



Southern Planning Committee

Updates

Date:	Wednesday, 8th July, 2015
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.

Planning Updates (Pages 1 - 14)

Please contact	Julie Zientek on 01270 686466
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Southern Planning Committee – 8th July 2015

UPDATE TO AGENDA

APPLICATION No.

15/0586N – An outline planning application for the erection of up to 106 dwellings, landscaping and associated works. All matters are reserved except access on to University Way. The application is not seeking approval of details for the internal highway / cycle / pedestrian network.

LOCATION

Land Off, University Way, Crewe

UPDATE PREPARED

3rd July 2015

OFFICER REPORT

Since the completion of the committee report, the applicant has submitted a rebuttal to the comments received from the Council's Planning Policy Officer. The rebuttal reiterates that *'there is no reasonable prospect of the application sites being use for the purposes for which they are allocated under the adopted Crewe and Nantwich Local Plan, and so the alterative use of the sites is therefore acceptable, with regard to prevailing national planning policy.'*

The rebuttal notes the Planning Inspector's 'interim views' that the Council need to be more ambitious in terms of job growth. However, it advises that the need for housing is also significant and outweighs the loss of this employment site.

It is advised that insufficient weight has been given to the NPPF within the committee report.

The rebuttal concludes that the Council should be considering the site now, rather than safeguarding it for a future date.

Conclusion

This rebuttal does not alter the Council's view that the development site does remain suitable and viable for employment use and there is potential for alternative employment uses.

RECOMMENDATION

No change

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SOUTHERN PLANNING COMMITTEE – 8th July 2015

APPLICATION NO: 14/5548C

PROPOSAL: Erection of up to 90 dwellings and formation of access point

ADDRESS: Land off Dunnocksfold Road, Alsager

APPLICANT: PE Jones Ltd

CLARIFICATION

The number of dwellings proposed as part of this application is 90 dwellings and not 88 as stated within the main report. This change does not alter the conclusions of the main report and the development complies with the outline consent which was for a development of up to 95 dwellings.

CONSULTATIONS

Head of Strategic Infrastructure: No objection

APPRAISAL

In terms of the internal highways design this has been subject to negotiation with the Councils Highways Officers and meets the Councils requirements.

The parking provision on this site has been increased to meet the Councils standards and further information has now been provided to confirm that the garage spaces are large enough to accommodate a car.

As a result the Head of Strategic Infrastructure has now considered this application and raised no objection to the development and the development is considered to be acceptable.

RECOMMENDATION:

APPROVE subject to the following conditions

- 1. Approved Plans**
- 2. Materials to be submitted and approved**
- 3. The future reserved matters application to include an updated Badger Survey**
- 4. Implementation of the tree and hedge protection measures as proposed**
- 5. Submission of contact details for the appointed supervising arboricultural consultant and key site personnel.**
- 6. Adherence to the submitted Arboricultural method statement**
- 7. Service routes to be submitted and agreed in writing**
- 8. Bin and cycle storage details for the apartments**
- 9. Dust control measures**

10. Restriction to the hours of piling works

Informative:

1. PROW advice note

In order to give proper effect to the Board's/Committee's intentions and without changing the substance of the decision, authority is delegated to the Head of Planning (Regulation), in consultation with the Chair (or in her absence the Vice Chair) of Southern Planning Committee, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice

SOUTHERN PLANNING COMMITTEE – 8th July 2015

APPLICATION NO: 14/5925C

PROPOSAL: Replan and substitution of housetypes on plots 41-47, 82 and 100-102 of extant planning permission 12/0009C

ADDRESS: Land off Fodens Test Track, Moss Lane, Sandbach

APPLICANT: Persimmon Homes (North West)

APPRAISAL

An amended plan has now been received to show the rear elevations of the dwellings on plots 41-47 together with the boundary treatment and gabion wall. This shows that the gabion wall would have a maximum height of 1.5 metres.

This wall would not have a wider impact upon the landscape given the siting of the dwellings on the Bellway scheme to the south and it would be seen in the context of the adjacent railway embankment which is set at a higher level.

RECOMMENDATION:

No change to the recommendation within the main report

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Southern Planning Committee – 8th July 2015

UPDATE TO AGENDA

APPLICATION No.

15/1248C – Outline planning application (including Access) for 2 dwellings

LOCATION

Land adjacent to, 96, Macclesfield Road, Holmes Chapel, Cheshire, CW4 8AL

UPDATE PREPARED

6th July 2015

CONSULTATIONS

Environmental Protection – In response to the submitted noise survey and mitigation scheme; no objections, subject to the implementation of the proposed mitigation measures.

OTHER REPRESENTATIONS:

An objection has been received from 1 additional neighbouring property. The main areas of concern relate to;

- Principle of development in the Open Countryside
- Impact upon private right of way
- The proposal does not represent 'infill' development
- Highway safety

APPRAISAL

Social Role

Amenity

Since the completion of the committee report, the applicant has submitted a noise survey in order to prevent the inclusion of this as a recommended condition.

In response to this survey, the Council's Environmental Protection Officer has raised no objections, subject to the proposed mitigation measures outlined within the report being implemented.

