

Planning Reference No:	10/2645N
Application Address:	Land Off Whites Lane, Weston, Crewe, Cheshire
Proposal:	New Dwelling
Applicant:	Mr & Mrs D Whitter
Application Type:	Full Planning Permission
Grid Reference:	373100 352580
Ward:	Doddington
Registration Date:	14 th July 2010
Earliest Determination Date:	27 th August 2010
Expiry Dated:	8 th September 2010
Constraints:	Wind Turbine Dev Consultation Area

SUMMARY RECOMMENDATION: Approve subject to conditions

MAIN ISSUES:

- History
- Settlement Boundary
- Principle of Development
- Design
- Private Amenity Space/Density
- Impact on Residential Amenity
- Personal Circumstances
- Highways
- Contamination
- Noise
- Drainage

1. REASON FOR REFERRAL

This application was to be dealt with under the Council's delegation scheme. However, Councillor Walker has requested it be referred to Committee as Members considered the previous application.

2. DESCRIPTION OF SITE AND CONTEXT

The application site comprises a triangular shaped plot measuring approximately 915m² and is located wholly within the settlement boundary of the village. The application site is an open field and is located adjacent to a large detached bungalow which is known as 'Elbury'. The boundary treatment separating Elbury from the application site is marked by a patchy hedgerow, which is interspaced with mature conifer trees approximately 5m in height. The application site rises up from the point of access to Whites Lane by approximately 2.3m to higher ground level at a level similar to the adjacent properties which have been constructed. Located immediately to the north and west is open farmland.

The surrounding properties have been constructed over approximately the last 30 to 100 years and provide a real eclectic mix of architectural styles, forms and differing scales of dwellings. Located to the south of the application site are five large detached bungalows which are set within large plots and well set back from Whites Lane. These relatively modern properties have extensive footprints and form a ribbon style development and their orientation and juxtaposition are very similar, apart from Elbury which is set much further back into its plot. The next properties are located approximately 120m away to the north (as the crow flies) and are a pair of semi detached 2 storey dwellinghouses. Both of these properties are brick constructed under a slate roof and have been extended in the past to make substantial properties.

3. DETAILS OF PROPOSAL

This is a full application for the erection of a large detached dwellinghouse on land adjacent to Elbury, Whites Lane, Weston. The proposed dwellinghouse will incorporate a basement and will be of similar ridge height and footprint to other properties in the immediate locality. The building will be constructed on a triangular parcel of land which is located wholly within the settlement boundary.

4. RELEVANT HISTORY

10/0997N – Proposed New Dwelling – Withdrawn – 16th July 2010

5. POLICIES

Local Plan Policy - Crewe & Nantwich Replacement Local Plan 2011

BE.1 (Amenity)
BE.2 (Design Standards)
BE.3 (Access and Parking)
BE.4 (Drainage, Utilities and Resources)
BE.5 (Infrastructure)
RES.3 (Housing Densities)
RES.4 (Housing in Villages with Settlement Boundaries)
TRAN.9 (Car Parking Standards)

Other Material Considerations:

PPS1 - Delivering Sustainable Development
PPS3 – Housing
PPG13 – Transport
PPS25 – Development and Flood Risk
C & NBC Supplementary Planning Document – Development on Backland & Gardens

6. CONSULTATIONS (External to Planning)

Spatial Planning: No objections

The site lies within the settlement boundary of Weston. Policy RES.4 states that residential development in the settlement boundary of Weston is acceptable if commensurate with the character of the village and in accordance with policies BE.1 - BE.5.

Highways: No objections subject to plans showing the access arrangement being submitted and approved by LPA.

United Utilities: No comments received at the time of writing this report

Environmental Health: No objections subject to the following being conditioned – Contaminated land survey, Protection of noise during construction and details of pile driving if required to be submitted.

