

Southern Planning Committee

Updates

Date: Wednesday 2nd April 2025
Time: 10.00 am
Venue: Council Chamber, Municipal Buildings, Earle Street, Crewe
CW1 2BJ

The information on the following pages was received following publication of the committee agenda.

5. **24/2497C - JOHN MORLEY IMPORTERS LIMITED MORLEY DRIVE, CONGLETON, CHESHIRE EAST, CW12 3LF: Demolition of existing buildings and regeneration of site to provide a care home, 53 retirement living apartments and 14 houses (Pages 3 - 4)**
6. **24/4351/FUL - HILARRY, 6 MANOR ROAD, SANDBACH, CHESHIRE EAST, CW11 2ND: Construction of 2 no new build dwellings on garden land to the side and rear of No 6, including new vehicular access driveways (Pages 5 - 6)**
7. **24/4617/FUL - CHURCH MINSHULL AQUEDUCT MARINA NANTWICH ROAD, CHURCH MINSHULL, NANTWICH, CHESHIRE EAST, CW5 6DX: Change of use of agricultural land and erection of up to 29 holiday lodges and 1 x managers cabin along with the creation of four ponds, internal access roads, associated parking, drainage, landscaping and ancillary storage. (Pages 7 - 8)**

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SOUTHERN PLANNING COMMITTEE – 2ND APRIL 2025

UPDATE TO AGENDA

APPLICATION NO.

24/2497C

LOCATION

John Morley Importers Limited Morley Drive, Congleton, Cheshire East, CW12 3LF

UPDATE PREPARED

Network Rail

Network Rail have advised that they have no objection in principle to the proposal however have placed a holding objection as there is rail maintenance access point for rail plant right opposite the residential development site.

Network Rail wanted to assess whether this is likely to cause problems regarding noise from rail maintenance activities as rail maintenance can occur 24/7/365, at weekends, nighttime, evenings, bank holidays.

However, despite further information being provided from the applicant no further response from Network Rail has been received.

The applicant has provided information advising that their acoustician has surveyed the site and location considerably and they have acoustic mitigation built into the design, not only of the building fabric but also the boundary treatment and are therefore comfortable that the service yard will not pose a detrimental impact on the enjoyment and lifestyle of our residents.

On this basis it appears that noise from any servicing works would unlikely cause significant harm to living conditions of future occupiers.

Recommendation

No change to initial recommendation as set out in the main report but with the addition of the below conditions and change to the wording of some conditions per the main report:

- Prior to commencement of development a Biodiversity Gain Plan shall be submitted and approved by the planning authority.
- Prior to development above foundation stage full details of the design and specification of the proposed play area shall be submitted and approved by the planning authority.

- Condition 8 to be revised – Drainage design must proceed in accordance with drainage strategy '10626-HBL-XX-XX-DR-C-0104' Rev. P8. Dated 5.3.2024.

SOUTHERN PLANNING COMMITTEE – 2ND APRIL 2025

UPDATE TO AGENDA

APPLICATION NO.

24/4351/FUL

LOCATION

Hilarry, 6 Manor Road, Sandbach, Cheshire East, CW11 2ND

UPDATE PREPARED

Biodiversity Net Gain (BNG)

The applicant has provided a revised BNG Matrix to calculate the uplift from the revised proposal for the x2 dwellings. This concludes that the baseline value of the site has been calculated as 1.09 habitat units, 0.77 hedgerow units and 0 watercourse units. In order to achieve a 10% net gain in biodiversity, a further 0.47 habitat units and 0.14 hedgerow units are required. The agent confirms that they are looking to provide BNG by purchasing credits from an accredited body.

This is currently being review by the Councils Ecologist and will be reported to members verbally at the planning committee meeting.

The actual requirement for BNG can be secured by condition.

Cllr Corcoran

I am concerned that the application has been significantly modified since being submitted and there has been inadequate time to comment on the revised application.

I note that the proposals for a 2-storey dwelling on Heath Road have been dropped. I suggest that a bungalow would be more appropriate on that part of the site.

