

Southern Planning Committee

Updates

Date: Wednesday, 5th August, 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.

9. **14/5548C Land Off Dunnocksfold Road, Alsager, Cheshire: Erection of up to 89 dwellings and formation of access point for P.E Jones (Constructors) Ltd**
(Pages 1 - 2)

10. **15/0556N Basford Old Creamery, Newcastle Road, Chorlton, Crewe CW2 5NQ: Full (retrospective) planning consent is sought for the provision of the new modular building (temporary) B1 (Business) and change of use of the existing B8 (Storage or distribution) unit to B2 (General industrial) for Mr Jonathon Beeson** (Pages 3 - 4)

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 – 5TH AUGUST 2015

APPLICATION NO: 14/5548C

LOCATION: Land off Dunnocksfold Road, Alsager.

On 21st July 2015 a revised site plan was submitted showing the affordable housing provision and a tracking diagram for refuse vehicle movements. Below are additional comments and a consultation response from Alsager Town Council following the submission of this plan.

Alsager Town Council

Alsager Town Council expressed its continuing concern with regard to the lack of landscaping to the front of the development adjacent to Dunnocksfold Road, with the loss of amenity and outlook for existing residents. The Town Council remained concerned at the overall density of the development where this needed to be reduced in order to support improvements to landscaping and mitigate against the loss of amenity and outlook.

Comments

Following the receipt of the revised site plan, a further 5 representations have been received expressing concerns regarding the following issues:

- The Inspector on the appeal was concerned about damage to open countryside
- Inadequate landscaping
- Development is out of character with the area and is cramped and lacking space
- The density of the development is too high
- Highway safety
- Will lead to on-street parking
- Properties in the area are already failing to sell
- Lack of infrastructure
- Brownfield land should be developed first
- No benefit to the area and local residents

Recommendation

No change to the recommendation set out in the report.

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SOUTHERN PLANNING COMMITTEE UPDATES – 5TH AUGUST 2015

APPLICATION NO: 15/0556N

LOCATION: *Basford Old Creamery, Newcastle Road, Chorlton,*

Committee Members undertook a site visit on Friday 31st July and the issue of acoustic screening was raised. It is therefore proposed that an additional condition is imposed requiring submission of a scheme for further acoustic screening measures (fencing/landscaping) to the boundaries of the site.

Setting of the Listed Building.

This site is part of the former Basford Creamery within which is located Basford Bridge Cottage which is a Grade II Listed Building. There have been a series of applications/renewals for the original consent P03/0367 for conversion of the buildings on this site to office/ light industrial uses and general storage/distribution.

The Grade II Listed Building is approved for office use within the original consent P03/0367. Scaffolding has been erected to support the building in recent years.

The existing modular office building is located to the west of the Grade II Listed Building and its presence will have little impact on the setting of the Grade II Listed Building, given its temporary nature and the long term intended works to convert the Basford Bridge Cottage to office use.

The change of use of the existing B8 building to B2 use is similarly unlikely to have an impact on the cottage.

Recommendation

Approve subject to the following conditions:

- 1. Approved plans**
- 2. Materials in accordance with the details submitted with the application**
- 3. Restriction on hours of concrete sawing operations to 9am to 6pm Monday to Friday, 9am to 2pm Saturday and no working on Sundays or public holidays**
- 4. Restriction on the hours of steelwork fabrication to 8am to 6pm Monday to Friday with no working on Saturdays, Sundays or public holidays**
- 5. Submission of details of external lighting**
- 6. Concrete cutting operations that take place outside the buildings shall be restricted to the area surrounded by the concrete screen**
- 7. While fabrication and concrete work is taking place inside the buildings, all external doors shall remain closed**
- 8. Submission of a scheme for further acoustic screening measures on the boundaries**

In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Planning (Regulation) has delegated authority to do so in consultation with the Chairman of the Southern Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.