

Application No: 14/3853N

Location: FORMER SIR WILLIAM STANIER, COMMUNITY SCHOOL, BADGER AVENUE, LUDFORD STREET, CREWE

Proposal: Variation of Conditions 23 (in order for the Affordable Housing Statement to read in conjunction with the site layout) attached to planning permission 14/1708N Variation of Conditions 2 (to facilitate existing electrical easement shown on site master plan) and Condition 6 (to substitute brick type Istock Ravenshead to Hollington Blend) on application 13/4382N

Applicant: Mr Chris Bent

Expiry Date: 10-Nov-2014

14/3853N – Sir William Stanier Community School, Ludford Street, Crewe

SUMMARY RECOMMENDATION

Approve subject to conditions.

MAIN ISSUES

**Principle of Development
Affordable Housing
Section 106 Matters**

REFERRAL

This application is referred to Southern Planning Committee because it relates to the variation of the approved plans condition attached to application 14/3853N which was determined by the Southern Planning Committee.

SITE DESCRIPTION

The site itself is located approximately 0.6 kilometres north of the Crewe town centre within a predominantly residential area on the fringes of the town centre. It measures approximately 1.52 hectares being roughly rectangular in shape, measuring 120m in length and 170 m across the width at its widest point.

The site is currently vacant having contained a former school premises that has recently been demolished. It is overlooked from the north by Crewe cemetery on the opposite side of Badger Avenue. Residential properties border the site to the south and east. Beechwood Primary School is also located to the south and Cypress Care Centre abuts the western site boundary.

At the time of the case officers site visit work had commenced to implement the development approved as part of application 14/1708N.

DETAILS OF PROPOSAL

This application seeks to vary condition 23 attached to application 14/1708N.

Application 14/1708N relates to an application to vary the planning conditions attached to application 13/4382N.

Application 13/4382N relates to a full planning consent to develop 107 dwellings comprising a mix of apartments, mews and semi-detached housing. This is a 100% affordable housing development, all for rent, to be developed for Wulvern Housing.

Condition 23 of 14/1708N states as follows:

The development shall be occupied in accordance with the Affordable Housing Statement received on 21st February 2014 and approved as part of application 14/0869D and shall meet the definition of affordable housing set out in the Glossary to the National Planning Policy Framework.

- *The tenure shall be 100% affordable rented dwellings made up of:*
- *50 x 1 bed flats*
- *10 x 2 bed flats*
- *36 x 2 bed houses*
- *11 x 3 bed flats*
- *The affordable homes to be built to the standards adopted by the HCA at the time of development and achieve at least Code for Sustainable Homes Level*
- *Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or as may subsequently be amended or re-enacted) no extensions, alterations or buildings within the site curtilage normally permitted by Classes A to E of Part 1 Schedule 2 to that Order shall be carried out unless a further planning permission has first been granted on application to the Local Planning Authority.*

Reason: To ensure that the development remains affordable in perpetuity and to comply with Policy RES.7 of the Borough of Crewe and Nantwich Replacement Local Plan 2011, the National Planning Policy Framework and the Councils Interim Statement on the Provision of Affordable Housing.

Following the approval of application 14/1708N it has become apparent that there is a discrepancy between the affordable housing units specified in condition 23 of 14/1708N and the submitted Affordable Housing Statement. This application corrects that discrepancy

RELEVANT PLANNING HISTORY

14/1708N - Variation of Conditions 2 (to facilitate existing electrical easement shown on site master plan) and Condition 6 (to substitute brick type Ibstock Ravenshead to Hollington Blend) on application 13/4382N – Approved 6th June 2014

14/0887N - Non Material Amendments to approved application 13/4382N – Refused 31st March 2014

13/4382N - 100% Affordable Housing Development comprising 60no. one and two bed flats, 47no. two and three bed semi detached and mews houses and ancilliary work – Approved 29th January 2014

13/2322N - Outline planning consent for residential development – resolution to approve subject to Section 106 Agreement

PLANNING POLICIES

National Policy

National Planning Policy Framework

Local Plan Policy

BE.1 (Amenity)

BE.2 (Design Standards)

BE.3 (Access and Parking)

BE.4 (Drainage, Utilities and Resources)

BE.5 (Infrastructure)

BE.6 (Development on Potentially Contaminated Land)

RES.2 (Unallocated Housing Sites)

RES.3 (Housing Densities)

RES.7 (Affordable Housing within the Settlement Boundaries of Crewe, Nantwich and the Villages Listed in Policy RES.4)

TRAN.3 (Pedestrians)

TRAN.5 (Provision for Cyclists)

