

Southern Planning Committee –25th November 2015

UPDATE TO AGENDA

APPLICATION No.

15/4576C – Outline application for the erection of a single self build dwelling, garage and garden curtilage on land located to the west of Booth Bed Lane, Goostrey. The application also promotes the creation of a vehicle passing place within the site, and the minor widening of the verge to create a safer and more efficient entrance to / from Booth Bed Lane

LOCATION

Land South of the Paddock, Booth Bed Lane, Goostrey, Cheshire

UPDATE PREPARED

23rd November 2015

CONSULTATIONS

Head of Strategic Infrastructure (HSI) – No objections, subject to the implementation of the improvements proposed on plan B1065

Jodrell Bank (University of Manchester) – No comments received at time of report

REPRESENTATIONS

Since the completion of the committee report, 2 further comments have been received from neighbouring properties. The main areas of concern raised include;

- Loss of Open Countryside
- Sustainability of the location
- There would be limited economic benefit
- No affordable housing provision
- Would set a precedent

APPRAISAL

Environmental role

Ecology

The Councils Nature Conservation has reviewed the proposal and advised that he has no objections, subject to a nesting birds condition.

As such, subject to the addition of this condition, it is not considered that the proposed development would have a determination impact upon protected species and would therefore adhere with Policy NR2 of the Local Plan.

Social Role

Jodrell Bank

As the application site falls within the Jodrell Bank Radio Telescope Consultation Zone, it is subject to Policy PS10 of the Local Plan.

Policy PS10 advises that for such sites, development will not be permitted which can be shown to impair the efficiency of the Jodrell Bank Radio Telescope.

It is proposed that Policy PS10 will be replaced by Policy SE14 within the emerging Cheshire East Local Plan Strategy – Submission Version. The principles of this policy broadly reflect those of Policy PS10.

Jodrell Bank have not provided any comments at the time of this report, suggesting that they raise no particular objections to the development.

As such, it is considered that the proposal would adhere with Policy PS10 of the Local Plan and Policy SE14 of the emerging Cheshire East Local Plan Strategy – Submission Version.

Other matters

In response to the further concerns raised by local residents, the sustainability of the proposal has already been considered and the provision of 1 dwelling does not trigger the requirement for an affordable dwelling.

CONCLUSION

Following receipt of the Council's Nature Conservation Officer's comments, the proposed development would not create any concerns in relation to protected species subject to the addition of a breeding birds condition.

RECOMMENDATION

APPROVE subject to the following conditions;

- 1. Standard Outline 1**
- 2. Standard Outline 2**
- 3. Standard Outline 4**
- 4. Plans**
- 5. Surface water drainage scheme – Prior approval required**
- 6. The access improvements shall be constructed as shown on Dwg B1065 prior to occupation.**
- 7. Reserved matters application shall include an arboricultural impact assessment**

8. Breeding birds

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 Head of Planning (Regulation) in consultation with the Chair (or in their absence the Vice Chair) of the 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.