A further neighbouring letter of objection has also been received during the application process. All the issues raised other than the 'right of way' concern have already been addressed in the original committee report.

The planning process only has control over aspects of land which it responsible for. For example, if the parcel of land in question was a registered 'Public Right of Way' or an 'Adopted highway', we would be able to comment on the impacts the development would have upon these accesses. However, as the right of way in this instance is 'private', we do not have control over it. Any concerns or dispute the objector may have over the usage of this land will need to be addressed outside of the planning process.

Subject to the addition of this as an additional condition relating to the noise mitigation measures, it is considered that the proposal would adhere with Policy GR6 of the Local Plan and would not create any significant amenity concerns.

CONCLUSION

Subject to the addition of 1 further condition relating to noise mitigation implementation, no further changes are proposed to the recommendation.

RECOMMENDATION

APPROVE subject to the following conditions;

- 1. Time Limit (Outline) A06OP**
- 2. Submission of reserved matters A01OP**
- 3. Reserved Matters application made within 3 years A03OP**
- 4. Development in accordance with approved plans**
- 5. Reserved Matters to be accompanied by a comprehensive package of arboricultural information in accordance with BS 5837: 2012 Trees in relation to design, demolition and construction.**
- 6. Prior submission of replacement tree planting plan**
- 7. Prior submission of a surface water drainage plan**
- 8. Implementation of noise mitigation measures**
- 9. Prior submission of a Phase 1 Contaminated land report**
- 10. Prior submission of electromagnetic screening measures (Jodrell Bank)**
- 11. Removal of PD Rights (A-E)**
- 12. Nesting birds**
- 13. Prior submission of features suitable for breeding birds**

Informatives:

- 1. NPPF**

SOUTHERN PLANNING COMMITTEE – 08th JULY 2015

APPLICATION NO: 15/1745N

PROPOSAL: Outline planning permission sought for proposed erection of two detached dwellings.

ADDRESS: Land east of Butt Green House, Wybunbury.

APPLICANT: Messrs Whittingham, Jones and Munroe

CORRECTION

Page 203 of the agenda states that the visibility splays shall measure 2.4m x 160m in the leading direction and 2.4m x 120m in the non leading direction.

This should state that the visibility splays shall measure 2.4m x 106m in the leading direction and 2.4m x 120m in the non leading direction.

CONSULTATIONS

CEC Flood Risk Manager: No objections raised in principle, subject to a condition to secure a surface water disposal scheme to be submitted to and approved in writing by the Local Planning Authority.

RECOMMENDATION

APPROVE subject to the following conditions:-

- 1. Submission of Reserved Matters**
- 2. Application for Approval of Reserved Matters**
- 3. Commencement of Development**
- 4. Plans**
- 5. Hours of Construction**
- 5. Submission / Approval and Implementation of Dust Suppression Scheme**
- 6. Submission / Approval and Implementation of Piling Method Statement**
- 7. Submission / Approval of Information regarding Contaminated Land**
- 8. Construction hours**
- 9. Submission of an updated badger survey**
- 10. Survey for nesting birds**
- 11. Incorporation of features for use by nesting birds**
- 12. Features for use by hedgehogs**
- 13. Visibility splays at access shall measure 2.4m x 106m in the leading direction and 2.4m x 120m in the non leading direction with no obstruction beyond 1m in height within the plays**
- 14. Package of arboricultural information in accordance with BS5837:2012**

- 15. Existing and proposed levels**
- 16. Retention and protection of existing hedgerows**
- 17. Replacement native species hedgerow**
- 18. Surface Water Disposal Scheme**

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Southern Planning Committee – 8th July 2015

UPDATE TO AGENDA

APPLICATION No.

15/2353C – Full planning permission for 2 dwellings

LOCATION

Arclid Grange, Hemmingshaw Lane, Arclid, Cheshire, CW11 4SZ

UPDATE PREPARED

3rd July 2015

CONSULTATIONS

REPRESENTATIONS

Since the completion of the committee report, 1 neighbouring letter of objection has been received. The main areas of concern raised include;

- Principle – loss of open countryside
- Highway safety
- Design
- Amenity – Loss of privacy/overlooking, noise, loss of light

OFFICER REPORT

All the matters raised by this neighbouring objector have been addressed in the committee report.

RECOMMENDATION

No change

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SOUTHERN PLANNING COMMITTEE UPDATE – 8 JULY 2015

APPLICATION NO: 14/5029C

PROPOSAL: Detached 2 bed dwelling

ADDRESS: 2 Mount Pleasant Road, ST7 3LQ

APPLICANT: Mr N Hamand

CONSULTEES

Strategic Highways Manager: The objections to the application are withdrawn as the condition regarding visibility splays on the adjacent site has now been satisfactorily discharged (15/1883D) on 29th June 2015.

OFFICER COMMENT

The application is now considered to be acceptable in terms of highway safety.

RECOMMENDATION

The main report is amended to recommend that committee be minded to refuse the application for the one reason only:-

- 1. The proposed dwelling by reason of its siting and orientation would represent an alien feature within the street scene which would be detrimental to the character and appearance of the area. The development would be contrary to Policies PS6, H6, and GR2 of the Congleton Local Plan 2005 and guidance contained within the NPPF.**

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