

Southern Planning Committee

Updates

Date: Wednesday, 25th November, 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.

6. **15/2910N The Gables, Bradfield Road, Leighton CW1 4QW: Extension and refurbishment to an existing former nursing care home and conversion into key worker accommodation for Ralph Murphy, Pantheon West** (Pages 1 - 4)
8. **15/2818N Land south west of Thornyfields Farm, Herbert Street, Crewe, Cheshire CW1 5LZ: Outline planning application for residential development of up to 12 dwellings, all matters reserved for CR Muller, Muller Property Group** (Pages 5 - 6)
9. **15/3394C Oak Farm, Church Lane, Sandbach, Cheshire CW11 4ST: Demolition of existing buildings and erection of up to 5 no. residential dwellings with associated infrastructure and ancillary facilities in Outline with Access defined-resubmission of 14/3810C for Paul Foden** (Pages 7 - 10)
10. **15/3563N Land Off Longhill Lane, Hankelow: Erection of 5 dwellings and creation of new vehicular access off Longhill Lane for D E Thelwell** (Pages 11 - 14)

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

11. **15/3651N Land Adjacent Yew Tree Farm, Close Lane, Alsager ST7 2JP: Outline application for residential development and access, all other matters reserved for Mr C R Muller, Muller Strategic Projects (Pages 15 - 20)**
14. **15/4260C Moss Wood, Moss Lane, Brereton Heath CW12 4SX: Demolition of Existing Garages and Stables to be Replaced with One New Dwelling Using Existing Driveway. New Driveway to Moss Wood Using Existing Access to Property From Moss Lane for Mr S Kennerley (Pages 21 - 24)**
17. **15/4576C Land South Of The Paddock, Booth Bed Lane, Goostrey, Cheshire: Outline application for the erection of a single self build dwelling, garage and garden curtilage on land located to the west of Booth Bed Lane, Goostrey. The application also promotes the creation of a vehicle passing place within the site, and the minor widening of the verge to create a safer and more efficient entrance to / from Booth Bed Lane for John Beardsell (Pages 25 - 28)**

SOUTHERN PLANNING COMMITTEE – 25TH NOVEMBER 2015

UPDATE TO AGENDA

APPLICATION NO.

15/2910N

LOCATION

The Gables, Bradfield Road, Leighton, CW1 4QW.

UPDATE PREPARED

26th October 2015

Cllr Bebbington

This building has been empty for quite a considerable time and is in a state of disrepair, and it is considered that the site should be developed. However this application for 51 bedrooms with bathrooms and 7 kitchens with dining rooms is clearly over development of this site, even with the proposed extension there too many bedrooms and they are much too small.

One of the reasons the application was deferred was to get information on the size of the kitchens and bedrooms (which will also be the residents living room), and so we can understand if there is enough living space for the residents. The report only gives the squares metres of the average bedrooms, which ranges from 12.7sqm up to 23sqm and this suggests they are too small. But just using the square metre measurement does not tell you if the bedroom is big enough. 12.7sqm could mean a room is 1 metre wide and 11metres long or 3 metres wide and 2 long or 2 metres wide and 5.5 metres long. While 23sqm could mean 2 metres wide and 14 metres long, there are many equations that could be made to gives us the square metre measurement, but unless you know how wide and long the rooms are and the shape of the rooms, it is impossible to say these bedrooms are suitable and the Committee do not have length and width of these rooms, would suggest some of these rooms are too small for people to live in comfortably.

There are no sizes given for the bathrooms or for the kitchens, there are only 7 kitchens for 51 bedrooms, if we assume only a one person lives in each bedroom, that an average of 7 people per kitchen and it takes an average of 20 to 30 minutes to cook a meal, it could take more than 3 to 4 hours just for the residents to cook their meals and that is without making sure the cooking area is clean for the next person. This does show there not enough facilities in this development. There are also no plans for laundry rooms or proposals for the plumbing to be fitted in each bedroom, so resident can fit their own washers. But they will put in a laundry, if the hospital wants one, otherwise everyone will have to be smelly. There is only one launderette in Crewe and

that is on Nantwich Road, a good few miles away. But as these residents are expected to be cyclists it should not take long to get there, but they may have problems carrying a couple of bags of heavy laundry on their handlebars.

