

STRATEGIC PLANNING BOARD UPDATE – 16th February 2011

APPLICATION NO: 10/4660C

PROPOSAL: Redevelopment of the Former Foden Truck Factory for Residential (248 Units), B1c Light Industrial (3,620sq.m) and A1 Retail (360sq.m)

ADDRESS: Former Foden Factory Site, Moss Lane, Sandbach

APPLICANT: Hurstwood Landbank and Bellway Homes

Additional Representation

An additional representation has been received from Station Garage this raises concerns in relation to the highway implications of the development.

Additional Supporting Information

The applicant has confirmed they are offering a contribution of £30,000 for canal side improvements.

The applicant has also submitted a draft drainage strategy in relation to the proposed development.

Officer Comments

Public Rights of Way

The applicant has now offered £30,000 towards improvements towards the public right of way along the canal this is the same as the previous application. This information has been forwarded to the PROW department who are discussing this contribution with British Waterways.

Public Open Space

The Council's Greenspaces Department have confirmed that the maintenance contribution for the LEAP would be £231,039 for 25 years and this will be secured as part of the legal agreement. The LEAP area of 400sq.m is considered to be adequate and this area will need to include a minimum of 5 pieces of equipment.

The general Public Open Space will be maintained by a management company and this will be secured by the legal agreement.

Internal Layout

Following negotiations with the applicant's agent the design of the internal layout of the site is considered to now be compliant with Manual for Streets.

Trees

At the time of writing this report an updated plan in relation to the trees on the site was still awaited. A verbal update will be provided in relation to this issue.

STRATEGIC PLANNING BOARD UPDATE – 16th February 2011

APPLICATION NO: 09/2083C

PROPOSAL: Outline application for comprehensive redevelopment comprising of up to 375 residential units (Class 3); 12,000 sqm of office floorspace (Class B1); 3810 sqm of general industrial (Class B2), warehousing (Class B8), car dealerships and petrol stations (Sui Generis) and fast food restaurant (Class A5) uses; 2600 sqm of commercial leisure uses incorporating hotel (Class C1), restaurant/pub uses (Class A3/A4) and health club (Class D2); retention and change of use of Yew Tree Farm Complex for local centre use (Classes A1, A2, A3, B1 and D1); public open space; together with access and associated infrastructure.

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

APPLICANT: Bluefield Sandbach Limited and Countryside homes

Erratum

On the first page, the applicant is listed as Countryside homes. This is incorrect. The application is a joint between Bluefield Sandbach Limited and Countryside homes.

OFFICER COMMENT

The Borough Solicitor has recommended, for the avoidance of doubt, that the resolution be amended to include specific reference to an “overage” clause in the S106 agreement to allow the Council to secure a higher percentage of affordable housing, or contribution in lieu, in the event that market conditions improve.

Also, she has recommended, that the wording of the resolution in respect of Public Open Space be expanded.

AMENDED RECOMMENDATION

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

1. a) Affordable housing provision of 8% - to be provided on site. The housing is to be provided based on 33% social rented and 67% intermediate/shared ownership, 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.

1. b) An overage clause which provides for the current viability calculations to be reviewed at appropriate intervals before completion of the development and for the figure of 8% to be increased if the economics of provision improve either by increased on site provision or by financial contribution in lieu.

2. The following contributions:-

- A533/A54 Leadsmithy St, Middlewich:- £170,000
- A533/A534 The Hill/High St/Old Mill Rd/Brookhouse Rd roundabout, Sandbach £197,000
- Junction 17 – M6:- £190,000
- Quality partnership bus shelters £25,000
- Real Time Information facility, Sandbach Rail Station £20,000
- Travel Plan facilities and targets £38,000
- Education contribution - £100,000