7. VIEWS OF THE PARISH / TOWN COUNCIL

No objections subject to the following being conditioned

- Full details of the boundary and landscaping treatment around the curtilage of the site (including the boundary abutting the rear garden to Elbury) including the type and maturity of species to be planted are submitted. This is to protect the amenities and privacy of the occupants of Elbury. It is recognized in this context that given the occupation of the applicant there will need to be comings and goings very early in the morning and late at night;
- Assurances to be given to the occupier of Elbury that the excavations, which will be considerable, will in no way be prejudicial to Elbury from a structural point of view;
- A condition be imposed to ensure that agricultural vehicles e.g. tractors cannot be parked in the driveway, again to protect residential amenity relative to Elbury. This is an application for a conventional residential dwelling, not one for an agricultural worker;
- Patio doors which appear to open on to a balcony over the garage and face towards Elbury be replaced with windows which would increase the privacy of the occupier of Elbury and reduce the possibility of any overlooking.

8. OTHER REPRESENTATIONS

Letters of objection have been received from the occupiers of Flash Cottage, Elbury and The Warren raising the following issues:

- Flash Cottage is sited to the opposite side of the proposed development to Elbury on a sharp bend, this bend at times of heavy rain is regularly subject to flooding as are a number of other locations in close proximity to this area. I feel that another property of this scale and no mains drainage will increase the load on the local water table and would like to see sufficient measures taken, maybe a waste water tank to be emptied periodically to address this matter.

This situation is in part increased by the surprisingly large clay seam that is running through the locality;

- Whites Lane is at certain times of the day a busy "rat-run" and just after the proposed entry to the development becomes a National Speed Limit zone. It is considered that in allowing this proposal will significantly increase the number and type of vehicles using this lane and vastly increase risk in the area;

- The height of the basement as shown on the plans is at ground level and therefore cannot be seen when viewed from Elbury. Request confirmation that this will be the case and that the construction of the proposal will be built in strict compliance to the submitted plans;

- The ridge of the proposed dwelling is shown as being the same as that of the higher part of Elbury. Request that this to be confirmed;

- The proposal will still have a detrimental impact on our privacy and amenity (Elbury). Conditions should be imposed regarding boundary treatment and landscaping;

- The highways department had concerns with the previous application (10/0997N) as there was provision for the parking of 7 vehicles. Because of this the applicants then reduced this by two. Even five parked vehicles are regarded as excessive for a domestic dwelling. However, application 10/2645N is back to seven vehicles on the site i.e. a double garage and five marked spaces outside. Whites Lane is narrow and very busy at certain times of the day, and the proposal is very close to a severe bend in the road. Seven vehicles for a domestic dwelling is excessive;

- Due to the nature of employment of the applicant should be a condition imposed which refuses the parking of agricultural vehicles on the site;

- Excavation for the basement of the proposal will be very extensive and close to the boundary of Elbury. It is imperative that this ground work does not cause any instability or erosion to the remaining land mass, as this could eventually lead subsidence and structural damage;

- The patio door to the kitchen/dining room, and the window in the kitchen/dining room should be changed over as this gives improved privacy for both us and the occupants of the proposal. There appears to be no mention of the intended treatment of the area directly above the garage roof. If this is to be a hard surface for a patio then access could still be gained even if the door and window are changed over.

9. APPLICANT'S SUPPORTING INFORMATION

Design and Access Statement

- The family home is a rented property and they are full Agricultural Holdings Act tenants of a farm owned by the Duchy. They have outgrown their present accommodation and need specialised facilities;

- The applicants state that they require purpose designed facilities with additional space to utilise lifting equipment, hoists and motorised chairs. The new dwelling will provide circulation space and storage for wheelchairs and allow transfer and access for the applicant's daughter who is mentally and physically disabled;

