

Strategic Planning Board

Updates

Date: Wednesday, 1st July, 2015
Time: 10.30 am
Venue: Council Chamber, Municipal Buildings, Earle Street, Crewe
CW1 2BJ

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

Planning Updates (Pages 1 - 10)

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information or to arrange to speak at the meeting

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Application No: 14/5886C

Location: LAND AT THE GREEN, MIDDLEWICH, CHESHIRE

Proposal: Re-plan of previously approved development 11/4545C to provide 13 dwellings instead of 8 units in this area (increase by 5).

Applicant: Mr Sean McBride, Persimmon Homes

Expiry Date: 06-Apr-2015

UPDATE REPORT – 25th JULY 2015

ADDITIONAL REPRESENTATIONS

Additional representations have been received since the report was prepared making the following points.

Previous Objection

- The following took the time to write and object to any development on this site:
- Bunbury Close 18, 20, 22, 23, 25; Broxton Ave 9, 15, 17, 19, 29, 31, 33, 35, 37, 39 Livingstone Way; 21 Chadwich Road ; 38 Lister Close; 6 Beeston Close; 4, 6, 8, 10, 12, 14, 18, 20 The Green; 24, 26, 30 Eardswick Road; 19, 20, 23, 27, 29, 39, 41, 53, 57a
- And a petition of 57 signatures was submitted in opposition to a development of 68 Dwellings.
- This was back in November 2010. However a change of building firm and a couple of years down the line and Persimmon Homes were granted full planning permission in March 2012 for 64 dwellings.

Design and Layout

- Changes will seriously compromise the estate.
- The plans initially had 3/4 bed house which was in keeping with the image of the development, with these being changed to the smaller 2/3 beds this knocks out the proportions of cheap/expense houses devaluing the estate and the houses already sold.
- The change to smaller house types is disappointing given the assurance residents were given at the time of purchase that the existing layout would be built,
- The application states that density of homes increases from 31.5 units per hectare to 51.3 units per hectare (an increase of over 50%). This change should not come at the expense of cramming in more houses to maximise profit.
- Estate and houses have no character and compared to others

- Far from ascetically pleasing to the eye.
- Would not benefit the visual design of this estate
- Since obtaining planning permission Persimmon have increased the number of homes on the right hand side of the site by 60% (22 dwellings to 35 dwellings). However they have not increased the amount of 'green space' on the site in line with the increase in houses. Surely this is against Council rules. Why were was this allowed?
- Residents were shocked to hear that yet another request had been submitted for even more homes to be build, this time a 63% increase (8 to 13). Yet again the plan is severely lacking in green space.
- Someone on the planning committee should check the planning rules regarding the amount of green space per household, as residents suspect this development now falls well below the excepted levels.
- Instead of it being 'in keeping' with the surrounding estates, it is looking more and more like a concrete jungle every day as the houses are just squeezed together to make extra money.
- The houses on the left are well spaced, allowing for green space and light around the site. The houses on the right hand side of the estate unfortunately are the complete opposite and residents are shocked planning permission was granted for such a densely packed group of houses.
- Residents appreciate the fact that Persimmon doesn't want to build 8 large houses and they want to build smaller houses. One suggestion would therefore be for them to create a plan with 8 smaller houses (each with 2 car parking spaces not including the garage) and the remaining space they can grass over or build a small child's park or build a few visitors parking spaces, which kids can use to play on their skate boards as the roads aren't safe to play on due to the lack of parking and subsequent parking on the pavement.

Parking and Highways

- Original plans were seriously flawed in relation to parking expectation and other areas.
- This will further hinder the parking situation and will increase the risk on accidents to the children of the estate.
- The road becomes a car park in evenings and weekends with cars parked on the pavements, grass verges and in the roads
- Due to lack of parking most of the limited green space on existing properties turned has been turned into additional hard standing or gravelled area.
- Jubilee Pastures is already becoming crowded with cars parked on the road with lack of driveways causing upwards of 15 cars regularly parked on the pavements.
- As existing properties have a shared drive anyone with more than one car cannot realistically purchase these houses as there is no additional space to park more than one car, without block access to the driveway.
- Other sites and other plots on Jubilee Pastures have been better planned with parking spaces besides the houses, rather than at the front only e.g. plots 63, 64,57 and 44.
- The road layout is awkward and dangerous in places and the access to the estate is far from ideal.

