

Southern Planning Committee

Updates

Date: Wednesday, 22nd April, 2015
Time: 1.00 pm
Venue: Council Chamber, Municipal Buildings, Earle Street, Crewe
CW1 2BJ

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

- 6. **14/5533N Land At School Lane, Bunbury: Erection of 34No. Dwellings, a School Car Park with associated access road and new landscaping for Bloor Homes North West** (Pages 1 - 2)
- 7. **Land at School Lane, Bunbury** (Pages 3 - 4)
- 11. **14/5254C Elworth Wire Mills, Station Road, Sandbach, Cheshire CW11 3JQ: Erection of 47 no. dwellings comprising 20 no. 1 bed apartments; 10 no. 2 bed apartments; 4 no. 3 bed houses; 13 no. 2 bed houses, with car parking and associated external works for Richard Harrison, Lane End Developments (Uk) Ltd & Adactus H** (Pages 5 - 6)
- 15. **14/5886C Land At The Green, Middlewich, Cheshire: Replan and substitution of housetypes of plots 15-22 of extant planning permission 13/1418C for Mr Sean McBride, Persimmon Homes** (Pages 7 - 8)

Please contact Julie Zientek on 01270 686466
E-Mail: julie.zientek@cheshireeast.gov.uk with any apologies, requests for further information or to arrange to speak at the meeting

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SOUTHERN PLANNING COMMITTEE – 22ND APRIL 2015

UPDATE TO AGENDA

APPLICATION NO.

14/5533N

LOCATION

Land at School Lane, Bunbury.

UPDATE PREPARED

20th April 2015

Plans

The key plans in the committee packs wrongly include a layout plan that does not include the proposed car park. This plan should be disregarded.

Education

Education have yet to respond and a verbal update will be provided to Members at the meeting.

Recommendation

No change to the recommendation.

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SOUTHERN PLANNING COMMITTEE – 22nd APRIL 2015

UPDATE TO AGENDA

APPLICATION NO.

14/2204N

LOCATION

Land at School Lane, Bunbury.

UPDATE PREPARED

20th April 2015

Reason for Refusal

The reason for refusal recommended on this report should be amended to read as follows:

The proposed residential development is unsustainable because it is located within the Open Countryside, contrary to Policies NE.2 (Open Countryside) and RES.5 (Housing in Open Countryside) of the Borough of Crewe and Nantwich Replacement Local Plan, Policy PG 5 of the Cheshire East Local Plan Strategy – Submission Version and the principles of the National Planning Policy Framework and create harm to interests of acknowledged importance.

Recommendation

Agree to amend the reason for refusal as set out above.

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SOUTHERN PLANNING COMMITTEE UPDATE – 22nd April 2015

APPLICATION NOs: 14/5254C

PROPOSAL: Erection of 47 no. dwellings comprising 20 no. 1 bed apartments; 10 no. 2 bed apartments; 4 no. 3 bed houses; 13 no. 2 bed houses, with car parking and associated external works

ADDRESS: ELWORTH WIRE MILLS, STATION ROAD, SANDBACH, CHESHIRE, CW11 3JQ

APPLICANT: Mr RICHARD HARRISON

Officer Comments

Highways & Parking

Since publication of the agenda, The Head of Strategic Infrastructure (HSI) has provided further comments confirming that despite the submission of amended plans, there is still a lack of parking. The HSI has stated that the 'the revised site layout still does not accord with CEC minimum parking standards', which are contained within the emerging 'Cheshire East Local Plan Strategy Submission Version' (CELPSSV). These are as follows:

- Houses/Flats (2/3 bedroom) 2 parking spaces per bedroom;
- Houses/Flats (1 bedroom) 1 parking space per bedroom; and
- Visitor parking for flats 1 parking space per 5 units.

Thus, the minimum provision according to the CELPSSV would be:

- 27 (2/3 Bedroom Houses/Flats) = 54 parking spaces;
- 20 (1 Bedroom Houses/Flats) = 20 parking spaces; and
- 30 Flats visitor parking = 6 parking spaces.

Therefore, a total of 80 parking spaces would be required according to the CELPSSV, whereas, there are just 61 associated with the revised proposed layout (a shortfall of 19 spaces). However, as per the committee report in the agenda reports pack *"it is important to note that this scheme is for 100% affordable units where the likelihood of car ownership will be less than that of open market housing. Additionally, the site is located in a highly sustainable location where it is directly opposite Sandbach Railway Station and other public transport links serving the wider area. Further, the standard as referred to by highways is not yet formally adopted and as such, a refusal could not be sustained on this basis"*.

Further comments have been made by the HIS with respect to following:

- No detail showing refuse vehicle servicing

- Driveways fronting Hill Street should have unobstructed visibility
- The proposed access to the 18 space car park for plots 25-38 should be located a minimum of 20m from the site access with Hill Street
- The footways bounding the site on Station Road and Hill Street are substandard in width, to provide safe pedestrian access between the site and Sandbach Railway Station and the bus stops on Station Road, to the north of the site, the footways should be widened to 2.0m and the land required from the site to achieve this dedicated as public highway under Section 38 of the Highways Act 1980.

With respect to refuse vehicles and visibility splays, Members will note that condition numbers 18 and 19 respectively, require such detail to be submitted for approval. Further, the submitted layout plan clearly shows that the distance between the junction where Hill Street meets with Station Road and the proposed access to the site would more than exceed 20 metres (at least 40 metres).

Turning to the footways, these are existing pavements outside of the site and would not be affected by the proposals. It would not be reasonable to request the developer to increase the width of these existing pavements.

The proposals are therefore found to be acceptable in terms of highway safety as discussed in the main agenda reports pack.

RECOMMENDATION - No change to recommendation.

SOUTHERN PLANNING COMMITTEE UPDATE – 22nd April 2015

APPLICATION NOs: 14/5886C

PROPOSAL: Re-plan and substitution of house-types of plots 15-22 of extant planning permission 13/1418C

ADDRESS: LAND AT THE GREEN, MIDDLEWICH, CHESHIRE

APPLICANT: Mr Sean McBride (Persimmon Homes)

Officer Comments

Public Open Space

Members should note that at page 155 of the agenda reports pack, there is an error in the commuted sums recommended for both children's playspace and for amenity greenspace. The figures cited in the report are based on the addition of 7 units. However, this proposal only results in an additional 5 units (63 originally approved and 68 now proposed). As such, the original contribution towards open space should be increased on a pro-rata basis for the additional 5 units by the following amounts:

- £1678.80 for children's playspace
- £372.85 for amenity greenspace

Subject to this, the proposals are found to be acceptable in terms of open space considerations as discussed in the main agenda reports pack.

RECOMMENDATION – amend the recommendation on page 158 of the agenda reports pack to account for the revised figures as follows:

APPROVE subject to Deed of Variation to the existing Section 106 Agreement to bind the whole site and secure:

- **Affordable housing comprising 2 additional intermediate tenure dwellings**
- **Additional payment for children's playspace (£1678.80)**
- **Additional payment for amenity greenspace (£372.85)**
- **POS contributions to be spent in accordance with the Council's interim policy within 800m of the development site**
- **Provision for a local residents management company to maintain the on-site amenity space**
- **Additional Education Contribution (£9343)**

And the conditions listed on page 159 of the agenda reports pack.

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