

STRATEGIC PLANNING BOARD – 10th JULY 2014

APPLICATION NO: 14/1823N

PROPOSAL: Reserved Matters application for erection of 268 residential dwellings including 29 apartments and associated infrastructure and facilities

ADDRESS: Land off Queens Drive, Nantwich

APPLICANT: Bovis Homes and Barratt Homes

Additional Consultation

Canal and River Trust: The layout of the detailed scheme remains different from the approved outline masterplan and Design & Access Statement and the local planning authority should therefore satisfy itself that the proposal meets the requirements of Condition 4 of the outline planning permission.

The Canal & River Trust is satisfied that the revised plans and addendum to the Design & Access Statement demonstrate that an attempt has been made to improve the relationship between the development and the adjacent Shropshire Union Canal. In particular, the provision of three connections to the towpath, in addition to the link to Marsh Lane, will be beneficial for pedestrians and cyclists using the towpath. The opening-up of part of the boundary between the site and the towpath will improve the visibility of the canal and further encourage its use for informal leisure and recreation. The provision of a picnic area adjacent to the tearoom will go some way to providing a focal point for canal-side recreation.

The Canal and River Trust are pleased to note that the revised landscaping plan indicates the planting of appropriate native trees and shrubs adjacent to the canal, and the protection of the existing hedgerow where it is to be retained. It is essential that the new trees and shrubs are managed and maintained into the future in order to prevent any overhanging of the towpath or excessive leaf-drop that would lead to a rapid deterioration in the condition of the towpath surface. The Canal and River Trust request submission of full details of arrangements for the maintenance and management of the canal-side amenity space and planting, and also the existing hedgerow.

Additional Representation

An additional 8 letters of representation has been received raising the following points:

- Whilst some improvements have been made, there are areas that could be improved further before this scheme will deliver high quality housing for Nantwich. The applicant's justification for change from the original approved design being the fact that the applicant hadn't considered some of the site constraints such as the easement in its

outline application has led to what is an inferior scheme from that approved. The resubmission of reserved matters does still not achieve some of the design quality promised at outline.

- The following improvements should be secured:
 - Create water side housing overlooking the canal – rather than backing onto the canal
 - Straighten the roads
 - Return to a strong linearity with design focus
 - More robust tree planting on lanes, square and rural lane (composite landscape plan)
 - Increase the numbers of oak trees, one of few large species that will in time give better impact
 - Create a much stronger focus at the ‘arrival hub’ (renamed green), which is still an insubstantial amenity grass strip with a few trees and will not give any sense of arrival
 - Insist on a return to the bespoke design of the cafe
 - Remove pavements at least at road junctions where shared surfaces are shown
 - Straighten Main Street

Officer Comment

Affordable Housing

An affordable housing statement has now been received and this confirms that the units would meet the Homes and Communities Agency Design and Quality Standards (2007). This is considered to be acceptable by the Councils Housing Officer.

Design

In response to the additional representation:

- The dwellings would overlook the canal and would not back onto the canal
- The highway design has been subject to negotiation and the layout of the highways and footpaths are considered to be acceptable. There is no objection from the Councils Highways Officer.
- The inconsistencies between the landscaping plans are noted. The issue will be dealt with through the imposition of a planning condition to ensure that the landscaping scheme follows the composite layout plan.

Ecology

The suggested condition 3 required details of a post and rail fence to be submitted and approved. These details have now been approved and the condition will need to be altered to reflect this position.

Public Open Space

At the time of writing this report there had been no response from the Councils Open Space Officer in relation to the standard of the proposed children's play area. As a result this issue can be dealt with through the imposition of a planning condition.

The comments about the management of the Open Space are noted. This issue is dealt with in the UU attached to the outline consent.

Conditions

An additional condition is suggested to secure bin storage details for the apartments on the development. The dwellings would all have rear garden access for bin storage.

In terms of hours of working this will be controlled by Environmental Health Legislation and an informative will be attached to the decision notice.

An Environment Management Plan is conditioned on the outline permission and as a result there is no need to repeat this condition.

RECOMMENDATION

APPROVE subject to the following conditions

- 1. Approved Plans**
- 2. Materials in accordance with the submitted details**
- 3. Post and rail fence to surround the ponds to be constructed in accordance with the submitted details**
- 4. Landscaping details to be submitted to the LPA for approval in writing (to be based on the composite layout plan)**
- 5. Implementation of the approved landscape scheme**
- 6. Boundary treatment details to be submitted for approval in writing**
- 7. Implementation of the submitted Ecological Protection Plan.**
- 8. Details of the resurfacing of the bridleway through the site to be submitted to the LPA for approval in writing**
- 9. Details of existing and proposed land levels to be submitted to the LPA for approval in writing**
- 10. The development hereby permitted shall not be commenced until such time as; a scheme to manage the risk of flooding from overland flow of surface water and any potential floodwaters from the Shropshire Union Canal, has been submitted to and approved in writing by the local planning authority.**
- 11. Prior to development, an addendum to the AMS will be required to provide details of key personnel and to make clear that arboricultural supervision is to be provided by the applicants arboricultural consultant.**
- 12. Hedgerow Protection Details**
- 13. Affordable Housing to be provided in accordance with the submitted Affordable Housing Statement**
- 14. Details of bin storage for the apartments to be provided**

15. Prior to the commencement of development details of the children's play area to be submitted to the LPA for approval in writing.

Informatives:

- 1. It is recommended that the hours of noise generative* demolition / construction works taking place during the development (and associated deliveries to the site) are restricted to:**

Monday – Friday 08:00 to 18:00 hrs

Saturday 09:00 to 14:00 hrs

Sundays and Public Holidays Nil

****For information "Noise Generative" is defined as any works of a construction / demolition nature (including ancillary works such as deliveries) which are likely to generate noise beyond the boundary of the site.***

- 2. It is essential that the applicant/developer contacts the Canal & River Trust's Third Party Works Team (01942 405761) in order to ensure that any necessary consents are obtained and that the works comply with the Canal & River Trust "Code of Practice for Works affecting the Canal & River Trust".**

In order to give proper effect to the Board's/Committee's intentions and without changing the substance of the decision, authority is delegated to the Head of Strategic & Economic Planning, in consultation with the Chair (or in his absence the Vice Chair) of Strategic Planning Board, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.