

# **Southern Planning Committee**

## **Updates**

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**Date:** Wednesday, 30th September, 2015  
**Time:** 10.00 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 committee agenda.

6. **15/3163N T I Midwood & Co, Green Lane, Wardle, Cheshire CW5 6BJ: Outline application for extensions to the existing warehouse, the erection of a canopy and the construction of a delivery dock and replacement car parking, including details of access, appearance, layout and scale (details of landscaping reserved for subsequent approval), following the demolition of an existing office building for T I Midwood and Co Ltd (Pages 1 - 2)**
10. **15/2008N Land Adjacent Beswick Drive, Beswick Drive, Crewe, Cheshire: The erection of a petrol filling station with ancillary shop for Pochin's Ltd and The Kay Group (Pages 3 - 4)**
12. **15/2844N Land South Of Hassall Road, Winterley Cheshire: Outline application for the erection of 47 dwellings, with associated works for HIMOR (Land) Limited (Pages 5 - 6)**
16. **15/3137C Bank Farm, Macclesfield Road, Twemlow, Cheshire CW4 8BG: 1No New Detached Dwelling on an Infill Plot between Bank Farm & Maple Hayes on Macclesfield Road, Twemlow for Marshall Barnett (Pages 7 - 8)**

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Please contact Julie Zientek on 01270 686466  
E-Mail: [julie.zientek@cheshireeast.gov.uk](mailto: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 – 30<sup>th</sup> September 2015**

**APPLICATION NO:** 15/3163N

**PROPOSAL:** Outline application for extensions to the existing warehouse, the erection of a canopy and the construction of a delivery dock and replacement car parking, including details of access, appearance, layout and scale (details of landscaping reserved for subsequent approval), following the demolition of an existing office building

**ADDRESS:** T I Midwood & Co, Green Lane, Wardle, Cheshire, CW5 6BJ

**APPLICANT:** T I Midwood & Co Ltd

**APPRAISAL**

**Trees**

Following the publication of the original officers report an Arboricultural Impact Assessment has been undertaken and submitted to the Council.

The report identifies six individual trees (comprising of Silver Maple, Horse Chestnut, Willow and Alder); 8 groups (comprising mainly of Cypress, Birch, Willow, Poplar and other ornamentals) and areas of recently established young trees to the north and west of the site comprising of Birch, Willow, Apple, Pear, Hornbeam and Oak.

The trees have been categorised in accordance with their retention value as required by the British Standard; the majority of groups and areas of trees identified as low (C category) or U (Unsuitable for retention). The four of the six individual trees have been assessed as Moderate (B) category specimens and are all young/semi mature specimens, two of which will require removal to accommodate the proposed development, together with two low value groups and an area of trees. A short section of Beech/Hornbeam hedge to the north east of the site will also require removal to accommodate the development.

Given the relatively low value of trees within the site, the Councils Tree Officer is of the view that the proposed losses will not have a significant impact upon the wider amenity of the area. Any losses could be adequately compensated within the site as part of the landscaping scheme.

Those trees shown for retention should be retained in accordance with the submitted Arboricultural Statement and should form part of any approved plans on outline.

Any future reserved matters application should provide details of a Tree Protection Scheme (in accordance with BS5837:2012) and a detailed landscape scheme.

### **RECOMMENDATION:**

#### **APPROVE subject to conditions**

- 1. The subsequent approval by the Local Planning Authority before development of the landscaping of the site**
- 2. Application for reserved matters must be made not later than the expiration of three years from the date of this permission.**
- 3. Development to be implemented within 3 years of the date of this outline permission or expiry of 2 years from final approval of the last of the reserved matters.**
- 4. Approved Plans**
- 5. Parking to be provided before the approved extensions are first brought into use**
- 6. Materials to match existing**
- 7. Scheme for the disposal of surface water**
- 8. Retention of Trees and compliance with Arboricultural Statement**
- 9. Tree protection scheme**
- 10. Contaminated Land**

**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 the 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 – 30<sup>th</sup> September 2015**

**UPDATE TO AGENDA**

**APPLICATION No.**

**15/2008N** – The erection of a petrol filling station with ancillary shop

**LOCATION**

Land Adjacent Beswick Drive, Beswick Drive, Crewe, Cheshire

**UPDATE PREPARED**

28<sup>th</sup> September 2015

**CONSULTATIONS**

**REPRESENTATIONS**

**Environment Agency** – No comments received at time of report

**OFFICER REPORT**

The application site lies within a Flood Risk Zone 1 and as such, does not require the submission of a Flood Risk Assessment (FRA).

The Council's Flood Risk Officer has reviewed the proposal and advised that she has no objections in principle on flood risk grounds; however it is advised that should the application be approved, a condition requiring the prior submission of a surface water storage and discharge scheme be submitted to the LPA for prior approval.

United Utilities have advised that they raise no objections, subject to a condition requiring the prior approval of a foul and surface water drainage scheme.

The Environment Agency have not provided any comments at the time of this written update.

As the application site relates to a petrol station, the impact of the development upon the local ground water is an important consideration. As such, it is suggested that the recommendation of the application be amended to '*Delegate to the Chairman of Southern Planning Committee and the Head of Planning (Regulation) to approve subject to Environment Agency*' in order to consider these comments before finalising the decision.