- A separate bedroom is required for the carers which will allow for support during difficult periods, including the night time;
- The lift within the house will allow circulation down to the lower ground floor level which is at the same level as the existing access point to the highway in Whites Lane;
- Whites Lane is a country lane on the outskirts of the village of Weston. The plot of land for the proposed dwelling lies within the settlement boundary of the village. The adjoining farmland is designated as open countryside and Green Gap. The land is wholly under the ownership of the applicant;
- Along Whites Lane the last dwelling on the right is a traditional two storey 'Delves Broughton' cottage. Immediately opposite on the left hand side of the road are five large detached bungalows that appear to have accommodation within the roof space. The subject plot of land is adjacent to Elbury which is set further back from Whites Lane than the adjacent dwellings;
- The next properties are located approximately 120m away (as the crow flies) are the two storey, semi detached dwellings, known as 'Flash Cottage' and 'Marlon';
- Due to the requirements of the applicant's daughter the proposal will produce a level of accommodation which will enable ease of care, which inevitably produces a larger plan area, similar to the adjacent bungalows. However, the design of the new dwelling has produced a footprint smaller than the adjoining bungalows;
- To achieve the smaller footprint for the building, advantage has been taken of the existing topography of the site. A large lower ground floor plan and part basement are provided;
- The redesign based on the actual settlement boundary position is of a narrower house type (than the previous submission) and also places it further away from Elbury;
- The narrow house design allows it to be positioned on building line as Montrose but slightly adjusted;
- The new proposal been set back and has a considerably smaller footprint;
- The ground floor area of the footprint of the original proposal was 176sq. m;
- For comparison purposes the adjacent footprints are:

Elbury	244 sq. m
Montrose	176 sq. m
Worlebury	186 sq m
Alanora	134 sq m
The Warren	254 sq m

- The redesigned new dwelling now has a footprint of 139 sq m;
- The previous application overall floor area was 266 sq m for ground and first floor;
- The Ground and First Floor area has been reduced to a new proposed floor area of 215 sq m.

10. OFFICER APPRAISAL

History

Members may recall that the applicant previously submitted an application (P08/0583) for an agricultural workers dwelling, which was to be located fronting Cemetery Road within the open countryside and green gap. The application was refused for the following reasons:

'There is no functional need for the agricultural workers dwelling as there are already two dwellings at Carters Green Farm. The proposed dwelling is not essential for the efficient working of the enterprise by reason of its isolated siting 960m from Carters Green Farm (as the crow flies) and as such is contrary to guidance given in PPS7. Furthermore, it has not been demonstrated that one of the three farm workers cannot be accommodated within a nearby settlement and the proposal is therefore contrary to Annex A of PPS 7 and Policies NE.2 (Open Countryside), RES.5 (Housing in the Open Countryside) and RES.6 (Agricultural and Forestry Occupancy Conditions) of the Borough of Crewe and Nantwich Replacement Local Plan 2011'.

'In the opinion of the Local Planning Authority it is considered that the proposed dwelling by reason of its isolated position in the open countryside and the green gap would be visually detached from the surrounding built form. In this position it would be detrimental to the character and appearance of the open countryside and would result in the erosion of the physical gap between the built up areas. The proposed development is therefore contrary to Policies NE.2 (Open Countryside), NE.4 (Green Gaps), BE.2 (Design Standards) and RES.5 (Housing in the Open Countryside) of the Crewe and Nantwich Replacement Local Plan 2011'.

'In the opinion of the Local Planning Authority the proposed dwellinghouse is exceptionally large with a floor area of 203sq metres. A property of this size would be more expensive to construct and would prejudice the effectiveness of the agricultural workers occupancy condition, creating a dwelling which would not be affordable to the local agricultural workforce. The proposal is therefore contrary to Policy RES.5 (Housing in the Open Countryside) of the Crewe and Nantwich Replacement Local Plan 2011 and the provisions of Annex A of Planning Policy Statement 7'.

The applicants own the land on which the current application is located and following the refusal of the previous application, commenced negotiations in relation to application 10/0997N. Members deferred the determination of that application for further discussions with the applicant with respect to the size, scale, siting and impact on residential amenity of the proposed development particularly in relation to the neighbouring property. The applicant decided to withdraw that application and submit this current application.

