

# Strategic Planning Board

## Updates

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**Date:** Wednesday, 26th August, 2015  
**Time:** 10.30 am  
**Venue:** Council Chamber, Municipal Buildings, Earle Street, Crewe  
CW1 2BJ

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

**Planning Updates** (Pages 1 - 12)

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Please contact Sarah Baxter on 01270 686462  
E-Mail: [sarah.baxter@cheshireeast.gov.uk](mailto:sarah.baxter@cheshireeast.gov.uk) with any apologies, requests for further  
information or to arrange to speak at the meeting

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**APPLICATION NO:** 15/0446C

**PROPOSAL:** Erection of 154 two storey detached, semi detached and mews dwellings landscaping, formation of community park, open space, parking and associated works.

**ADDRESS:** Land south of Middlewich Road and East of Abbey Road, Sandbach

**APPLICANT:** Redrow Homes Ltd & Anwyl Homes

### **ADDITIONAL INFORMATION**

A revised landscape plan has been received in relation to the boundary treatment/buffer to the properties which front Park Lane.

### **ADDITIONAL CONSULTATIONS:**

**ANSA Public Open Space:** There is a need for new on site amenity greenspace to meet the future needs arising from the development and based on the policy of 2.4 average bedrooms/persons per dwelling this equates to 4,800sq m. It should be noted that if the number of bedrooms change, new calculations would need to be made. It is understood that a substantial amount of amenity greenspace is to be provided.

Following an assessment of the existing provision of Children and Young Persons provision accessible to the proposed development, if the development were to be granted planning permission there would be a deficiency in the quantity of provision by nearly 2 play facilities, having regard to the local standards set out in the Council's Open Space Study for Children and Young Persons provision.

Consequently there is a requirement for new on site Children and Young Persons provision to meet the future needs arising from the development and a one large on site facility would be preferred.

This should be a NEAP facility provided by the developer containing at least 8 items of equipment and would take into account all ages of play, items including elements of DDA inclusive equipment, infrastructure and appropriate safer surfacing.

### **ADDITIONAL REPRESENTATIONS:**

Additional representations have been received from 3 local residents which raises the following points:

- As part of the outline application the applicant stated that the applicant proposes to provide comprehensive boundary treatment/landscape scheme between the access and the adjoining dwellings at 168 and 174 Middlewich Road. This has not been provided as part of this application.

- Given the coverage in the Officer Report in relation to the concerns of certain residents and the eastern boundary treatment, which has resulted in revised plans which have seen properties moved away from the existing properties on Park Lane with enhanced boundary treatment along the whole of that eastern boundary. CEC Planning should also seek to ensure that the side boundaries between numbers 168 and 174 Middlewich Road and the new access road meet the "comprehensive boundary treatment" proposed by applicant at the outline stage
- As the road will be the single vehicular access point to the whole development, serving all traffic movements both during the construction phase as well as for the eventual occupation of the completed dwellings, the properties are in a unique position, not matched by any others adjacent to any part of the boundary of the whole Abbeyfields site being subject to all vehicle movements and associated noise, headlights (at night) and emissions entering and leaving the site.
- The existing, incomplete hedgerows, are not suitable to provide anything approaching "a comprehensive boundary treatment".
- Further to the comment from a Park Lane resident regarding trees casting significant shadows, it is requested that consideration is given to replacing the 2 x Quercus Robur on the eastern grass verge of the proposed access road, in line with the rear garden of 168 Middlewich Road, with smaller growing species to reduce loss of sunlight to the rear garden.
- It is unacceptable that a series of trees being planted as 'screens' will cast significant shadows, over the rear gardens of houses on Park Lane, for large parts of the day. The chosen trees will be planted very close to the existing rear boundaries and will mature to reach 8-12 metres in height and 8 metres wide. The West facing gardens on Park Lane currently benefit from large periods of uninterrupted sunlight, which is especially advantageous on summer evenings, after returning home from a hard days work, when the last couple of hours of daylight can be enjoyed. The shadow cast by the evergreen and deciduous trees, will cover over 75% of the rear gardens. If the trees are being planted to shield the current Park Lane residents from the new buildings, a better effect could be achieved by planting closer to the new buildings, where they would cast a shadow that would not intrude into the existing rear gardens.
- Not all residents have been consulted in relation to the amended plans
- The amended plans are a result of discussions with only a certain number of residential properties and no attempt has been made to discuss the application with other residents including those worst effected at either side of the access
- The existing hedgerow will not provide adequate screening for the dwellings at either side of the access in terms of noise and disturbance, privacy and security
- A new boundary fence should be provided for the existing residential properties at either side of the access.