The proposal is for only 17 parking spaces for 51 residents, because they say people living there, will be working at the nearby hospital and will walk to work or use proposed new cycle paths on Bradfield Road and Smithy lane. The Bradfield Road cycle path will only be about 100 metres long and work on the Smithy Lane path is not expected to start for about 5 years and only if they build houses along there. There are only 3 shops in Leighton, a hairdresser's, a Bargain Booze and a small convenience store all on Parkers Road. So it is very likely most of the residents will want a car to travel the 2.5 miles to the nearest supermarket.

The hospital has told me they do not support this application because they want new flats on the hospital site itself. Which means residents living at the Gables will have to travel further to work and are more like to drive to get there. 17 Parking Spaces is just not enough.

We also asked for information on what sort of bins will be used and how many bins there will be. If large communal bins are used, the bin wagon must be able to get on site to empty them, but as there will only be room for 17 cars on the car park and the new extension is be right up to the boundary fence will be no room for an bin wagon to get access on to the car park or to drive around the back of the building to where bins will now be placed.

But if each bedroom has it is own wheelie bins, 1 black bin and 1 recycling bin each, that will mean 102 bins to be kept on site and 51 bins put out on each bin day. Bradfield Road is blue light route to and from the nearby accident and emergency department and there are more than 13,000 vehicles traveling along it each day and there are no pavements next to The Gables, so the residents would have to put their bins on of the road. It is a recipe for disaster.

This site needs developing and it is appreciated the developer wants to maximise his profits, but this application is not practical. Even if the hospital were to have a change of heart and support this application, 51 bedrooms are far too many for the building and the proposed new extension. 17 parking spaces are clearly not enough. I would ask that the committee refuse this application and ask that the developer considers submitting another more practical application, with fewer and bigger bedrooms, more parking spaces and a laundry room.

Mid Cheshire Hospitals NHS Foundation Trust

"We deem this to be a speculative change of use and confirm that there is no contractual, or other agreement, with Mid Cheshire Hospitals, or any of its Agents, in respect of this site.

However our only concern relates to safe pedestrian access and egress - we note The Gables close approximation to our Leighton campus but because there is no pavement (providing safe pedestrian access), staff would feel

compelled to use their private motor vehicles and this would further burden the adjacent mini-roundabout at the Bradfield Road/Smithy Lane (et al) junction during peak periods.

We would therefore request a pavement on the Gables side of Bradfield Road (linking to the pavement on Smithy Lane) in order to provide a safe and continuous pedestrian transit route between the two properties.”

Bedroom Sizes

The average bedroom size is approximately 18sqm.

Erratum

The main report on pages 34 and 40 refers to a contribution of £15,000 towards the costs of the proposed footway/cycleway. This figure should be £10,000 as set out in the Highways section of the report on page 38.

RECOMMENDATION

APPROVE subject to s106 agreement to contribute £10,000 towards the costs of the proposed footway/cycleway and the following conditions:

1. Commencement of development
2. Approved plans
3. Materials as stated in the application
4. Submission and approval of a construction management plan including a construction compound within the site
5. Restriction on hours of piling to 9am to 5.30pm Monday to Friday, 9am to 1pm Saturday and no working on Sundays or public holidays.
6. Compliance with the mitigation measures in the Noise Assessment
7. Submission of a landscaping scheme
8. Implementation of a landscaping scheme
9. Submission of details of external lighting
10. Breeding bird survey for works in the nesting season

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.

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Southern Planning Committee –25th November 2015

UPDATE TO AGENDA

APPLICATION No.

15/2818N – Outline planning application for residential development of up to 12 dwellings, all matters reserved

LOCATION

Land south west of Thornyfields Farm, Herbert Street, Crewe, Cheshire, CW1 5LZ

UPDATE PREPARED

23rd November 2015

CONSULTATIONS

Flood Risk Manager (Cheshire East Council) – No comments received at time of report

APPRAISAL

Environmental role

Ecology

The application is supported by a Great Crested Newt (GCN) Report and Mitigation Statement.

The Council's Nature Conservation has reviewed this statement and agrees with its conclusions that the risk to GCN is low. However, it is advised that Reasonable Avoidance Measures (RAM's) are appropriate and required.

RAM's have been provided and the Council's Nature Conservation Officer finds them to be appropriate and proportionate to the perceived risk and provided that the RAM's are implemented, there would be no requirement for a Natural England licence application.

As such, subject to the implementation of the RAMS, the Council's Nature Conservation Officer raises no objections.

Flood Risk and Drainage

Additional information has been received in order to address the Council's Flood Risk Manager's concerns.

