

CHESHIRE EAST COUNCIL

STRATEGIC PLANNING BOARD

Date of meeting: 9th January 2012
Report of: Steve Irvine – Development Management and Building Control Manager
Title: Erection of up to 65No. dwellings (Outline) at Crewe Road, Alsager

1.0 Purpose of Report

- 1.1 To consider an additional consultation response received from the Health and Safety Executive.

2.0 Decision Required

- 2.1 For the Board to resolve that its previous resolution in respect of application 12/0893C for the erection of up to 65No. dwellings still stands, subject to additional conditions as appropriate.

3.0 Background

- 3.1 The application relates to some 3.3ha in extent and is greenfield land located on the south side of Crewe Road, immediately adjacent to the settlement boundary of Alsager. The site is defined by Crewe Road to the north and Goldfinch Drive to the east. To the west is a narrow lane (which also carries a public right of way) leading to the Old Mill public house, Alsager Hall Farm and Hall Farm Shop, residential properties, a pond used for recreational fishing and to the equestrian use south of the site. The southern boundary follows the line of the Valley Brook.
- 3.2 There is one built structure within the site. A former garage or agricultural barn is situated adjacent to the eastern boundary. It is redundant, has suffered from graffiti, fly tipping and is also fire damaged.
- 3.3 There are a number of trees within the site, but all are located around the site's periphery. A copse is located in the south western corner of the site. Formal access to the site is gained via a gate off Crewe Road at the north eastern corner of the site. On the Crewe Road frontage, the boundary is set back from the highway. There is no footway and the adopted managed grass highway verge with mature trees is separated from the site by a hedgerow.

- 3.4 Existing residential development lies to the north and east of the site. Existing dwellings in Goldfinch Drive back on to the south eastern site boundary, whilst further north, dwellings on the opposite side of Goldfinch Drive face towards the site. On the opposite side of Crewe Road lie the rear boundaries and gardens of the existing dwellings in Bude Close, whilst to the eastern side of the Crewe Road frontage is no.214 Crewe Road, a small bungalow. To the east and south of the site lies open countryside.
- 3.5 Members may recall that Strategic Planning Board resolved on 1st August 2012 to grant outline planning permission for the erection of 65 dwellings. Approval is also sought for means of access with all other matters, including appearance, landscaping, layout and scale, reserved for a subsequent application, subject to the signing of a Section 106 Legal Agreement.
- 3.6 Since that date, work has been progressing towards completing the Section 106 Agreement. However, as Members may be aware, the Council is currently considering an application for the adjoining site at Hall Drive, which has been the subject of consultation with the Health and Safety Executive (HSE) due to its proximity to the Royal Ordnance (BAe Systems) Factory at Radway Green. The HSE in commenting on the Hall Drive scheme have said that they also wish to be consulted in respect of the Crewe Road site, which was the subject of Members previous resolution in August.

4.0 HSE Consultation Response

- 4.1 The HSE have stated that from the plans provided it is clear that the proposed development falls within the outer (Band 3) consultation zone of the nearby licensed explosives facility. Therefore, the Explosives Inspectorate has no objection to it proceeding provided that the development is no more than three storeys (12 metres) high and is of traditional brick construction.
- 4.2 If any part of the development within Band 3 is of a “vulnerable” nature i.e. vulnerable by virtue of population (e.g. hospitals, swimming pools) or by virtue of construction (e.g. multi-storey ‘curtain wall’ buildings, large open plan, unframed structures, buildings with extensively glazed roofs or elevations) then the Explosives Inspectorate would wish to be consulted further.

5.0 Officer Comment and Conclusion

- 5.1 The previous resolution of the Board has established the acceptability in principle of this development. The receipt of this consultation response does not represent an opportunity to re-open the debate in respect of these matters. The only issue for consideration in respect of this report is the HSE consultation response and its implications for the previous resolution, particular in respect of any necessary additional conditions.
- 5.2 The proposal does not involve the provision of any “vulnerable” development such as hospitals, or multi-storey, curtain wall’ buildings, large open plan, unframed structures, buildings with extensively glazed roofs or elevations.
- 5.3 Although the proposal is submitted in outline, with details of building scale, design and appearance as reserved matters, it is considered likely that the reserved matters will comprise typical 2 and 3 storey, brick built, detached, semi-detached and terraced housing. It is therefore likely to comply with the requirements of the HSE.
- 5.4 However, to ensure that this is the case it is recommended that conditions are attached requiring the reserved matters to make provision for the properties to be of traditional brick construction and no more than 12m in height.

6 Recommendation

- 6.1 **That the Board resolve that its previous resolution in respect of application 12/0893C should still stand, with the addition of the following condition:**
- **Properties to be of traditional brick construction and no more than 12m in height.**

7 Financial Implications

- 7.1 There are no financial implications.

8 Legal Implications

- 8.1 The Borough Solicitor has been consulted on the proposals and raised no objections

9 Risk Assessment

- 9.1 There are no risks associated with this decision.

10 Reasons for Recommendation

- 10.1 To ensure that the views of the HSE are taken into account, and that in making their decision the board has taken into account all material considerations in the case in order to protect the Council against any potential Judicial Review of its decision.

For further information:

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Background Documents:

- *Application 12/0893C*