## **APPRAISAL**

## **Public Open Space**

The public open space would be provided within the proposed community park and would exceed the requirements for the site.

In terms of the affordable housing provision the S106 Agreement does not identify the number of equipment that would be provided but states that this would be submitted to the LPA for approval in writing. In this case POS Officer has requested 8 pieces of equipment and the submitted plans state that this will be designed at a later date. As such a condition will be attached to ensure that the equipment details are submitted to the LPA for approval prior to the commencement of development.

The S106 Agreement for the outline application specifies that the open space/community park/play areas will be maintained by either a private management company or the Council. If the later then a contribution is included within the S106 Agreement for maintenance.

## **Landscape**

The amended landscape plan has provided further details in terms of the buffer that would be provided to Park Lane and at the entrance to the site. It is considered that this is sufficient in order to protect the residential amenity of the relevant properties.

## **Trees**

The amended plans are considered to have addressed the majority of the concerns in relation to the proximity of the trees to the boundaries of the site although there is still concern in relation to the proximity of the dwelling at plot R43 and Tree 13 a Grade C (Oak).

## **RECOMMENDATION:**

### **APPROVE subject to conditions**

- 1. Time scale**
- 2. Scheme to built in accordance with Approved Plans**
- 3. Accordance with submitted Affordable Housing Scheme**
- 4. Materials to be submitted and approved**
- 5. Surface water run-off to not exceed the undeveloped site**
- 6. Scheme for overland flow of water**
- 7. Archaeological report**
- 8. Construction Method Statement to be submitted**
- 9. Obscured glazed on selected plots with no further openings to be created**
- 10. Landscaping details to be submitted**
- 11. Implementation of approved / submitted landscaping details**
- 12. Landscaping buffer along the eastern boundary of the site in accordance with submitted plans and timetable**

**13. Details of external lighting to be submitted, approved and implemented**

**14. Prior to the commencement of development details of the proposed play area (minimum of 8 pieces of equipment to be submitted to the LPA for approval in writing.**

**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 his absence the Vice Chair) of Strategic Planning Board, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.**

**APPLICATION NO: 12/0705W**

**PROPOSAL: Proposed Anaerobic Digestion and Combined Heat and Power Plant**

**ADDRESS: Former fuel storage depot, Twemlow Lane, Twemlow, CW4 8DS**

**APPLICANT: Mr R Brown, CRES Biogas Ltd**

### **Legal Matters**

The application was initially screened for the need for an Environmental Impact Assessment (EIA) to accompany the application and the Council's Screening Opinion was that an EIA was not required.

Following a change in the environmental baseline of the area surrounding the site after submission of the application, and the identification of potential odour concerns by the Environment Agency, a request for an EIA Screening Direction was made to the Secretary of State who determined that an EIA was required.

Under r.3 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2015, the Council cannot grant planning permission for development which is 'EIA development' unless they have first taken the environmental information into consideration.

This means that should members be minded to refuse the application, a decision can be made on that basis. However, the effect of the 2015 Regulations is that members should not form any other view about the application until such time as the applicant has submitted the environmental statement to enable the EIA to take place.

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Application No: 14/4950N

Location: Land north of, Parkers Road, Leighton, Crewe, Cheshire, CW1 4GA

Proposal: Reserved matters approval for Phase 2B - residential development of 223 dwellings, following outline element of application 11/1879N

Applicant: Sherrie Shaw, Bloor Homes Ltd - North West

## **UPDATE REPORT**

### **Open Space**

The Greenspaces Officer has confirmed that he has no objections to the scheme.

### **Landscape and Trees**

Amended Plans have been received which address the relationship between retained trees and plots 153 and 157 and the pedestrian access within the POS. The Landscape Officer has confirmed that these are much better in terms of social relationship between trees and dwellings but access now encroaches into tree Root Protection Area so conditions for Arboricultural Method Statement, arboricultural supervision and special no dig driveway construction measures are required if not already included in the recommendation.