- Unhappy residents of the green who strongly objected to the estate being built in the first place, do not attempt to hide their disapproval of new residents driving or even walking along their once peaceful road.
- The road is already busy without the increase. The layout is awkward and dangerous especially at the entrance.
- There is only a public footpath on one side of the road.
- 63% increase 8-13 in proposed dwellings all of which provided with 1 allocated parking space is insufficient for the predicted/expected arrival of 10 further vehicles to the site.
- Parking is already proving an issue resulting in off road parking on pavements, kerbs and green areas proving a danger to pedestrians and restricting access.
- The traffic entering and leaving this site are making it very unsafe on The Green, residents certainly DO NOT want any more properties on this site. The site is already over developed with no thought given to either the residents already in the area or the prospective purchasers of these new dwellings.
- This development has now made The Green into a rat run for all the cars from Jubilee Pastures. They have no concern for the safety of the residents of The Green or of the children from Jubilee Pastures who now spend most evenings and weekends playing in the road outside the bungalows on The Green.
- The increase in traffic far exceeds the figures given during the application. The Green was never designed and cannot support all this extra traffic due to the insufficient width and lack of maintenance.
- There is obviously not enough parking on the site. The developer should be forced to provide more parking on the site and provide a safe play area for the children of this development.
- This site has been changed significantly since the plans were approved (against the wishes of local residents) If this further change is going to be agreed there should be a changes made to the original application, with regard to access to the site. This should now be changed to access and egress into Bunbury Close onto Davenham Way and through onto Warmingham Lane. The existing access and egress into The Green could then be blocked off completely. This would then return The Green to the safety and peace and quiet it used to enjoy.
- It is common knowledge that the average family now has at least 2 vehicles, to which non of Persimmons planned houses will accommodate. As a result vehicles are being parked off road on pavements, Kerbs and green areas. Should these plans be approved the resulting parking/access situation will worsen.

Amenity

- The original planned dwellings already overlook neighbouring property and therefore existing residents do not want further dwellings bringing additional families to also overlook them
- These unimaginative 'box style' houses which line the perimeter of a once beautiful Green Belt field, bring a host of unpleasant issues, the top one being a total loss of any privacy

- These houses have been built directly behind and overlooking existing property, not even with the gable end facing on.
- There is an impact on living conditions due to over crowding of houses.
- object to further dwellings as this will, without doubt, bring yet further noise, having been subjected to concurrent parties
- There is the constant dust and noise

Notification

- Residents on the new estate on have never been informed officially. There was no information posted to their houses or placed on the lamp post outside, which is right next door to the development.
- Some residents were told that the application had been withdrawn and thought that was the end of it. So they were extremely surprised to hear that a planning meeting was being scheduled on the 8th July to discuss another draft of the plan, which has not been opened up to public consultation.
- Persimmon homes have already started to clear the land, almost as if they think this planning request is a done deal by circumnavigating residents

Other

- Residents on The Green are disappointed with the way this development is going.
- Persimmon have a complete disregard for anybody. Currently excavating footings for properties that haven't even been granted permission. (19/06/2015)
- Residents don't appreciate paying an extortionate amount of money to maintain green areas on the estate when all they can see is bricks and cars.
- Don't appreciate paying a lease on a property to a company that has no regard for anybody and seem to be a law into themselves.
- Persimmon not even having the courtesy to make the new plans public to the existing residents.
- Because persimmon have refurbished the park on Moss Drive that Cheshire East will pass any changes they want to make, regardless of the impact that this has on the residents, roads, green areas and safety of the general public.
- Cheshire East have already given permission and the meeting is just a formality
- It is unacceptable that Persimmon continue amending plans on The Green as they go along purely to 'suit themselves', manifesting as much money from this estate as they can possibly extract.
- No consideration what-so-ever has ever been demonstrated by Persimmon for the residents who already owned properties surrounding this shambolic development.
- Persimmon should have ascertained their own profit and loss at the beginning, not keep moving the goal post to suit themselves.
- Demand for these awful buildings must be very low indeed now, as far superior dwellings have been constructed along Warmingham Lane.

- This is seriously questionable behaviour. Therefore the original 8 dwellings, should remain precisely 8. Persimmon should be stopped from simply "running roughshod". It has gone on long enough
 - Persimmon Homes have shown complete disregard to conditions originally agreed to, these include working hours and cleaning and maintenance of the road.
 - Residents of the new properties bought houses under the impression that the existing plans were to be upheld.
 - They are already building the houses on the other side of the, which they put amended plans in for and had granted, but residents were not even aware of this until recently.
 - Persimmon homes have already made an extra turnover of around £1.3 million, this doesn't include the fact that they own the lease to all of existing houses for which we pay them £200 per year going up by £200 every 5 years on a 999 year lease. So residents 100 years the lease will be £2,400 per house, which will net them a cool £28million profit over the following 900 years just on the extra houses alone.
 - Persimmon are laughing all the way to the bank.
 - Persimmon customer service is the worst residents have ever experienced, they have to report problems over and over to get any issues fixed.
 - Persimmon were on 'Watch Dog' a few weeks ago regarding the quality of their homes
 - Problems experienced include serious water leaks into the lounge to having the shower trip out whilst in use, due to the electrics not being wired properly. A vent in a downstairs toilet had a solid wall behind it and unfortunately this wasn't an isolated incident.
 - One resident has started a Facebook group where people can share their housing problems.
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- A tool used in "Six Sigma" is a 'like and must' analysis created by speaking to both parties (The residents and Persimmon Homes). The key is to decide what criteria is a 'must' and what is a 'like'. Residents are quite willing to open up a dialogue with Persimmon homes. If they have several layout options they wish to run past them, they are happy to view them in the sales office and pick one, so long as they have considered their like and must criteria and haven't just focused on their own criteria.

