

Application No: 15/1203N

Location: The Horseshoe Inn, Newcastle Road, Blakelow, Willaston, CW5 7EP

Proposal: Demolition of existing buildings and redevelopment of the site for 4no. dwellings

Applicant: Beluga Homes Ltd and Frederick Robinson

Expiry Date: 15-May-2015

CONCLUSION:

The principle of development has already been established.

The design and layout of the scheme is considered to be acceptable. The dwellings are considered to be appropriate to the character and appearance of the area whilst sufficient landscaping and boundary treatments would be provided as part of the proposal.

The proposal is not considered to adversely impact upon existing or proposed levels of residential amenity and would not give rise to any highway implications.

It is also considered that subject to conditions, the development would not have a detrimental impact upon ecology, trees or existing drainage considerations.

The proposal would comply with relevant policies of the Development Plan and is recommended for approval subject to the conditions set out below.

SUMMARY

APPROVE with conditions

PROPOSAL:

The proposal is for the construction of four no. detached dwellings and three no. detached garages. The works would include the provision of private driveways and hard and soft landscaping.

Access into the site would be via Wybunbury Road.

SITE DESCRIPTION:

The application site is a former public house and its associated curtilage, located on the northern side of Newcastle Road in Willaston and lying in the green gap.

The public house is a two storey, detached property with single storey extensions, sitting within a relatively large plot.

There is a beer garden to the west of the site and a large car park to the east.

There is a TPO protected oak tree on the eastern boundary of the car park with the highway.

RELEVANT HISTORY:

14/3862N - Outline planning application for the demolition of the former Public House and outbuildings and erection of up to four residential units with all matters reserved except for means of access at the Horseshoe Inn, Newcastle Road, Willaston. Approved 13th November 2014.

P98/0274 – Porch and bar extension. Approved 26th May 1998.

NATIONAL & LOCAL POLICY

National Policy:

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

Of particular relevance are paragraphs:

17, 49, 55 & 111

Development Plan:

The Development Plan for this area is the Borough of Crewe and Nantwich Local Plan 2011.

The relevant Saved Policies are: -

NE.2 - Open Countryside

NE.4 – Green Gaps

NE.5 – Nature Conservation and Habitats

NE.9 – Protected Species

NE.20 – Flood Prevention

BE.1 - Amenity

BE.2 - Design Standards

BE.3 - Access and Parking

BE.4 – Drainage, Utilities and Resources

BE.6 - Development on Potentially Contaminated Land

RES.5 - Housing in the Open Countryside

TRAN.9 – Car Parking Standards

CF.3 – Retention of Community Facilities

The 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:

Policy MP1 – Presumption in Favour of Sustainable Development

Policy PG 1 - Overall Development Strategy

Policy PG 2 - Settlement Hierarchy

Policy PG 5 - Open Countryside

Policy PG 6 - Spatial Distribution of Development

Policy SD 1 - Sustainable Development in Cheshire East

Policy SD 2 - Sustainable Development Principles

Policy EG 2 - Rural Economy

Policy SE 1 – Design

Policy SE 2 – Efficient Use of Land

Policy SE3 – Biodiversity and Geodiversity

Policy SE 4 - The Landscape

Policy SE 5 - Trees, Hedgerows and Woodland
Policy SE 12 - Pollution, Land Contamination and Land Instability

Supplementary Planning Documents:

Development on Backland and Gardens

CONSULTATIONS:

Highway Authority: No objection.

Environmental Health: No objection subject to conditions regarding construction hours, piling method, waste provision, provision of electric charge points, dust suppression scheme, contaminated land and noise mitigation.

CEC Flood Risk Manager: No comments received at the time of writing this report.

View of the Parish/Town Council: No objection.

REPRESENTATIONS:

One representation received making general observations regarding details of the application.

Principle of Development

The application site is Brownfield lying outside the settlement boundary which represents a departure from the Plan.

The principle of development for 4 no. dwellings has already been established under outline application 14/3862N, granted on 13th November 2014.

Character and Appearance

The proposal for four two-storey dwellings with garages, private driveways and front and rear gardens. The development would be commensurate to the plot size and the development would not appear cramped, sitting comfortably within the site parameters.

Plot 4 would have principal windows in the east elevation, providing an element of natural surveillance over the adjacent footpath.

The overall design and layout would appear appropriate in the context of the surrounding area and the properties would incorporate traditional features such as porches, finials, chimneys and front and rear gardens with private driveways. A condition securing materials would ensure the proposal further integrates with the existing vernacular and locality.

Proposed brick piers with metal railings would run along the site entrance and eastern boundary adjacent to the footpath. This would help to provide defensible boundaries and set a clear differentiation between the private space of the site and public space of the adjacent footpath.

Varying surface materials would add visual interest whilst planting and the retention of hedgerow boundaries would help to soften the impact of the development.

