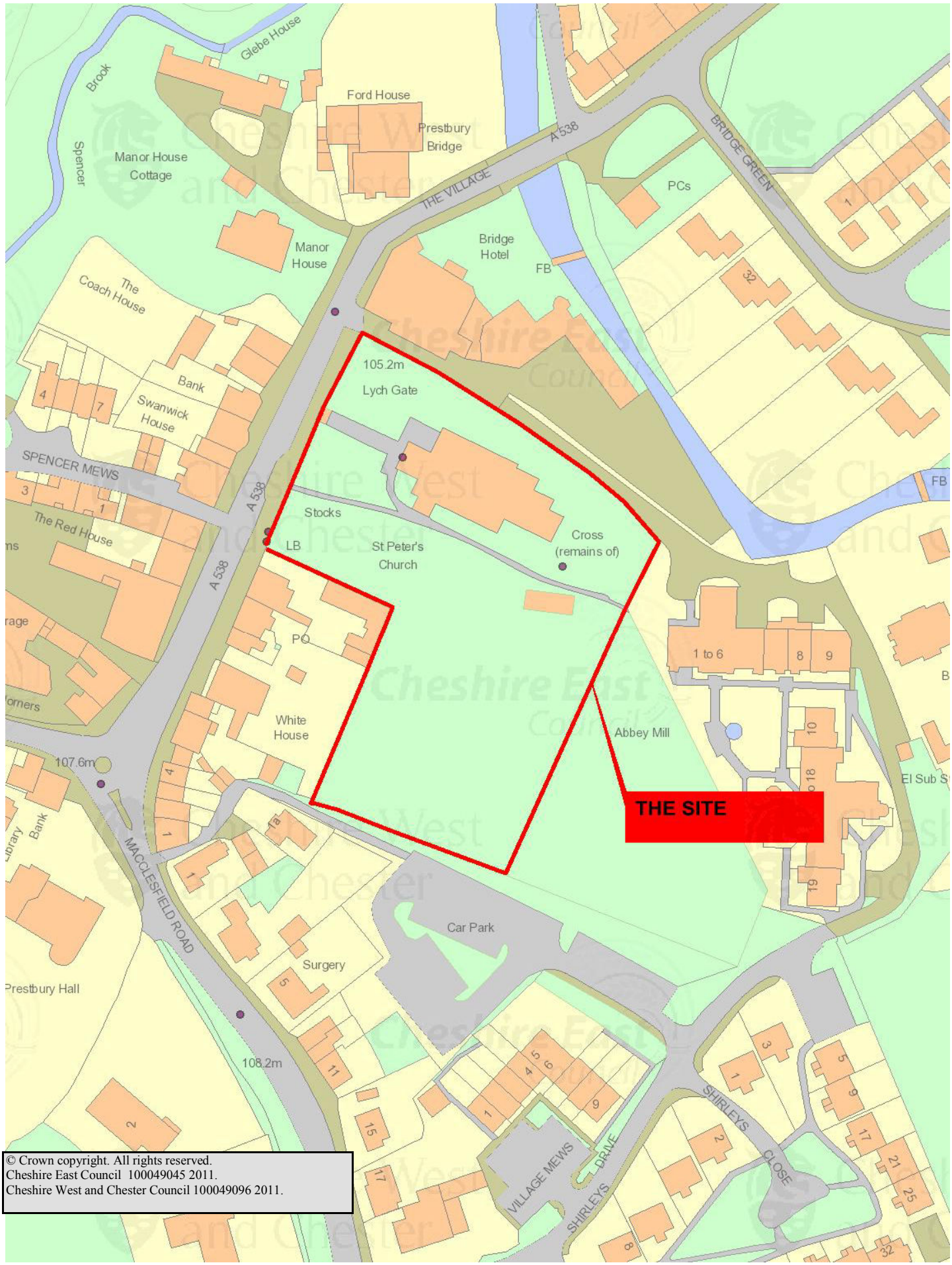
Whilst there are aspects of the proposal that do raise some concern, it is considered that, on balance, due to the constraints of the site and the potential community benefit that will derive from the extension, a recommendation of approval can be made.

