

Application No: 13/3762N

Location: Land to the north of Cheerbrook Road, Willaston

Proposal: Construction of 21 two-storey residential dwellings, new shared access and associated works (resubmission 13/0641N)

Applicant: Wainhomes (North West Ltd)

Expiry Date: 6th December 2013

UPDATE 6th November 2013

OTHER REPRESENTATIONS

Additional letters of objection have been received from 16 local households raising the following points:

- The application site is Green Gap and contrary to Policy NE.4
- The development is out of character
- The access is not adequate and will create a crossroads
- Poor visibility at the site access
- Increased traffic congestion
- Increased flooding
- Impact upon quality of life
- Two houses have already been refused on this site
- The site is not sustainably located
- Pedestrian safety
- Cheerbrook Road is a rat run
- Increased pollution
- Future occupiers would be dependent on use of the private motor car
- Mature trees have been cut down at the entrance to the site
- Danger to pedestrians
- Width of Cheerbrook Road is too narrow
- Sewers are at capacity
- Impact upon wildlife
- Impact upon local primary schools
- There is a lack of public transport
- Loss of village identity
- Over development of the site
- 50 homes are currently for sale in Willaston
- The officers report has been published before the end of the consultation period
- Impact upon privacy
- Cheshire East should purchase the site and it should be used as allotments
- Lack of affordable housing

The full text for all letters of representations can be viewed on the Councils website.

An additional e-mail has been submitted by Cllr Silvester providing a press-release and stating as follows:

Willaston and Rope Ward UKIP Councillor Brian Silvester is calling for an application to be pulled from the Strategic Planning Board agenda on the 6/11/13 because the recommendations on it were made before the closure of the consultation period.

He said," Some of my constituents objected online on the Council website to the proposal to build 21 houses off Cheerbrook Road in Willaston. They were later told that the objections have been lost and they needed to resubmit them by the 4th of November. The recommendation to approve the application came out on the 29/10/13, almost a week BEFORE the consultation period ended. It is obvious that representations received after the 29/10/13 have not been taken into account before the recommendation was made. Unless this application is taken off the agenda it will make an absolute mockery of the consultation process and it is undemocratic because the views of local people clearly have not been taken into account. Cheshire East should be listening carefully to its residents and in this case they certainly have not done so."

OFFICER COMMENTS

The additional representations received do not raise any additional issues and have been considered within the main report.

In response to the points raised by Cllr Silvester the position in this case is that this application is a resubmission of an appeal already awaiting an appeal date. The issues being raised as part of this application are very similar to the previous refusal. At the time of writing this update report the consultation period has now closed and all additional representations are included above for consideration by the Strategic Planning Board prior to the determination of the application.

Due to the outstanding appeal it is necessary to progress this matter quickly, to enable either a withdrawal of the current appeal or the Council to set out a robust appeal decision position. As a consequence of this, it is felt that a prompt decision here is important.

Therefore it is recommended that it is acceptable to continue with this application, safe in the knowledge that any late objections are included in this update report.

RECOMMENDATION

The Officer recommendation on page 255 and 256 of the SPB Agenda remains unchanged