Overall, the scale and design of the proposed development is considered to be sympathetic to the character and appearance of the locality, according with Policy BE.2 of the Borough of Crewe and Nantwich Local Plan 2011.

Residential Amenity

Separation distances would meet the requirement as contained within the Authorities SPD on 'Development on Backland and Gardens'.

The rear gardens and amenity space would meet the minimum 65m² as required within the SPD, accommodating all of the basic amenities required.

Each proposed dwelling would be off-set from the site boundary, allowing adequate space for the storage and movement of waste bins, therefore not compromising the character and appearance of the site frontage.

Existing and proposed hedgerows and planting as well as fencing around the perimeter of the site would help to provide enclosure and defensible boundaries.

1.8m fencing between property boundaries would provide adequate privacy screening between plots.

Environmental Health request conditions to control construction activities including hours of work and method statements for dust suppression and piling.

The results of the submitted Noise Mitigation Report indicate that noise mitigation measures would need to be incorporated into the proposed site design, to ensure that the required noise levels are achieved in accordance with BS 8233: 2014 and WHO: 1999.

A condition requiring the submission of a detailed noise mitigation scheme would be attached to any grant of planning permission.

The application site has a former use as a Smithy and therefore has the potential for contamination. Environmental Health request the submission of a Phase I Contaminated Land Report in the event of any planning permission.

The proposed development would be in accordance with Policy BE.1 of the Borough of Crewe and Nantwich Replacement Local Plan 2011.

Access and Parking

Each plot would accommodate a minimum of three parking spaces according with the Authorities Maximum Car Parking Standards and Policy TRAN.9 of the Borough of Crewe and Nantwich Local Plan 2011.

The Strategic Highways Manager raises no objection to this development.

The proposal would accord with Policy BE.3 of the Borough of Crewe and Nantwich Local Plan 2011.

Landscaping

Varying surface materials would help to distinguish between private and public space as well as creating visual interest throughout the scheme.

Tree planting and soft landscaping areas would be used throughout the scheme, particularly along front boundaries of properties which would help to soften frontages and break up hard landscaping areas.

Conditions would be attached to secure boundary treatments and specific planting details.

Overall, the scheme would sit comfortably within the site and the proposed design and layout is considered to be appropriate to the character and appearance of the locality, according with Policy BE.2 of the Borough of Crewe and Nantwich Local Plan 2011.

Trees

A grade A unprotected Oak tree would be removed as part of the scheme, together with some vegetation to the north and a line of conifer trees. Replacement planting would be incorporated into the landscape scheme.

Following the Tree Officer's comments, the dwelling and garage on Plot 4 have been moved further west into the site. This is considered to improve the social relationship between the TPO Oak tree located on the frontage of the site and the dwelling on Plot 4 and its amenity space, reducing impacts of any potential excessive shading.

The Arboricultural Method Statement submitted on 15th May does not address the removal of existing hard surfacing in the tree Root Protection Areas (RPAs) in sufficient detail and makes reference to excavations of up to 500mm in tree RPAs for parking, which is not considered to be acceptable. Conditions would be attached to any grant of planning permission to secure amendments in regards to tree protection details.

Ecology

Evidence of previous protected species activity has been recorded in close proximity to the site.

A condition to secure the submission of an updated survey prior to commencement of development would be attached to any grant of planning permission.

Conditions securing the provision of native hedgerow species and protection for breeding birds are considered to be appropriate.

Drainage

An update will be provided in relation to the drainage implications following the receipt of the consultation response from the Councils Flood Risk Manager.

Conclusion

The principle of development has already been established.

The design and layout of the scheme is considered to be acceptable. The dwellings are considered to be appropriate to the character and appearance of the area whilst sufficient landscaping and boundary treatments would be provided as part of the proposal.

The proposal is not considered to adversely impact upon existing or proposed levels of residential amenity and would not give rise to any highway implications.

It is also considered that subject to conditions, the development would not have a detrimental impact upon ecology, trees or existing drainage considerations.

The proposal would comply with relevant policies of the Development Plan and is recommended for approval subject to the conditions set out below.

RECOMMENDATION

APPROVE subject to the following conditions:

- 1. Standard time 3 years**
- 2. Plans**
- 3. Materials**
- 4. Landscaping scheme including native hedgerow species and replacement tree planting**
- 5. Implementation of Landscaping Scheme**
- 6. Breeding birds**
- 7. Submission / Approval and Implementation of Piling Method Statement**
- 8. Contaminated Land**
- 9. Noise Mitigation Scheme**
- 10. Management Scheme of the Paddock area to the rear of the site**
- 11. Submission of revised Arboricultural Method Statement**

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Principal Planning Manager, 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.

Should this application be the subject of an appeal, authority be delegated to the Principal Planning Manager in consultation with the Chairman of the Southern Planning Committee to enter into a planning agreement in accordance with the S106 Town and Country Planning Act to secure the Heads of Terms for a S106 Agreement.

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