Application for Full Planning

RECOMMENDATION: Approve subject to following conditions

1. Commencement of development (3 years)
2. Development in accord with approved plans
3. Submission of samples of building materials
4. Details of materials to be submitted
5. Details to be approved
6. Landscaping - submission of details
7. Landscaping (implementation)
8. Pile Driving
9. Submission of construction method statement
10. Community benefit
11. Policies

12. Protected Species Mitigation
13. Archaeology



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Ref Number	Address	Description	Level of Decision Del/Cttee	Over turn Y/N	Rec and Decision	Appeal Decision
10/4283M	Holford House, Mossways Park, Mobberley, SK9 5PA	DEMOLITION OF HOLFORD HOUSE AND THE ERECTION OF A REPLACEMENT DWELLING, ALONG WITH THE RELOCATION OF TWO EXISTING PARK HOMES	Northern Committee	n/a	Refuse	Allowed 30/06/2011 Partial Costs awarded against Council
10/4213M	1- 3, ALBERT ROAD, BOLLINGTON, SK10 5HS	1 NO INTERNALLY ILLUMINATED FREE-STANDING DOUBLE-SIDED DISPLAY UNIT	delegated	n/a	refuse	Dismissed 1/7/11
10/2206M	CLARENCE MILL, CLARENCE ROAD, BOLLINGTON, SK10 5JZ	CHANGE OF USE TO CHURCH (D1)-LBC		n/a	Not determined	Allowed 13/7/11
10/3535M	CLARENCE MILL, CLARENCE ROAD, BOLLINGTON, SK10 5JZ	CHANGE OF USE OF PART BUILDING FROM B2 INDUSTRIAL USE TO 19 RESIDENTIAL APARTMENTS	Northern Committee	n/a	refuse	Allowed 13/7/11
10/1776N	WRENBURY FISHERY, HOLLYHURST, MARBURY, CW5 8HE	USE OF LAND FOR THE SITING OF 34 TIMBER CLAD TWIN UNIT CARAVANS, ACCESS WORKS, CAR PARKING, ADMINISTRATIO N BUILDING, CYCLE STORE AND LANDSCAPING	Strategic Planning Board	y	Grant conditional permission	Dismissed 24/6/11
10/4610N	WRENBURY FISHERY, HOLLYHURST, MARBURY, CW5 8HE	USE OF LAND FOR THE SITING OF 20 TIMBER CLAD TWIN UNIT CARAVANS, ACCESS	Strategic Planning Board	Y	Grant conditional permission	Allowed Partial Costs awarded against the Council

		WORKS, CAR PARKING, ADMINISTRATIO N BUILDING, CYCLE STORE AND LANDSCAPING				
10/4622C	105, BRADWALL ROAD, SANDBACH, CW11 1GN	Alterations And Ground Floor Extension Of Dwelling	Delegated	n/a	Refuse	Dismissed 9th June 2011
10/1408N	ALDELYME COURT, AUDLEM, CHESHIRE	Installation of Metal Gates to Housing Complex (1-7 Aldelyme Court and 3&5 Cheshire Street) called Aldelyme Court. Gates are Electronically controlled via 'Zappers' and Pedestrian Digital Coded Box. Gates are Galvanised then Finished in Black Polyester with Gold Finials and Complex Name.	Delegated	n/a	Approved with conditions	Allowed 14th June 2011
10/3797C	25, CHELFORD ROAD, SOMERFORD, CONGLETON, CW12 4QD	RE-BUILDING AND EXTENDING EXISTING STABLES AND FORMATION OF TRACTOR AND MACHINERY STORE, DISABLED TOILETS AND SHOWER, WITH HAY STORE OVER AND PROVISION OF FOODSTORE IN ADJOINING BUILDING	Delegated	n/a	Refused	Dismissed 16th June 2011
10/4682N	LAND SOUTH WEST OF GREYSTONE PARK, CREWE	4no. Apartments : Ground Floor 2 Appartments, First Floor 2 Appartments. Landscaping/Turn ing Heads. Car Parking for 9 Vehicles	Southern Planning Committee	N	Refused	Dismissed 21st June 2011

