

SOUTHERN PLANNING COMMITTEE – 28th June 2023

UPDATE TO AGENDA

APPLICATION NO.

22/4609C

LOCATION

Land Off, MEADOWBANK AVENUE, WHEELOCK

UPDATE PREPARED

Representations

27 additional representations received, predominantly on the grounds as noted and appraised in the main report. New comments are:

- 1) Why has the report been published whilst the consultation date is still live?
- 2) No space for emergency vehicles
- 3) No electric vehicle charging points shown
- 4) A number of the houses fall short of the National Space Standards (Policy HOU 8).
- 5) The Cheshire East Design Guide states no more than 5 dwelling can come off an unadopted road. There are 9 in this case. (P.46)
- 6) It also states no more than 50 dwellings can come off a 4.8m highway. This proposal takes it to 60 dwellings. (P.37)
- 7) The Housing SPD states that 40sqm of open space is required per dwelling on new developments. None is being provided (P.148)
- 8) The Housing SPD states that affordable housing should be in clustered to no more than 6-10 dwellings. This scheme creates a cluster of 20 (P.22)
- 9) The layout does not meet the Cheshire East Design Guide in terms of layout. No car visitor car parking is available due to the road being too narrow.
- 10) The Local Plan requires development to be in keeping with existing development. Meadowbank avenue is a green 30 dwelling per hectare development. This is 40 dwellings per hectare with no open space. (Policy HOU14)
- 11) The Local Plan and Housing SPD requires affordable housing to not look affordable. It is obvious these are affordable. They are inferior in design to the affordable properties on Meadowbank Avenue (P.16).
- 12) The development will lead to mental health issues for those living there due to all the design flaws.
- 13) Dead-end access routes longer than 20m require turning facilities that comply with Table 13.1 of Section 13 Vehicle Access of approved document 8 Volume 1: 2019, supporting building regulations 2010.

Officer comment

- 1) The report was prepared 2 days in advance of the expiry of the public consultation deadline, however the additional comments received since the report was prepared are noted and appraised in this update report. Local residents have not been disadvantaged by this.
- 2) No objection received from the Councils Highways Engineer
- 3) Electric vehicle charging points are to be secured by condition as set out in the main report
- 4) Just 2 units fall shy of the space standards as set out in the main report
- 5-6) The SPD is just guidance not a rigid standard and no objection has been received from the Councils Highways Engineer on highway safety grounds
- 7) The SPD is just guidance not a rigid standard. Open space is to be dealt with by contribution for off site provision as set out in the main report
- 8) This is a 100% affordable housing scheme, so clustering is not possible
- 9) No visitor parking has been deemed required by the Councils Highways Engineer
- 10) Any slight density variation is not deemed significant given the viewing of the site against existing built form
- 11) The design of the scheme needs to be considered in the overall planning balance against the benefits of the scheme
- 12) It is not clear how this will be the case
- 13) No objection has been received from the Councils Highways Engineer in this regard

Confirmation from the applicant regarding ownership/management of the properties

Jigsaw Homes North will own and manage the properties.

The tenure currently is Affordable Rent where the properties are let at 80% of open market value to enable tenants to afford a more suitable property and to help them save for a deposit to get on the property ladder in the future.

Recommendation

No change to initial recommendation or conditions as set out in the main report.