

**SOUTHERN PLANNING COMMITTEE – 25<sup>TH</sup> NOVEMBER 2015**

**UPDATE TO AGENDA**

**APPLICATION NO.**

15/2910N

**LOCATION**

*The Gables, Bradfield Road, Leighton, CW1 4QW.*

**UPDATE PREPARED**

26<sup>th</sup> October 2015

**Cllr Bebbington**

This building has been empty for quite a considerable time and is in a state of disrepair, and it is considered that the site should be developed. However this application for 51 bedrooms with bathrooms and 7 kitchens with dining rooms is clearly over development of this site, even with the proposed extension there too many bedrooms and they are much too small.

One of the reasons the application was deferred was to get information on the size of the kitchens and bedrooms (which will also be the residents living room), and so we can understand if there is enough living space for the residents. The report only gives the squares metres of the average bedrooms, which ranges from 12.7sqm up to 23sqm and this suggests they are too small. But just using the square metre measurement does not tell you if the bedroom is big enough. 12.7sqm could mean a room is 1 metre wide and 11metres long or 3 metres wide and 2 long or 2 metres wide and 5.5 metres long. While 23sqm could mean 2 metres wide and 14 metres long, there are many equations that could be made to gives us the square metre measurement, but unless you know how wide and long the rooms are and the shape of the rooms, it is impossible to say these bedrooms are suitable and the Committee do not have length and width of these rooms, would suggest some of these rooms are too small for people to live in comfortably.

There are no sizes given for the bathrooms or for the kitchens, there are only 7 kitchens for 51 bedrooms, if we assume only a one person lives in each bedroom, that an average of 7 people per kitchen and it takes an average of 20 to 30 minutes to cook a meal, it could take more than 3 to 4 hours just for the residents to cook their meals and that is without making sure the cooking area is clean for the next person. This does show there not enough facilities in this development. There are also no plans for laundry rooms or proposals for the plumbing to be fitted in each bedroom, so resident can fit their own washers. But they will put in a laundry, if the hospital wants one, otherwise everyone will have to be smelly. There is only one launderette in Crewe and

that is on Nantwich Road, a good few miles away. But as these residents are expected to be cyclists it should not take long to get there, but they may have problems carrying a couple of bags of heavy laundry on their handlebars.

The proposal is for only 17 parking spaces for 51 residents, because they say people living there, will be working at the nearby hospital and will walk to work or use proposed new cycle paths on Bradfield Road and Smithy lane. The Bradfield Road cycle path will only be about 100 metres long and work on the Smithy Lane path is not expected to start for about 5 years and only if they build houses along there. There are only 3 shops in Leighton, a hairdresser's, a Bargain Booze and a small convenience store all on Parkers Road. So it is very likely most of the residents will want a car to travel the 2.5 miles to the nearest supermarket.

The hospital has told me they do not support this application because they want new flats on the hospital site itself. Which means residents living at the Gables will have to travel further to work and are more like to drive to get there. 17 Parking Spaces is just not enough.

We also asked for information on what sort of bins will be used and how many bins there will be. If large communal bins are used, the bin wagon must be able to get on site to empty them, but as there will only be room for 17 cars on the car park and the new extension is be right up to the boundary fence will be no room for an bin wagon to get access on to the car park or to drive around the back of the building to where bins will now be placed.

But if each bedroom has it is own wheelie bins, 1 black bin and 1 recycling bin each, that will mean 102 bins to be kept on site and 51 bins put out on each bin day. Bradfield Road is blue light route to and from the nearby accident and emergency department and there are more than 13,000 vehicles traveling along it each day and there are no pavements next to The Gables, so the residents would have to put their bins on of the road. It is a recipe for disaster.

This site needs developing and it is appreciated the developer wants to maximise his profits, but this application is not practical. Even if the hospital were to have a change of heart and support this application, 51 bedrooms are far too many for the building and the proposed new extension. 17 parking spaces are clearly not enough. I would ask that the committee refuse this application and ask that the developer considers submitting another more practical application, with fewer and bigger bedrooms, more parking spaces and a laundry room.

#### **Mid Cheshire Hospitals NHS Foundation Trust**

*"We deem this to be a speculative change of use and confirm that there is no contractual, or other agreement, with Mid Cheshire Hospitals, or any of its Agents, in respect of this site.*

*However our only concern relates to safe pedestrian access and egress - we note The Gables close approximation to our Leighton campus but because there is no pavement (providing safe pedestrian access), staff would feel*

*compelled to use their private motor vehicles and this would further burden the adjacent mini-roundabout at the Bradfield Road/Smithy Lane (et al) junction during peak periods.*

*We would therefore request a pavement on the Gables side of Bradfield Road (linking to the pavement on Smithy Lane) in order to provide a safe and continuous pedestrian transit route between the two properties.”*

## **Bedroom Sizes**

The average bedroom size is approximately 18sqm.

## **Erratum**

The main report on pages 34 and 40 refers to a contribution of £15,000 towards the costs of the proposed footway/cycleway. This figure should be £10,000 as set out in the Highways section of the report on page 38.

## **RECOMMENDATION**

**APPROVE** subject to s106 agreement to contribute £10,000 towards the costs of the proposed footway/cycleway and the following conditions:

- 1. Commencement of development**
- 2. Approved plans**
- 3. Materials as stated in the application**
- 4. Submission and approval of a construction management plan including a construction compound within the site**
- 5. Restriction on hours of piling to 9am to 5.30pm Monday to Friday, 9am to 1pm Saturday and no working on Sundays or public holidays.**
- 6. Compliance with the mitigation measures in the Noise Assessment**
- 7. Submission of a landscaping scheme**
- 8. Implementation of a landscaping scheme**
- 9. Submission of details of external lighting**
- 10. Breeding bird survey for works in the nesting season**

**In the event of any changes being needed to the wording of the Committee’s decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Planning (Regulation) has delegated authority to do so in consultation with the Chairman of the Southern Planning Committee, provided that the changes do not exceed the substantive nature of the Committee’s decision.**