		Including for Existing Flats				
10/4539N	416, NEWCASTLE ROAD, SHAVINGTON, CW2 5EB	Construction of a Single Storey Building to be Used for B1 (Office/Light Industrial) and B8 (Storage and Distribution) Purposes	Southern Planning Committee	N	Refused	Appeal allowed and cost awarded 5th July 2011
10/2608C	LAND EAST OF MARRIOTT ROAD/ANVIL CLOSE/FORGE FIELDS AND SOUTH OF HIND HEATH ROAD, SANDBACH	Erection of upto 269 Dwellings, Provision of Public Open Space, Highway Works and Associated Works	Strategic Planning Board	N	Refused	Dismissed 4th July 2011
10/2609C	LAND ALONG THE SOUTHERN BOUNDARY OF, HIND HEATH ROAD, SANDBACH	Shared Footpath and Cycleway and Associated Works	Strategic Planning Board	N	Refused	Dismissed 4th July 2011
10/2653C	LAND AT CANAL ROAD, CONGLETON	Residential Development with Access off Wolstanholme Close	Southern Planning Commitee	N	Approve subject to a S106 Agreement	Dismissed 4th July 2011
11/0018N	BRADFIELD GREEN FARM, MIDDLEWICH ROAD, MINSHULL VERNON, CW1 4QX	Demolition of Existing Outbuilding and Pig Pens and Construction of the Outbuilding	Delegated	N/A	Refused	Allowed 22nd July 2011
11/0455N	4, WILLIAMSON DRIVE, NANTWICH, CW5 5GJ	Single Storey Side Extension	Delegated	n/a	Refused	Dismissed 4th august 2011
10/2006C	ELWORTH HALL FARM, DEAN CLOSE, SANDBACH, CW11 1YG	THE DEMOLITION OF THE EXISTING BUILDINGS (INCLUDING AGRICULTURAL BUILDINGS AND EXISTING DWELLING) AND THE REDEVELOPMENT OF THE SITE WITH 26 DWELLINGS AND ASSOCIATED	Southern Planning Committee	N	Refused	Allowed 1st August 2011

		WORKS.				
10/4143N	3, CHURCH LANE, WISTASTON, CW2 8HB	New Dormer Bungalow on Rear Garden Land and Associated Access at No 3 Church Lane.	Southern Planning Committee	N	Refused	Dismissed 9th August 2011
10/1005N	WHITTAKERS GREEN FARM, PEWIT LANE, BRIDGEMERE, CW5 7PP	Application to Vary Planning Conditions 5 and 6 on Planning Permission 7/2009/CCC/1	Strategic Planning Board	Y	Rec -Part Approved Part Refused Refused at committee	Allowed 12th August 2011
11/0429C	BROOKBANK FARM, BRIDGE LANE, GOOSTREY, CW4 8BX	Demolition of Attached Existing Garage and Construction of Replacement Garage with Pitched Roof as amendment to Approval Ref: 10/4158C dated 14 December 2010	Delegated	n/a	Refused	Allowed 2nd August 2011
10/4646N	THE GABLES, PECKFORTON HALL LANE, PECKFORTON, NANTWICH, CW6 9TG	Erection of Stables in New Position and Change of detail of that Granted in Planning Permission P06/1017	Delegated	n/a	Refused	Dismissed 3rd August 2011
11/0549N	2, RIDLEY HILL FARM, WREXHAM ROAD, RIDLEY, CW6 9RX	Single Storey Rear Extension	Delegated	n/a	Refused	Dismissed 11th August 2011
10/4497N	LITTLE ISLAND NURSERIES, HAYMOOR GREEN ROAD, WYBUNBURY, CW5 7HG	Change of Use for the Land From Horticultural to Equestrian, The Provision of a 60x30m Manege and 60x12m Stable Block, a Muck Midden and Hay Store, a Horse Walker and the Request for Variation of Occupancy of the Site to Include Equestrian Manager	Southern Planning Committee	Y	Rec – Approve subject to conditions Refused by Committee	Allowed 15th August 2011 Cost appeal allowed 15th August 2011

10/4935N	27, ROSE COTTAGES, BARRACKS LANE, BURLAND, NANTWICH, CW5 8PR	Single Three Bedroom Detached House	Delegated	n/a	Refused	Dismissed 17th August 2011
11/0247C	ORCHARD FARM, BROOKHOUSE GREEN, SMALLWOOD, CW11 2XE	Erection of Agricultural Workers Dwelling for Free Range Egg Production Unit (Re Sub 10/2638C)	Delegated	n/a	Refused	Dismissed 19th August 2011
10/3867C	LAND BETWEEN ALLOTMENT VIEW & LEAWARD, OAK TREE LANE, CRANAGE, CW10 9LU	Resubmission of Application for Outline Planning Permission for an Agricultural Worker's Dwelling on In-fill Site between Dwellings "Allotment View and Leaward" Oak Tree Lane. Dwelling to be Occupied by Applicant's Son who is Employed Full-Time in Agriculture	Delegated	n/a	Refused	Dismissed 16th August 2011 Costs awarded to the Council 16th August 2011

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