

Application No: 14/5386C

Location: Land off MANCHESTER ROAD, CONGLETON CW12 2HU

Proposal: Reserved matters application for approval of details of access; relating to Phase 1 of outline consent reference 13/0918C comprising 1N° dwelling and construction of new road junction to Manchester Road.

Applicant: WHITTAKER AND BIGGS

Expiry Date: 16-Feb-2015

**Date report prepared:** 21 January 2015

**REASON FOR REPORT:**

The proposal is a major development and therefore requires a Committee decision.

**SUMMARY:**

The principle of the development has already been established. This proposal is for consideration of details of access only. The proposed development would be served by a simple priority junction off Manchester Road. The Head of Strategic Infrastructure has confirmed that the access detail is acceptable subject to condition / informatives. It has been demonstrated that the access proposal would not affect species protected by law. This proposal would facilitate the delivery of up to 45 dwellings comprising a sustainable form of development and complies with the relevant local plan policy requirements and accordingly is recommended for approval.

**RECOMMENDATION:**

APPROVE subject to conditions

**PROPOSAL:**

In October 2014, outline planning permission was granted (ref; 13/0918C) for the development of the site for up to 45 dwellings at land off Manchester Road, Congleton. All matters were reserved for approval at a later stage. This application seeks approval of the details of access only and also indicates the provision of 1 dwelling as part of phase 1 of the development. All other reserved matters are saved for approval at a later stage and are not to be considered as part of this application.

**SITE DESCRIPTION:**

The site is located approximately 1 mile north of Congleton Town Centre. The site is bounded by the A34 (Manchester Road) to the west, open countryside to the north and east, and the residential development of Galloway Green, (by Seddons), on the former Cattle Market to the south.

The proposed development is located on a Greenfield site that lies outside the Settlement Zone Line for Congleton, within the Open Countryside as identified in the adopted Congleton Borough Local Plan First Review.

The site measures 1.76 hectares, and comprises two adjoining fields with a network of mature hedgerows and mature trees.

#### **RELEVANT HISTORY:**

13/0922C - OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT COMPRISING UP TO 49 DWELLINGS (ALL MATTERS RESERVED) – Approved 05-Nov-2014

13/0918C - OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT COMPRISING UP TO 45 DWELLINGS (ALL MATTERS RESERVED) – Approved 13-Oct-2014

#### **NATIONAL & LOCAL POLICY**

##### **National Policy:**

The National Planning Policy Framework (NPPF) establishes a presumption in favour of sustainable development.

Of particular relevance are paragraphs 17 and 32.

Planning Practice Guidance (PPG) is also of relevance.

##### **Development Plan:**

The Development Plan for this area is the adopted Congleton Borough Local Plan First Review (2005), which allocates the site within open countryside under Policy PS8.

The relevant Saved Policies are: -

PS8 Open Countryside  
GR1 New Development  
GR2 Design  
GR3 Residential Development  
GR9 Accessibility, servicing and provision of parking  
GR14 Cycling Measures  
GR15 Pedestrian Measures  
GR17 Car parking  
GR18 Traffic Generation  
H2 Provision of New Housing Development  
H6 Residential Development in the Open Countryside  
NR2 Statutory Sites (Wildlife and Nature Conservation)

## NR3 & NR5 Habitats

The relevant saved Local Plan policies are consistent with the NPPF and should be given full weight.

### **Cheshire East Local Plan Strategy – Submission Version (CELP)**

The following are considered relevant material considerations as indications of the emerging strategy:

SD1 - Sustainable Development in Cheshire East

SD2 - Sustainable Development Principles

SE1 – Design

EG1 – Economic Prosperity

### **CONSULTATIONS:**

#### **Strategic Highways Manager:**

No objection subject to highways related conditions and informatives.

#### **TOWN COUNCIL:**

**Congleton Town Council:** No objection - Planning Officers to check whether it is possible to have one access to the main road for both applications.

### **REPRESENTATIONS:**

None

### **APPRAISAL:**

#### **Principle of Development**

The principle of the development has already been established for the erection of up to 45 dwellings following the approval of the outline application. This application does not provide an opportunity to re-examine the principle of development. The purpose of this application is to consider the detailed access to the site (one of the reserved matters).

#### **Access & Highway Safety**

This application seeks reserved matters approval for details of access to serve the development of up to 45 residential dwellings. The development would be served by a simple priority access with ghost island right turn lane and refuge off the A34 Manchester Road at Congleton. The application is supported by a Transport Statement (TS), which assesses traffic generation from the site of up to 45 dwellings and considers the resulting impact on the local highway network.

The Head of Strategic Infrastructure (HSI) has considered the submitted TS and the traffic impact and access strategy and recommends that any permission which may be granted for

this development proposal is the subject of highway related highway informatives. The HSI has confirmed that the offered junction design and associated geometry, visibility splays and ghost island right turn lane meet required standards and are therefore deemed to be safe by design. Accordingly, this reserved matter is considered to accord with Local Plan Policy GR9.