**RECOMMENDATION**

**Delegate to the Chairman of Southern Planning Committee and the Head of Planning (Regulation) to approve subject to Environment Agency comments and the following conditions:**

1. Time (3 years)
2. Plans
3. Materials as per application
4. Landscape – Prior approval of details
5. Landscape – Implementation
6. Protection of breeding birds
7. Nesting features for birds – Prior approval of details
8. Surface water storage and drainage scheme – Prior approval of details
9. Surface and foul water drainage scheme
10. Hours of piling
11. Piling method statement – Prior approval of details
12. Environmental Management Plan – Prior submission of details
13. Lighting details - Prior approval of details
14. Electric vehicle charging infrastructure - Prior approval of details
15. Dust mitigation scheme - Prior approval of details
16. Phase 1 and Phase 2 Contaminated Land Report - Prior approval of details

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Planning Manager (Regulation) in consultation with the Chair (or in there absence the Vice Chair) of the 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 – 30<sup>th</sup> September 2015**

**APPLICATION NO:** 15/2844N

**PROPOSAL:** Outline application for the erection of 47 dwellings, with associated works

**ADDRESS:** Land South of Hassall Road, Winterley, Cheshire

**APPLICANT:** Himor (Land) limited

**CORRECTION**

There is an error within reason for refusal 2 as it refers to the Council being able to demonstrate a 5 year housing land supply. The updated recommendation is set out below.

**RECOMMENDATION:**

**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), NE.12 (Agricultural Land Quality) and RES.5 (Housing in the Open Countryside) of the Crewe and Nantwich Replacement Local Plan, Policy PG5 of the emerging Cheshire East Local Plan Strategy – Submission Version and the principles of the National Planning Policy Framework, which seek to ensure development is directed to the right location and open countryside is protected from inappropriate development and maintained for future generations enjoyment and use. As such it creates harm to interests of acknowledged importance.
2. The proposal would result in loss of the best and most versatile agricultural land, the applicant has failed to demonstrate that there is a need for the development, which could not be accommodated elsewhere. The use of the best and most versatile agricultural land is unsustainable and contrary to Policy NE.12 of the Borough of Crewe and Nantwich Replacement Local plan 2011 and the provisions of the National Planning Policy Framework.
3. The application includes insufficient information to demonstrate that the proposed development would not involve the removal of an “important” hedgerow as defined in the Hedgerow Regulations 1997. Therefore the scheme is contrary to Policy NE.5 of the Borough of Crewe and Nantwich Replacement Local plan 2011 and guidance contained within the NPPF.
4. The proposed development is located within Open Countryside and would have a severe adverse impact upon Hassall Road, Pool Lane and

Coppice Road due to the sub-standard nature of these highway routes. As a result the development would not achieve a safe and suitable access to the site for all people and this would significantly and demonstrably outweigh the benefits of the scheme notwithstanding a shortfall in housing land supply. The development is therefore contrary to Policies BE.3, TRAN.1 and TRAN.3 of the Borough of Crewe and Nantwich Replacement Local plan 2011 and the National Planning Policy Framework (paragraph 32).

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.

Should the application be subject to an appeal, the following Heads of Terms should be secured as part of any S106 Agreement:

1. A scheme for the provision of 30% affordable housing – 65% to be provided as social rent/affordable rent with 35% intermediate tenure. The scheme shall include:
  - The numbers, type, tenure and location on the site of the affordable housing provision
  - The timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing
  - The arrangements for the transfer of the affordable housing to an affordable housing provider or the management of the affordable housing if no Registered Social Landlord is involved
  - The arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
  - The occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.
2. Provision of Public Open Space and a LEAP (5 pieces of equipment) to be maintained by a private management company
3. Secondary School Education Contribution of £114,399
4. A contribution of £40,000 towards off-site highway improvements



**APPLICATION NO:** 15/3137C

**PROPOSAL:** Bank Farm, Macclesfield Road, Twemlow, Cheshire, CW4 8BG

**ADDRESS:** 1No New Detached Dwelling on an Infill Plot between Bank Farm & Maple Hayes on Macclesfield Road, Twemlow

**APPLICANT:** Marshall Barnett

## **CONSULTATIONS**

**Highways:** The proposal is for a new dwelling on land to the east of the existing access point to Bank Farm. Access will be via the existing access to the farm/barns and then via the A535 Macclesfield Road.

The existing priority junction with the A535 already serves the farm and buildings. The proposed development will add only limited traffic to the existing access and is considered technically suitable to serve the proposed development. Comments are noted on the planning portal in relation to whether or not rights of access exist for the proposal across the existing access – however such concerns are legal rather than planning concerns.

The proposal as shown on the plans is for a detached four-bedroomed dwelling rather than a one-bedroomed dwelling as indicated on the application form. Three car parking spaces are proposed and this is considered sufficient for the development proposal.

## **Conclusion**

The Head of Strategic Infrastructure has no objection to this planning application.

## **RECOMMENDATION**

**No Change to recommendation**

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