Petition

- It is not fair to keep expecting people to comment on plans after plans, when the plans just go ahead anyway with no changes and they feel completely ignored
- If residents had known there was such strong opposition to this site they would never have bought a house. They cannot believe a company has been given permission to build on 'green belt' land and worse still as environmentalists, they own a houses.

- It should be a condition of planning permission that the sales team are forced to disclose upon trying to sell a house "This house is built on Green Belt", at least then they would have had a choice.
- Now to rub salt in the wounds, they want more houses and even less green space.
- The residence of Jubilee Pastures have started our own petition on Care2.com called "The Green, Jubilee pastures in Middlewich". It has over 30 signatures so far and they want their voice to be heard, as so far residents have been completely ignored and we are the ones that are mostly affected by any decisions the council makes.

STRATEGIC PLANNING BOARD – 1 July 2015

UPDATE TO AGENDA

APPLICATION NO.

14/5579C

LOCATION

Land off Main Road, Goostrey

UPDATE PREPARED

29 June 2015

CONSULTATIONS

Flood Risk Manager – No objections subject to conditions relating to finished floor levels and drainage.

Open Space – No objections subject to provision of onsite amenity greenspace and financial contribution towards upgrading existing facilities on Booth Bed Lane.

REPRESENTATIONS

One further letter of representation has been received responding to the Committee report and noting:

- In the Inspector's report on the emerging Local Plan it states *'In the case of Goostrey which adjoins Holmes Chapel, a larger Local Service Centre, it is anticipated that development needs will largely be provided for in Holmes Chapel.'*
- Saying that Goostrey is proposed as an LSC, does not make it a sustainable location.
- The site is not within a reasonable distance of the most vital facilities.
- The suggested service enhancement cannot be enforced as it is operated by a third party who will be under no obligation to operate the service should they choose not to do so.
- No guarantee that a long-term sustainable solution for the bus service would be provided.
- The 319 bus will still not go to the places where Gladman's 'Rural Solutions' report claims there is employment – for example it does not go to Northwich, Middlewich, Knutsford, or Congleton which also cannot be accessed by train.
- There are no new jobs to support 400+ new residents.
- Application should additionally be recommended for refusal on the grounds of non-sustainability.

- Three lengths of Hedgerows meet Criterion 5a of the Hedgerow Regulations Act 1997 and are therefore considered 'important'. Since Criterion 5a deals with Archaeological and Historical criteria (as opposed to ecological) the hedgerows cannot be removed or translocated. One of these hedgerows completely blocks all access to the site from Main Road (and there is no other access possible or proposed) this is another reason that the application should be recommended for refusal.
- The report does not point out that grade 1 agricultural land is part of the site (as well as grade 2 and 3) and this would be destroyed by the proposed development. This is shown in the applicants Land Research Associates report in the first table in the appendix entitled "Land at Goostrey: ALC Soil Resources Survey – details of observations at each sampling point" (row 3).
- The loss of 6.9 hectares of Best and Most Versatile Agricultural Land (BMV) agricultural land should be another specific recommended reason for refusal together with the harm from the principle of residential development in open countryside.

APPLICANTS SUBMISSION

The applicant has also responded to the recommendation of refusal by noting:

- Without receiving detailed evidence from JBO, the alleged impact of the proposed development on the efficiency of the telescope cannot be considered
- Unable to determine whether the development would impair the efficiency to an unacceptable level and would therefore result in the proposals being contrary to local plan Policy PS10.
- As a consequence we are unable to respond to their comments in any more detail than we have already done so to date.
- Also will be interesting to see how JBO addresses the issue in promoting its own development proposals to extend their on-site visitor centre and SKA headquarters in the near future.
- Acknowledge that the proposed development would have a minor negative impact on the setting of Swanwick Hall. But limited inter-visibility with the site and the comprehensive landscaping proposed will mitigate any potential impact further. Consequently, this should be given minimal weight in the planning balance.
- Loss of BMV land is necessary to meet the housing needs of Cheshire East and Goostrey. CEC is promoting housing allocations in its emerging local plan that involves the loss of BMV, in order to meet development requirements. The loss of BMV in this context should be afforded very limited weight in the planning balance.
- Benefits of proposal include:
 - Delivery of market housing;
 - Policy compliant proportion of affordable housing;
 - Provision of housing of various types and sizes;
 - Increased employment;

- Increased spending in the local area to boost Goostrey's economy;
- A significant sum of New Homes Bonus funding;
- A considerable amount of new public amenity space, including proposed new public footpaths (built to UK bridleway standards);
- Enhancements to green infrastructure and biodiversity;
- Increased flood storage to reduce the risk of flooding to the surrounding area;
- Enhancements to the 319 bus service;
- Improvements to cycle storage at Goostrey railway station;
- Financial contribution towards Goostrey Scout Hut;
- Financial contribution towards Booth Bed Lane Play Area.

Overall, no significant harm can be demonstrated by the development as proposed and there are no technical or environmental impacts that would significantly or demonstrably outweigh the substantial benefits of delivering housing as proposed.

CONCLUSION

All comments noted above are acknowledged, however, as in the original report, the application is recommended for refusal.

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