

SOUTHERN PLANNING COMMITTEE – 17th SEPTEMBER 2014

APPLICATION NO: 14/4300N

PROPOSAL: Outline planning application with some matters reserved for Redevelopment of the site to provide up to 22 dwellings and an area of public open space

ADDRESS: Lodge Farm Industrial Estate, Audlem Road, Hankelow, Cheshire

APPLICANT: Bridge Properties Ltd

CONSULTATIONS

Strategic Highways Manager: The access arrangements are considered reasonable for the application. Should outline permission be granted, parking provision and refuse collection arrangements should be considered at the detailed application stage. The Strategic Highways Manager has no objection in relation to the above planning application.

CE Flood Risk Manager: There are no objections in principle on flood risk grounds. However it will be essential that matters regarding the adequate drainage and surface water disposal from this site are agreed in detail with Cheshire East Council as Planning Authority and Lead Local Flood Authority. A planning condition is suggested.

APPLICANT'S SUPPORTING INFORMATION

An addendum to the Ecological Assessment (Produced by Tyler Grange)

APPRAISAL

Highways

A reduced speed limit was recently implemented on Audlem Road reducing the speed from 60mph to 30mph. Due to the recent changes in speed limit a speed survey was requested to be undertaken by the applicant and visibility splays provided.

The applicant has now provided the required speed survey and visibility splays. Visibility splays of 2.4 x 43 metres have been identified as achievable in both directions (this would ordinarily be acceptable for on-street speeds of 30mph as stated in Manual for Streets). As the speed survey demonstrates an 85th percentile wet weather speeds of 29.5 mph northbound and 33.5mph southbound, the visibility splays are deemed appropriate for the development.

Ecology

Bats

The applicant has now submitted outline proposals detailing how the risk of bats being killed or injured during the demolition process would be mitigated. The Councils Ecologist considers that these measures are acceptable.

Other Protected Species

Evidence of activity has been recorded on site and a number of sett's are present. The Councils Ecologist advises that as the sett's are located within the open space area of the proposed development they would not be directly affected by the development if detailed proposed came forward that reflect the indicative layout. Outline mitigation proposals have also been included with the submitted report.

The proposed development would however result in a minor loss of foraging habitat. If outline planning consent is granted this loss could be partially mitigated through the sensitive design of the public open space at the detailed design stage.

As the status of activity can change within a short timescale the Councils Ecologist recommends that any future reserved matters application be supported by an updated survey and mitigation method statement.

Flood Risk and Drainage

The Councils Flood Risk Manager has identified that the land immediately to the north of this site may be subject to local surface and/or ground water flooding. The submitted preliminary risk assessment identifies the need for further detailed site investigation and ground water monitoring and surface water discharges from the site will need to mimic existing pre-development greenfield run-off rates. The applicant will need to demonstrate that proposed surface water discharges will not exacerbate flooding both on and off site under extreme 1 in 100 year storm events including allowances for climate change. These are matters to be addressed in detail at the appropriate stage and prior to any development commencing.

A condition will be attached at the request of the flood risk manager to ensure that the disposal of surface water is agreed prior to works commencing.

RECOMMENDATION

RECOMMENDATION:

APPROVE subject to completion of Section 106 Legal Agreement to secure the following:-

1. A scheme for the provision of 30% affordable housing – 65% to be provided as social rent/affordable rent with 35% intermediate tenure. The scheme shall include:

- The numbers, type, tenure and location on the site of the affordable housing provision
 - The timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing
 - The arrangements for the transfer of the affordable housing to an affordable housing provider or the management of the affordable housing if no Registered Social Landlord is involved
 - The arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
 - The occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.
2. Provision of Public Open Space and a LEAP to be maintained by a private management company
 3. Secondary School Education Contribution of £49,028
 4. Medical Infrastructure Contribution (Final Sum TBC)

And the following conditions:-

1. Standard Outline
2. Submission of Reserved Matters
3. Time limit for submission of reserved matters
4. Approved Plans
5. Construction Method Statement for any piling works
6. Dust control measures
7. Contaminated land
8. Bat mitigation measures
9. Prior to undertaking any works between 1st March and 31st August in any year, a detailed survey is required to check for nesting birds. A report of the survey and any mitigation measures required to be submitted and agreed by the LPA.
10. Prior to the commencement of development the applicant to submit detailed proposals for the incorporation of features into the scheme suitable for use by breeding birds. Such proposals to be agreed by the LPA. The proposals shall be permanently installed in accordance with approved details.
11. The reserved matters application shall include retention of the boundary hedgerows
12. Submission of an updated badger survey in support of any future reserved matters application.
13. Submission of a Construction Method Statement including Reptile mitigation measures in support of any future reserved matters application.
14. Any reserved matters to be supported by proposals for the ecological enhancement of the proposed public open space area.
15. Submission of a habitat management plan.
16. Reserved matters application to include details of existing and proposed levels
17. No development should commence on site until such time as detailed proposals for disposal of surface water have been submitted to and agreed in writing by the LPA

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.