Other Considerations

The EC Habitats Directive 1992

Conservation of Habitats & Species Regulations 2010

Circular 6/2005 - Biodiversity and Geological Conservation - Statutory Obligations and Their Impact within the Planning System

Interim Planning Statement Affordable Housing

Interim Planning Statement Release of Housing Land

Cheshire East Development Strategy

Cheshire East SHLAA

SHMA Update 2013

Cheshire East Local Plan Strategy – Submission Version

PG2 – Settlement Hierarchy

PG6 – Spatial Distribution of Development

SC4 – Residential Mix

CO1 Sustainable Travel and Transport

CO4 – Travel Plans and Transport Assessments

SC5 – Affordable Homes

SD1 - Sustainable Development in Cheshire East

SD2 - Sustainable Development Principles

SE3 – Biodiversity and Geodiversity
SE 1 Design
SE 2 Efficient Use of Land
SE 3 Biodiversity and Geodiversity
SE 4 The Landscape
SE 6 – Green Infrastructure
SE 9 – Energy Efficient Development
SE 13 Flood Risk and Water Management
IN1 – Infrastructure

OBSERVATIONS OF CONSULTEES

N/A

VIEWS OF THE PARISH / TOWN COUNCIL

No comments received

OTHER REPRESENTATIONS

No representations received

APPLICANT'S SUPPORTING INFORMATION:

N/A

OFFICER APPRAISAL

Principle of Development

The principle of development has been established by the granting of planning permission 13/4382N (with a subsequent variation of planning conditions under approved application 14/1708N). This application does not represent an opportunity to re-examine the appropriateness of the site for residential development.

Affordable Housing

Following the approval of application 14/1708N it has become apparent that there is a discrepancy between the affordable housing units specified in condition 23 and the submitted Affordable Housing Statement.

Condition 23 as part of application 14/1708N states that the development would provide 100% rented dwellings of the following mix:

- 50 x 1 bed flats
- 10 x 2 bed flats
- 36 x 2 bed houses
- 11 x 3 bed flats

The actual affordable housing provision on the approved plans would provide 100% rented dwellings of the following mix:

- 45 x 1 bed flats
- 15 x 2 bed flats
- 33 x 2 bed houses
- 14 x 3 bed flats

There are no issues with varying condition 23 to reflect the approved plans and the Affordable Housing Statement. Approving the development would allow the developer to provide much needed affordable housing on a sustainable brownfield site.

Section 106 Matters

The S106 commuted sums have been paid and as a result there is no need to vary the S106 Agreement.

CONCLUSIONS

The site lies within the settlement boundary for Crewe, where there is a presumption in favour of new development, subject to compliance with other local plan policies. The principal of this development has already been accepted as part of application 13/4382N.

The alteration would remove the discrepancy between the approved plans, affordable housing statement and the condition.

RECOMMENDATION

APPROVE subject to the following conditions:

1. **Approved plans**
2. **Construction of Access**
3. **Provision of parking**
4. **Implementation of Materials – No approval for buff bricks**
5. **All piling operations shall be restricted to: Monday – Friday 09:00 – 17:30 hrs
Saturday 09:00 – 13:00 hrs Sunday and Public Holidays Nil**
6. **Construction works taking place during the development (and associated deliveries to the site) restricted to: Monday – Friday 08:00 to 18:00 hrs Saturday 09:00 to 14:00 hrs Sundays and Public Holidays Nil**
7. **Submission, approval and implementation of details of any lighting prior to installation**
8. **The mitigation recommended in Noise Mitigation report number 90291r0 shall be implemented prior to the use of the development / first occupation.**
9. **Implementation of submitted Travel Plan**
10. **Implementation of submitted dust control measures**
11. **The development shall not be occupied until the remedial/protection measures included in the approved contaminated land report (REC Report Reference 02c45022, 28 November 2013) have been fully implemented and completed.**
12. **Once the development is complete, a Site Completion Statement detailing the remedial/protective measures incorporated into the development hereby approved**

shall be submitted to and approved in writing by the LPA in full prior to the first occupation and use of this development.

13. Features for use by breeding birds and bats
14. Implementation of boundary treatment
15. Implementation of drainage scheme approved as part of application 14/0869D
16. Implementation of cycle parking within scheme
17. Implementation of landscaping
18. Arboricultural Method Statement in accordance with the report reference SE467/J/01/DH
19. Retention of the railings and for them to be made good where necessary to enclose the front garden areas of the proposed dwellings
20. To be maintained as affordable housing in perpetuity in accordance with approved affordable housing statement

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 her absence the Vice Chair) of Southern Planning Committee, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

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