Settlement Boundary

Following the concerns of Members at the previous Southern Planning Committee the applicant decided to accurately plot the settlement boundary. According to the applicants Design and Access Statement 'The small scale nature of the Local Plan makes it difficult to be authoritative on its exact position when no physical boundary exists'. The applicant goes on to state that 'The previous application deliberately erred on the side of caution to ensure that there was no dispute and that the proposal was wholly within the settlement boundary'. However, the occupier of the neighbouring property claimed that they owned the access (to the land in question) and in order to clarify the situation the applicant obtained the Land Registry Title deeds, which demonstrated that the land in dispute was clearly owned by the applicant. Furthermore, this plan indicated a small field whose boundary when extended joins the most northern end of 'Elbury' that projects into the applicants field. Therefore, it does provide some logic to why the settlement boundary was drawn the way it is. The applicant goes on to stipulate that 'Further research with the Council's Local Planning department established at a larger scale the accurate position of the settlement boundary. It follows physical boundaries and overlaps the previous field boundary of the small parcel of land revealed on the land registry title plan'. Colleagues in Spatial Planning have been consulted regarding the application as to ascertain whether the proposal is located wholly within the settlement boundary and they have determined that it is and have no objections to the proposal.

Principle of Development

The application site lies within the village of Weston as defined by the Local Plan, and therefore the principle of residential development on this site is acceptable. The justification to Policy RES.4 (Housing in Villages with Settlement Boundaries) of the Borough of Crewe and Nantwich Replacement Local Plan 2011 states that, the development of unallocated or 'windfall' housing sites can make an important contribution to the total housing provision in the Borough, especially where previously-developed, derelict, vacant or under-used sites are utilised. Development on small sites and infill sites can also enhance the range of housing opportunities. However, the Local Plan recognises that a balance must be struck, between taking the opportunity to provide houses on unallocated land and the need to protect the quality of the environment.

This approach is advocated by National Planning Policy (PPS 3: Housing) which states that most additional housing development should be concentrated in urban areas and that the Planning Authority should facilitate the efficient use of brownfield land to minimise the amount of greenfield land being taken for new development. The site has not been previously developed and as such is regarded as Greenfield. However, it is considered that as the proposal is only for a single plot which is wholly within the settlement boundary, and as such the proposal is in accordance with policy RES.4. Furthermore, the plot has an irregular shape making it difficult to farm and the proposal will make best use of the land. In any event, each application must

be determined on its own individual merits. In light of this, and considering the proximity of this site, local services and factors cited above, the broad principle of residential development in this location is considered acceptable.

Furthermore, the principle of residential development on this site must be balanced against other considerations including the impact of the development on the character and visual amenity of the area, highway safety issues and any other material planning considerations.

Design

The design of the proposal has been subject to extensive pre-application negotiations. The area is characterised by a mixed character and appearance and contains buildings of different styles and ages. The proposal would be set back by a distance of approximately 40m from Whites Lane and would be sited on land adjacent to Elbury. The application site is currently part of an open field which is confirmed above is in the settlement boundary. Therefore, the development of the site would be seen in the context of the properties along Whites Lane. The proposal would be located in a prominent position standing slightly forward of Elbury but in line with the other bungalows on this stretch of Whites Lane and as such the proposal would be clearly visible at both short and long ranges. Looking at the full length of Whites Lane there is no strong building line in the area, and a number of other properties are located much closer to the highway than the proposal, for example, Flash Cottage and Marlon, whereas, others are set further back into their plot, i.e. Elbury and Montrose. The applicant's property would be located to the north of a group of relatively modern large detached bungalows which are linear in appearance and front onto Whites Lane. It is noted that the proposal would stand forward of Elbury (which is set much further back into its plot than the other bungalows on this stretch of Whites Lane) and would be at a slight angle. As Elbury does not align with the other dwellings in the group it is considered that the proposal would not disrupt the urban grain and would act as end stop. Overall, it is considered that the siting of the property slightly further forward than Elbury would not appear overly obtrusive.

The scale of development in the general area is a mixture of detached bungalows and two storey semi detached and detached properties. The dwelling would be read against its immediate neighbour Elbury which is a large detached bungalow. The ridge height on the southern side of Elbury is raised above the level of more recent extensions on the northern side. The level of ridge height of the proposed dwelling would be similar to Elbury and the other bungalows along this stretch of Whites Lane. Furthermore, the applicant has submitted a streetscene plan which shows the ridge of the highest section of the building being similar in height to its neighbour. According to the submitted plans and the applicants Design and Access Statement stating that the building utilises the natural fall and level of the site and a condition relating to floor levels would be attached to the decision notice, if planning permission is to be approved.