## **Ecology**

The outline approval is subject to a condition that requires the submission of an updated ecological survey with the submission of any reserved matters. Accordingly, this application, whilst only dealing with access, is supported by an ecological survey.

The Council's Nature Conservation Officer (NCO) has assessed the application and has confirmed that the proposal would not affect protected species. However, the NCO has commented that owing to the partial loss of the existing hedgerow where the proposed access would be located, replacement planting should be secured as should measures to safeguard breeding birds. Both these matters are already addressed by conditions attached to the outline consent and when the future reserved matters application is considered for landscaping. As such, the scheme is acceptable in terms of its impacts on nature conservation.

## **Other Matters**

The Council's Environmental Protection Unit has recommended that this application be refused on the grounds that no noise surveys have been submitted with the scheme. However, whilst the outline application requires a noise survey to be submitted with the reserved matters, it is important to note that this application only seeks approval of one of the reserved matters (access). Given this application does not deal with the precise layout or scale of the proposed units, this information is not reasonable or necessary at this stage. As such, a refusal could not be sustained on the grounds suggested.

## **Conclusions and Planning Balance**

The principle of developing the site for up to 45 dwellings has already been established following the granting of outline consent. The application relates to access and highway matters only; the submitted details are acceptable and compliant with policy. The proposal is for sustainable development which would bring environmental, economic and social benefits and would be compliant with relevant policy. Benefits would arise from the proposal and there are no significant adverse impacts associated with it subject to conditions. The application is therefore recommended for approval.

## **RECOMMENDATION**

**APPROVE** subject to the following conditions:

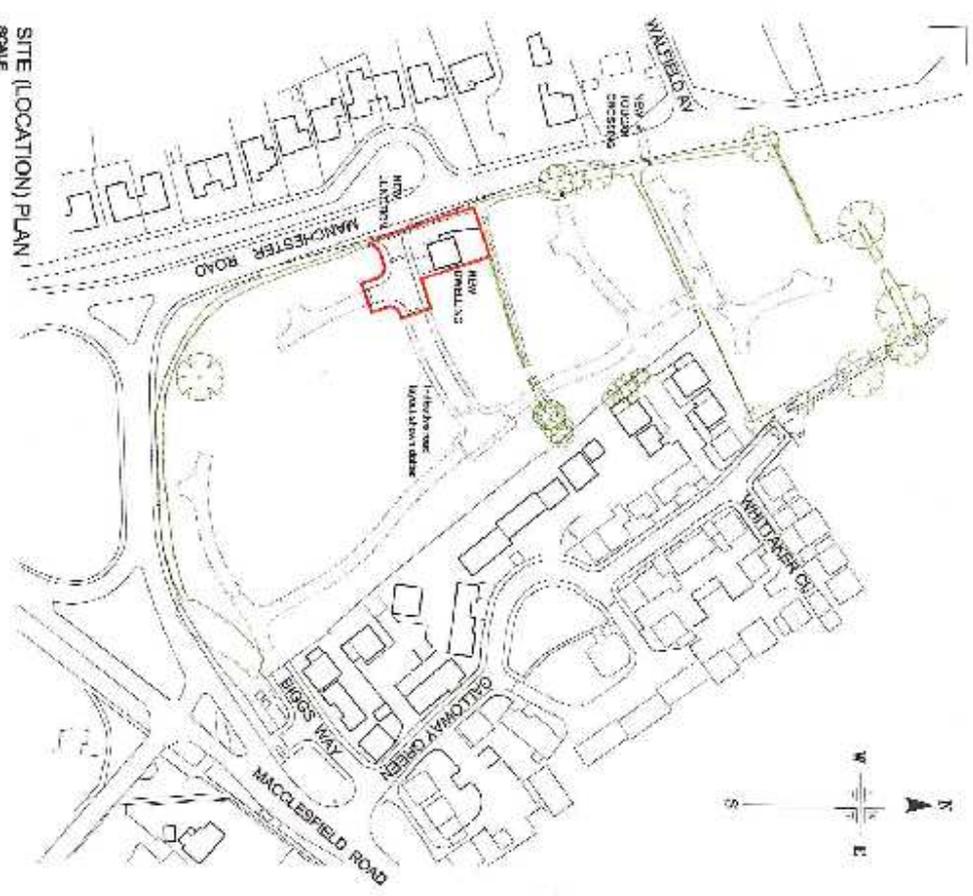
1. Approval relates to access only (the reserved matter)
2. Access to be constructed in accordance with approved detail prior to first occupation of the development hereby permitted
3. Accordance with submitted ecological survey

In order to give proper effect to the 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 Northern 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.

Application for Reserved Matters

RECOMMENDATION:

**SITE (LOCATION) PLAN**  
 SCALE  
 1:1250



**NEW JUNCTION DETAIL**  
 SCALE  
 1:500



**VWB ARCHITECTS**  
 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000