

Application No: 13/1843N

Location: LAND OFF, MARSH LANE, NANTWICH, CW5 5LD

Proposal: Variation of condition 3 on planning permission 12/1488N- Reserved Matters Planning Application Relating to Outline Permission P05/0121 for the Erection of 13 no. Detached Dwellings, Parking and Amenity Space; and the Retention of Public Open Space/Childrens Playground.

Applicant: Elan Homes Ltd

Expiry Date: 29-Jul-2013

SUMMARY RECOMMENDATION:

APPROVE subject to conditions

MAIN ISSUES:

- The impact upon landscaping

REASON FOR REFERRAL

This application is referred to the Southern Planning Committee as it involves a variation to an approved plans condition for a residential development of more than 10 dwellings.

DESCRIPTION OF SITE AND CONTEXT

The application site is located on the north-western side of Marsh Lane within the Nantwich Settlement Boundary. The site previously formed an undulating area of open scrub land. It is now currently under development with the construction of 13 new dwellings which was granted planning permission under application 12/1488N.

The site borders the Shropshire Union Canal to the west, is enclosed on 2 sides (south and east) by a recreational open space and an equipped children's playground (which has been protected by a S106 agreement) and is bound to the north by residential properties.

DETAILS OF PROPOSAL

The application seeks to vary the approved plans condition attached to planning permission 12/1488N in order to substitute the approved landscaping plan which was detailed within the approved plan condition as ref: ML-LL-001 Rev F, with amended plan ref: ML-LL-02 Rev A.

Revised plans have been submitted in response to the Council's Landscape Officer's initial comments.

RELEVANT HISTORY

12/1488N - Reserved Matter Planning Application Relating to Outline Permission P05/0121 for the Erection of 13no. Detached Dwellings, Parking and Amenity Space; and the Retention of Public Open Space/Children's Playground – Approved 25th June 2012

12/0222N - Reserved Matters Application for 13 No. Detached Dwellings, Parking and Amenity Space and the Retention of Public Open Space/Children's Playground including Appearance, Landscaping, Layout, Scale and Access Following Outline Approval of P05/0121 – Refused 30th March 2012

11/2370N – New detached house, garage, driveway (44 Marsh Lane) – Withdrawn 15th September 2011

P05/0121 - Outline Application for Residential Development and Retention of Existing Public Open Space/Children's Playground (Amended Plans) – Approved 9th December 2011

POLICIES

National Planning Policy

National Planning Policy Framework (NPPF)

Local Plan Policy

NE.5 - Nature Conservation and Habitats

CONSULTATIONS (External to Planning)

N/a

VIEWS OF THE TOWN COUNCIL

Nantwich Town Council – No comments received at time of report

OTHER REPRESENTATIONS

44 Marsh Lane – Question whether there is any requirement for the applicant to replace a large hedge between the entrance road and the playground

APPLICANT'S SUPPORTING INFORMATION

None

OFFICER APPRAISAL

Principle of Development

The development has already been agreed to in principle under the approved planning application 12/1488N. As such, the determination of the variation of the landscaping scheme should be assessed under the landscaping policy within the Local Plan.

Landscaping

The land slopes down from the canal to the road but is undulating and several areas are mounded.

The differences between the approved landscaping plan and the landscaping plan now sought are marginal and relate to the type of plant species sought, rather than any radical re-design.

The Council's Landscape Officer has advised that some of the species sought may be unsuitable for the rear gardens; and that these should be replaced with species of trees that will be smaller at maturity.

In response to these comments, a revised plan was submitted. The Council's Landscape Officer has subsequently advised that she is now satisfied with the proposal.

As such, it is considered that the proposed landscape plan adheres with Policy NE.5 of the local plan.

CONCLUSIONS

It is considered that the variation of the landscaping plan within the approved plans condition would not create any additional impact with regards to Local Plan Policy NE.5 (Nature Conservation and Habitats) of the Borough of Crewe and Nantwich Replacement Local Plan 2011, than the scheme originally approved under application 12/1488N. As a result, the proposal to vary this condition is recommended for approval.

RECOMMENDATIONS

APPROVE subject to conditions

- 1. In accordance with outline**
- 2. Approved plans**
- 3. Materials implemented as agreed**
- 4. Hours of construction**
- 5. PD removal A-D**
- 6. PD removal – Garage use**
- 7. Obscure glazing & PD removal for replacements**
- 8. Landscaping – Implementation**
- 9. Tree protection – Implementation**
- 10. Boundary treatment – Implementation**
- 11. Lighting – Implementation**
- 12. Structural stability – Implementation**
- 13. Drainage – Implementation**
- 14. Habitat survey – Implementation**
- 15. Breeding bird features – Implementation**
- 16. Construction method statement - Implementation**

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