

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.