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 the following conditions

1. Standard outline
2. Submission of reserved matters
3. Approved Plans – location and zoning
4. Notwithstanding detail shown – no approval of indicative residential masterplan.
5. Submission of Landscape Design principles
6. Submission of Landscape framework
7. Submission of Landscape and ecological management plan
8. Retention of trees and hedgerows
9. Submission of Arboricultural Impact Assessment
10. Submission of Arboricultural Method Statement
11. Submission of Comprehensive tree protection measures

12. Submission of assessments under the Hedgerow Regulations with each reserved matters application, for any hedgerows to be removed as part of that phase of development.
13. Submission of topographical survey as part of reserved matters.
14. Use of farmhouse as site office
15. geophysical survey in order to establish the need, if any, for further archaeological mitigation and submission / implementation of mitigation.
16. Submission of travel plan with each reserved matters application
17. Contaminated land assessment
18. A scheme for the provision and implementation of a surface water regulation system
19. A scheme for the management of overland flow
20. A scheme to be agreed to compensate for the impact of the proposed development on the two drainage ditches within the development boundary.
21. A scheme for the provision and management of compensatory habitat creation
22. Wetland creation, for example ponds and swales.
23. A scheme to dispose of foul and surface water
24. Submission of contaminated land investigation / mitigation
25. Submission of revised air quality impact assessment / mitigation
26. South west facing facades of dwellings to be attenuated by close-boarded wooden fencing along the south west site boundary in order to provide a 5 dB reduction.
27. The north western boundary shall be attenuated by a landscaped buffer zone which shall be 2m high and a minimum surface density of 15/20 kg/m³. Along the top of the bund shall be a 2m acoustic fence in order to provide further attenuation.
28. Submission of scheme for protecting the proposed dwellings from railway noise and vibration
29. Submission of a scheme for protecting housing from noise from all the commercial and industrial activities
30. Each reserved matters application for commercial activities to be accompanied by submission and approval of proposed hours of operation
31. 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. The noise impact assessment shall address;
 - All hours of operation;
 - noise from moving and stationary vehicles;
 - impact noise from working activities;

- noise from vehicles moving to and from the site in terms of volume increase; and
- current background levels of noise.

Any recommendations within the report shall be implemented prior to the development being brought into first use.

32. 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
33. Prior to commencement of development of any commercial building details of any external lighting shall be submitted to and approved
34. Prior to commencement of development of any commercial building details of security for the car parks to prevent congregations of vehicles late at night to be submitted
35. 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
36. 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
37. Details of the method, timing and duration of any pile driving operations to be approved
38. Details of the method, timing and duration of any floor floating operations connected with the construction of the development hereby approved to be approved

**STRATEGIC PLANNING BOARD- 16th February 2011
UPDATES**

APPLICATION NO: 10/4610N

PROPOSAL: Siting of 20 Timber Clad Twin Unit Caravans for Holiday Accommodation and Erection of Administrative Building.

ADDRESS: Wrenbury Fishery, Hollyhurst, Marbury

APPLICANT: Mr Spencer, Marcus Brook Ltd

CONSULTATION RESPONSE

Cheshire Wildlife Trust:

Maintain holding objection in accordance with previous email dated 13th July 2010 in relation to application 10/1776N regarding concerns of impacts on Barn Owls, absence of information in relation to Cheshire Biodiversity Action Plan Species and Habitats, lack of information about impacts from the development on or adjacent to the site or nearby sites such as Combermere SSSI and SBI, impact on water quality in the new lakes and water courses. If the application is approved recommend conditions for landscaping are rigorously enforced.

OFFICER COMMENTS

A Bat and Barn Owl survey was submitted with the application and is reported in the main report. The Great Crested Newt Survey which was submitted with the previous application 10/1776N is summarised in the main report. The report also considers that the development will not adversely impact on Combermere SSSI being approximately 1 km from the site. Quoisley Mere is further away to the west. Measures are included in the mitigation to enhance biodiversity e.g. bird nest boxes, bat boxes, barn owl boxes and planting using native species.

RECOMMENDATION

The recommendation remains unchanged.