According to the Design and Access Statement the basement level of accommodation would be set at the level of Whites Lane. Therefore, it would produce a flat, level entry into this part of the building. There would be five car parking spaces located to the front of the building. The ground gently slopes upwards away from Whites Lane and consequently a retaining wall would need to be constructed, details of which would be conditioned accordingly. According to the applicants Design and Access Statement 'The retaining wall is built at a splayed angle and conceals one third of the only basement elevation visible. The remainder is concealed by extensive planting allowed now within the site boundaries possible by clarification of the settlement boundary'. It is considered the majority of the basement would be screened by landscaping and the retaining wall when viewed from Whites Lane and as such would not have a detrimental impact on the character and appearance of the streetscene.

The footprint of the proposed dwellinghouse would be roughly rectilinear in form and has a footprint at approximately 139 square metres (excluding the garage) would be considerably smaller than the footprints of some of the adjacent properties, for example, Elbury 244 sq m, Montrose 176 sq m, Worlebury 186 sq m, The Warren 254 sq m. Alanora has a slightly smaller footprint than the applicants measuring approximately 134 sq. m. However, the applicants proposed property would have a total floor area which measures approximately 354m sq (excluding the garage). Approximately a third of this accommodation would be located in the basement. The previous application floor area at ground and first floor level was 266 sq metres. It is noted that the current application has reduced the overall ground and first floor area to 215sq metres, which is a significant reduction and is more in keeping with the neighbouring properties.

The proposal would measure approximately 15m deep by 9.3m wide and 8.8m high to the highest part of the roof and would be located approximately 3m off the boundary with Elbury. The building fronting onto Whites Lane would be 2 storey and would include a basement. The proposal would include pitched roofs and gable elements, which all help to break up the otherwise stolid appearance of the building. According to the application forms the building would be constructed out of facing brick under a slate roof and a condition relating to materials would be attached to the decision notice. The property would incorporate two chimneys on the rear elevation which would help to give the property a vertical emphasis and draw the eye. The windows would retain the visual hierarchy with larger windows located at ground floor level and smaller ones above them. It is considered that the fenestration would be relatively simple. Located on the front of the property would be a balcony at ground floor level which would enable access to the paved patio area located at the side of the applicants property. It is considered that the proposal would not appear out of keeping with the local vernacular and would not appear as a discordant and incongruous feature out of keeping with the locality. Furthermore, the scale, bulk and massing would be in keeping with the character for the area.

Members were concerned about the main entrance to the property on the previous application which was in close proximity to the boundary with Elbury. It was considered that the comings and goings at this entrance so close to the boundary with Elbury would have a detrimental impact on the residential amenities of the occupiers of this property. The ground floor entrance has been omitted and access will be via the basement. It is considered that this access arrangement will reduce the impact on the adjacent properties. In addition to the above, Members were concerned about vehicles parking close to the boundary with Elbury. According to the submitted plans all the vehicles would be parked at basement level and the retaining wall, landscaping and boundary treatment would help to mitigate any impact from glare from headlights as vehicles enter the site.

Internally the basement level would comprise main entrance hall, wet room, boot room, double garage, careers bedroom with en-suite bathroom, plant room, laundry room, utility/wheelchair storage and lift. The ground floor would comprise bedroom with en-suite bathroom, medicine cupboard, lift, kitchen, hallway, living room, cloak room and drawing room. Whilst the first floor accommodation would include 3 no. bedrooms one with en-suite and a bathroom.

It is considered that it would be necessary to remove permitted development rights for the dwelling. Under existing PD rights the dwelling could be extended by 4m to the rear meaning that the dwelling could be left with insufficient private amenity space. Overall, it is considered that the proposal would not disrupt the rhythm of the streetscene and would not be seen as being an obtrusive or alien design, which would otherwise detract from its surroundings.