## **AMENDED RECOMMENDATION**

### **APPROVE Subject to following Conditions:**

- 1. Standard**
- 2. Approved plans**
- 3. Materials**
- 4. Boundary treatment**
- 5. Landscape scheme**
- 6. Landscape implementation**
- 7. A revised tree protection scheme plan**
- 8. Adherence to the approved tree protection scheme and the submitted Arboricultural Method Statement.**
- 9. A schedule of tree works to be submitted/ approved/implemented.**
- 10. Special construction techniques for hardstandings within Root Protection Areas**

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Application No: 14/5824N

Location: Land to the south of PARK ROAD, WILLASTON

Proposal: Outline planning permission for up to 175 residential dwellings to include access. All other matters reserved for future consideration.

Applicant: Mr A Brown, Stretton Willaston Ltd

## **CONSULTATIONS**

The Highway Officer's comments in the main report conclude that:

*The Head of Strategic Infrastructure does not have any 'in principle' objection to the proposal to build 175 dwellings on the land south of Park Road, Willaston.*

*However, as this response outlines, there are a number of areas where further work and information is required and, in the absence of such information, the Head of Strategic Infrastructure would have to recommend refusal of this planning application at this time.*

Therefore an additional reason for refusal relating to highways should have been included within the recommendation. The amended recommendation is therefore as follows:

## **AMENDED RECOMMENDATION**

### **MINDED to REFUSE for the following reasons**

- 1. 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. As such the application is also contrary to the emerging Development Strategy. Consequently, there are no material circumstances to indicate that permission should be granted contrary to the development plan.**
- 2. In the opinion of the Local Planning Authority, the proposed development would cause a significant erosion of the Green Gap between the built up areas of Willaston and Nantwich and would adversely affect the visual character of the landscape which would significantly and demonstrably outweigh the benefits of the scheme notwithstanding a shortfall in housing land supply. The development is therefore contrary to Policy NE4 (Green Gaps) of the Borough of Crewe**

and Nantwich Replacement Local Plan 2011 and guidance contained within the NPPF.

3. The proposal would result in loss of the best and most versatile agricultural land. The use of the best and most versatile agricultural land is inefficient and contrary to Policy NE12 of the Borough of Crewe and Nantwich Replacement Local Plan 2011 and Policy SE2 of the emerging Cheshire East Local Plan Strategy - Submission Version and the provisions of the National Planning Policy Framework.
4. Insufficient highway information has been submitted to demonstrate that the proposal will not have a severe adverse impact on traffic congestion in the locality and accordingly the Applicant has failed to demonstrate that the proposal complies with the requirements of Policy BE5 (Infrastructure) of the Borough of Crewe and Nantwich Replacement Local Plan 2011 and Policy CO4 of the emerging Cheshire East Local Plan Strategy - Submission Version and the provisions of the National Planning Policy Framework.

**RESOLVE to enter into a Section 106**

- **Affordable housing:**
  - 30% of the total dwellings to be provided as affordable housing
  - 65% of the affordable dwellings to be provided as either social rent or affordable rent
  - 35% of the affordable dwellings to be provided as intermediate tenure
  - Affordable housing to be provided on site
  - Affordable rented or Social rented dwellings to be transferred to a Registered Provider
  - The affordable dwellings to be provided as a range of property types to be agreed with Housing
  - Affordable housing to be pepper-potted in small groups, with clusters of no more than 10 dwellings.
  - The affordable housing to be provided no later than occupation of 50% of the open market dwellings, or if the development is phased and there is a high degree of pepper-potting the affordable housing to be provided no later than occupation of 80% of the open market dwellings.
  - Affordable dwellings transferred to an RP to be built in accordance with the HCA Design and Quality Standards or the latest standards applied by the HCA.
- **Equipped children's play area.** for younger children - 5 pieces of equipment including a ground-flush roundabout. All equipment

**needs to be predominantly of metal construction, as opposed to wood and plastic.**

- **Private residents management company to maintain all on-site open space, including footpaths and habitat creation area in perpetuity**

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