

STRATEGIC PLANNING BOARD – 20 FEBRUARY 2013

UPDATE TO AGENDA

APPLICATION NO: 12/1903c

LOCATION: LAND AT AND BEHIND 130 CONGLETON ROAD, SANDBACH

UPDATE PREPARED 19 Feb 2013

The Applicant was having appealed against non-determination of this application has also resubmitted a duplicate planning application (13/0012c – to be reported to a future Board meeting).

Following information from the local community since making formal observations the Strategic Highways Manager has commissioned some safety audit work to be undertaken.

Following the completion by Cheshire East Highways of a Road Safety Note that considered both the Stage 1 Safety Audit commissioned by Merebrook Consulting Ltd (September 2012) and the road safety concerns raised by the Congleton Road Action Group (November 2012) the need for further survey information to determine aspects of the concerns raised and the potential impact was identified. These relate to parking, speed and volume of traffic along on this part of Congleton Road in the location of the proposed development. Some existing traffic data is available however the need for up to date information is recognised. These surveys are being planned for the week commencing the 25th February following the return of the schools from the half term break to be representative of the normal traffic flow. The Road Safety Note will then be reviewed and updated to reflect the information recorded through the surveys.

These surveys whilst too late for this particular resolution may inform the determination on application on 13/0012c, and thus may influence the Council's case in the future determination of 13/0012c.

Loss of Agricultural land

There is a 5 year housing land supply. However, this site is in common with other sites around the areas of best quality and would carry neutral weight in the determination since the other preferred sites in the Development Strategy in Sandbach are of similar quality

Recommendation

It is necessary to add policy H6 (Housing in the Open Countryside) to the suggested reason for refusal.

The Recommendation and suggested reason for refusal is amended to the following;

The proposed residential development is unsustainable because it is located within the Open Countryside, contrary to Policy PS8 and H6 of the Congleton Borough Adopted Local Plan First Review 2005 and the principles of the National Planning Policy Framework. The Local Planning Authority can demonstrate a 5 year supply of housing land supply in accordance with the National Planning Policy Framework. As such the application is also premature to the emerging Development Strategy. Consequently, there are no material circumstances to indicate that permission should be granted contrary to the development plan.

It is also recommended that S106 Heads of Terms be amended to read as follows,

Clause 4 in the Main report to be deleted and the following clause be substituted

'The provision of a LEAP (min of 5 pieces and public open space to be maintained by a Private residents management company. The private management company to maintain all Amentiy Greenspace, public footpaths and greenways within the site, play areas, and other other areas of incidental open space not forming private gardens or part of the adopted highway'

In addition, for the purposes of the appeal it is recommended that authority be delegated to Head of Development Management and Chair of Strategic Planning Board to enter into a planning agreement in accordance with S106 Town and Country Planning Act.