Private Amenity Space/Density

According to the submitted plans the dwellinghouse would have a proportion of private amenity space located to the rear. The Supplementary Planning Document 'Development on Backland and Gardens' states at paragraph 3.35 'dwellinghouses should have adequate open space provided; as a general indication/guideline this should be no less than 50m² per dwelling. The 50m² garden area excludes any parking provision which may have been made for the dwelling. The amount of garden area provided should be proportional with the size of the dwelling proposed. There should be sufficient open space provided to enable general activities such as drying of washing, storage of dustbins, play space for small children and sitting outside to take place in a private area'.

It is considered that the proposed layout would not represent an over-intensive development of the site in relation to the prevailing pattern and scale of the residential development and due to the amount of provision of external amenity space for the potential occupiers of the site. The amount of private amenity would be in excess of 50m² and would be commensurate with other properties in the immediate locality. It is noted that the site is prominent within the streetscene due to its location at the end of the row bungalows and being

immediately adjacent to open fields, the proposal has a similar roof area to other properties in the locality. It is considered prudent to attach conditions relating to boundary treatment and landscaping, in order to help assimilate the proposal into the local environment.

Impact on Residential Amenity

The physical effect of the development upon the amenity of adjacent properties and the future occupiers of the proposed dwelling by reason of overshadowing, overlooking, visual intrusion, odour or in any other way is a key consideration. This primarily includes the detached dwellinghouse located to the south of the application site, known as 'Elbury'. This property is most intimately related to the application site as it shares a common boundary. To the north of the application site are a pair of semi detached dwellinghouses which are known as 'Flash Cottage' and 'Marton'.

According to the submitted plans, on the side elevation (south aspect) of the proposed building facing Elbury at ground floor level would be several windows and doors, some of which would serve habitable rooms. The objector is concerned about the patio doors in this elevation which would lead out on to the paved patio area. However, it is considered that the boundary treatment and landscaping (which will be conditioned) would help to mitigate any negative externalities. At first floor level there would be a gable element incorporating a window which would serve a staircase. It is not considered that this window would result in any loss of privacy etc for the occupiers of Elbury. Located on the rear elevation of the proposed dwelling (west aspect) would be several windows and a set of French doors at ground floor level and one window at first floor level. All of these apertures serve habitable rooms. Again it is considered boundary treatment and landscaping would help to alleviate any problems associated with the proposal. The bedroom window at first floor level would be centralised and given the orientation of the proposed dwellinghouse will not result in any direct overlooking of the private amenity space of Elbury.

Located to the north of the application site are a pair of semi detached cottages, given the distance separating these properties is in excess of 100m, no significant amenity issues are raised. As such the proposal is in accordance with Policy BE.1 (Amenity).

Personal Circumstances

The agent has stated that the proposed dwelling is required to meet the future needs of the applicant's daughter who is severely mentally and physically disabled. The agent goes on to state that the applicant's daughter requires constant 24 hour care. This includes a single carer helping the applicant's daughter with her day to day needs. In addition, the NHS provides additional 'Complex Care' which is provided by two carers in 5 hour shifts. Furthermore, two managers can visit the property up to 4 times a week to bring stock and

medical supplies and deal with the administration paperwork. In addition to all of the above, a supervisor will call on an ad hoc basis to make spot checks.

It is considered that the purpose designed facilities would provide additional space to utilize lifting equipment, hoists and motorised chairs. The agent contends that the building of this size is necessary to meet all the care needs. The accommodation would also incorporate a lift which would give access to the various floors and egress at the same level as the existing access point to the highway. It is considered that the proposal would enable the applicants to provide continued care for their daughter whilst addressing her medical needs and retaining close links to familiar surroundings. However, personal circumstances are not a material reason for allowing the proposal, as the development would exist long after the personal circumstances have ceased to be material. Therefore, the application must be assessed on the relevant material planning considerations, which are cited in this report.

Highways

According to the submitted plans and application forms there would be 7 car parking spaces in total (2 no. inside the garage and 5 located outside). The agent has stated that this number of spaces would be required due to the amount of medical practitioner's which visit the applicants daughter. However, he does concede that it is unlikely that they all turn up at the same time. Consequently, the case officer considers 7 no. car parking spaces is excessive and has requested amended plans omitting two of the spaces, which have not yet been received at the time of writing this report. Colleagues in Highways have been consulted regarding the application and do not have any objections subject detailed drawing outlining the site's access arrangements. It is considered that the proposal complies with policy BE.3 (Access and Parking).