Comment

Neighbours were re-consulted regarding the revised plans and given 14 days to comment. Given that this seeks a reduced scheme with the dwellings on the Manor Road frontage in a similar location to that initially proposed, this is considered a fair and reasonable time period for any comments.

The comments preferring a bungalow on the Heath Road frontage are noted, however the LPA has to consider the application as put forward. Also, the land fronting Heath Road is no longer within the site edged red and thus is outside of the application site.

Public consultation period

Neighbours were re-consulted regarding the revised plans on 19th March giving 14 days to comment. This expires noon on 2nd April 2025.

Comment

At the time of writing the update report on noon of 31st March no further neighbour comments have been received. Members will be verbally updated should any further comments be received up to the time of the planning committee meeting.

In the event that members vote to approve the application the decision will be delegated back to officers to consider any late comments.

Recommendation

DELEGATED to the Head of Planning to approve (subject to the consideration of any late representations) and the conditions set out within the main report and the following additional condition.

- Prior to commencement of development a Biodiversity Gain Plan shall be submitted and approved by the planning authority.

SOUTHERN PLANNING COMMITTEE – 2ND APRIL 2025

UPDATE TO AGENDA

APPLICATION NO.

24/4617/FUL

LOCATION

Church Minshull Aqueduct Marina Nantwich Road, Church Minshull, Nantwich, Cheshire East, CW5 6DX

UPDATE PREPARED

Environment Agency

The Environment Agency advise that the proposed development will be acceptable if the measure(s) detailed in the non mains drainage assessment and ecology report submitted with this application are implemented which require:

- Ensuring drainage ponds are planted to help filter surface water run off entering the ponds.
- No siting of the package sewage treatment plant within 50 metres or upslope of any well, spring or borehole used for private water supply

Comment

Comments are noted and compliance with the non mains drainage assessment and ecology reports can be secured by condition.

Councils Drainage/Flood Risk team and the Canal and Rivers Trust (CRT)

Both the Councils Drainage/Flood Risk team and the Canal and Rivers Trust advised that they have no objection in principle however required further information regarding surface water drainage.

Further details have since been provided which provided options A and B. Option A sought to use the existing outfall pipe in CRT ownership to deal with surface water disposal and Option B seeks a new pipe being installed on the site to deal with surface water disposal.

The CRT raised concerns that in order to allow use of the existing pipe within CRT ownership would require surveys/investigation to consider the condition of the pipe to confirm it would be able to deal with extra water flow. As a result, the applicant has confirmed that they will install their own pipe which can be secured by condition.

Therefore, the CRT raise no objection subject to conditions requiring:

- Being clear of the route to assess any impact to the canal infrastructure – its proximity to the canal embankment and ability to affect its stability
- Ensuring that this proposed drainage route would not adversely impact Aqueduct 10A culvert by reason of additional flow or contamination, e.g. ensuring that any additional flow to the River Weaver does not compromise the culvert structure and that it is appropriately managed to be contaminant free.
- Access to canal infrastructure, culvert and water management features must be maintained for inspection and maintenance.
- Care will also need to be taken during the construction (and operation) of the development to ensure that the drainage flow remains uncontaminated and would not block this outfall channel.

The Councils Drainage/Flood Risk team raise no objection to this subject to condition requiring a revised surface water drainage scheme be submitted which confirms the final outfall location for the surface water generated by the development.

Construction methods could be secured under a Construction & Environmental Management Plan condition.

Comment

Condition requiring details of the location of the new surface water drainage outfall and its management would appear to address comments from both the CRT and the Councils Drainage/Flood Risk team.

Condition 5 in the main report requires a construction management plan to protect the bridge outside the site, this can be revised to include construction and environmental management plan.

Recommendation

No change to initial recommendation as set out in the main report but with the addition of the below conditions:

- Prior to commencement of development a Biodiversity Gain Plan shall be submitted and approved by the planning authority.
- Development shall only proceed in compliance with the submitted non mains drainage assessment
- Prior to commencement of development, the applicant must submit a revised surface water drainage scheme which confirms the final outfall location for the surface water generated by the development.
- Condition 5 to be revised to a construction and environmental management plan