Contamination

Paragraph 2.42 of PPS23 'Planning & Pollution Control' states that sufficient information should be required to determine the existence or otherwise of contamination, its nature and the risks it may pose and whether these can be satisfactorily reduced to an acceptable level. This will require a risk assessment that identifies the sources, pathways and receptors (pollutant linkages) and as such a condition requiring a contaminated land survey is recommended.

Noise

Colleagues in Environmental Health have been consulted regarding the application and they have requested that a noise survey be conditioned, this is due to the application site being in close proximity to the A500. If following the survey, noise mitigation measures are required, these can be designed into the construction of the dwelling.

Drainage

The proposed method for drainage would be via a septic tank. Development on sites such as this generally reduces the permeability of at least part of the site and changes the site's response to rainfall. Planning Policy Statement 25 (Development and Flood Risk) states that in order to satisfactorily manage flood risk in new development, appropriate surface water drainage arrangements are required. The guidance also states that surface water arising from a developed site should, as far as possible, be managed in a sustainable manner to mimic the surface water flows arising from the site prior to the proposed development. It is possible to condition the submission of a drainage scheme in order to ensure that any surface water runoff generated by the development is appropriately discharged.

11. CONCLUSIONS AND REASON(S) FOR THE DECISION

The application site is located within the settlement boundary of Weston and the principle of residential development is acceptable. The proposal would have minimal impact upon the amenities of surrounding residential properties and would not raise any highway issues. It is considered that the development would not appear out of character in this location and is therefore acceptable. The proposal therefore complies with policies RES.3 (Housing Density), RES.4 (Housing in Villages with Settlement Boundaries), BE.1 (Amenity), BE.2 (Design Standards), BE.3 (Access and Parking) and BE.4 (Drainage, Utilities and Resources) of the Borough of Crewe and Nantwich Replacement Local Plan 2011.

12. RECOMMENDATION

Approve subject to the following conditions

- 1. Standard time limit**
- 2. Plans Reference**
- 3. Details of finished floor levels to be submitted, approved and implemented**
- 4. Details of surfacing materials to be submitted, approved and implemented**
- 5. Details of materials to be submitted, approved and implemented**
- 6. Details of boundary treatment to be submitted, approved and implemented**
- 7. Details of landscaping to be submitted including the boundary separating the application site from Elbury and the site frontage**
- 8. Landscaping to be implemented and maintained for a 5 Year period**
- 9. Remove PD Rights for all alterations, extensions and outbuildings**
- 10. All services to be located underground**
- 11. Provision shall be made for car parking spaces at all times**
- 12. Details of the method, timing and duration of any pile driving shall be approved and implemented.**
- 13. Contaminated Land Survey phase I report to assess potential/actual contamination risks to be submitted and approved. Should the phase I report recommend that a phase II investigation is required, the phase II**

investigation shall be carried out and the results submitted and approved. Should the phase II report indicate remediation is required, a Remediation Statement shall be submitted and approved. The remedial scheme in the approved Remediation Statement shall then be carried out. Should remediation be required, a Site Completion Report detailing the conclusions and actions taken at each stage of the works, including validation works, shall be submitted and approved prior to the first use or occupation of any part of the development

14. No development shall commence until an assessment of traffic noise (and vibration) has been submitted and approved. The recommendations in the report shall be implemented in accordance with the approved details.

15. The hours of construction and associated deliveries to the site shall be restricted to 0800 to 1800 hours Monday to Friday, 0800 to 1300 hours Saturday, with no work at any other time

16. Details of drainage system including septic tanks, soakaways, permeable surfaces to be submitted, approved and implemented.

17. All proposed doors/windows and any subsequent replacements shall have a Minimum 55mm Reveal

18. No agricultural vehicles to park within the curtilage of the proposed development

19. No development shall take place until detailed drawings outlining the site's access arrangements have been submitted to and approved by the LPA and no part of the development shall be occupied until the access has been constructed in accordance with approved drawings.

Location Plan: Cheshire East Council Licence No. 100049045