To date, no revised comments have been received from the Council's Flood Risk Manager. A further verbal update would be provided to committee.

CONCLUSION

The further consultation response received from the Council's Nature Conservation Officer results in the requirement for an additional condition relating to the mitigation of protected species being required.

A verbal update on flooding matters will be provided to members.

RECOMMENDATION

APPROVE subject to a Section 106 Legal Agreement to Secure:

- **£21,693 towards primary education**

And the following conditions

Submission of reserved matters

- 1. Standard Outline 1**
- 2. Standard Outline 2**
- 3. Standard Outline 3**
- 4. Plans**
- 5. Submission, approval and implementation of a scheme to limit the surface water runoff generated by the proposed development**
- 6. Submission, approval and implementation of a scheme to to dispose of foul drainage**
- 7. Piling operations shall be restricted to: Monday – Friday 09:00 – 17:30 hrs Saturday 09:00 – 13:00 hrs Sunday and Public Holidays Nil**
- 8. Submission, approval and implementation of piling method statement**
- 9. Electric Car Charging Points shall be provided**
- 10. Contaminated Land**
- 11. Public Rights of Way**
- 12. Ecology mitigation**

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

Southern Planning Committee –25th November 2015

UPDATE TO AGENDA

APPLICATION No.

15/3394C – Demolition of existing buildings and erection of up to 5 no. residential dwellings with associated infrastructure and ancillary facilities in Outline with Access defined- resubmission of 14/3810C

LOCATION

Oak Farm, Church Lane, Sandbach, Cheshire, CW11 4ST

UPDATE PREPARED

23rd November 2015

PROPOSAL

This application seeks outline planning permission to demolish the existing buildings on site and erection up to 5 no. dwelling houses with ancillary facilities and associated infrastructure with access defined.

There is currently 1 large dwelling on site and a number of outbuildings. The proposal would provide a net increase in the number of dwellings on site of 4 units.

Approval of appearance, landscaping, layout and scale are not sought at this stage and are reserved for subsequent approval.

The application is a re-submission of 14/3810C which was refused on the following grounds;

- 1. The proposed residential development is unsustainable because it is located in an isolated location within the Open Countryside, contrary to Policies PS8 and H6 of the Congleton Borough Adopted Local Plan First Review 2005 and Policy SD2 of the Cheshire East Local Plan Strategy – Submission Version and the principles of the National Planning Policy Framework. These seek to ensure that residential development is directed to the right location where it will be expected to provide suitable access to a range of forms of public transport, open space and key services and amenities and to ensure that 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. The benefits of the scheme are substantially and demonstrably outweighed by the site's unsustainable, isolated location with regards to both its distance and accessibility to / from local public facilities and its physical isolation from the built environment, where specific policies of the Framework indicate development should be restricted. For these reasons,*

the proposal would not represent sustainable development in the context of the Framework's policies and consequently, there are no material circumstances to indicate that permission should be granted contrary to the development plan.

The applicant is proposing to address these concerns by offering the provision of a footpath link from the application site to Sandbach Heath along Church Lane.

Since the completion of the committee report, the applicant has submitted revised plans for the proposed footpath link. The proposed changes include; the re-siting of the proposed footpath to the southern side of the carriageway from the northern side at the section closest to Oak Farm, the incorporation of a drainage solution, and clarification of the proposed footpath width.

CONSULTATIONS

Head of Strategic Infrastructure (HSI) – In response to the submitted updated footpath plan – No objections, but would like to see dropped crossings at 3 of the crossing points

APPRAISAL

Environmental role

Trees and Hedgerows

Hedgerows

The Council's Tree Officer has reviewed the revised footpath plan information submitted and advised that the Arboricultural Impact Assessment requires updating to reflect the changes proposed.

It is advised that the revised plan needs to show the position of the hedgerows affected in relation to the proposed footpath. If there are no hedgerows affected then the assessment should demonstrate this.

The Council's Tree Officer concludes by advising that as a result of the above reasons, there remains insufficient information in order to assess the impact of the proposed footpath link upon existing hedgerows.

Although Landscape matters are reserved for subsequent approval, the deliverability of the proposed footpath link, a key component of the applicant's submission, cannot be considered.

Social Role

Footpath link

The applicant proposes a footpath link along Church Lane from the site to the edge of Sandbach Heath. It is proposed that this provision be provided directly by the applicant. This can be secured via condition.

Since the completion of the Committee Report, the applicant has submitted a revised plan for the proposed footpath link.

The revisions include; the re-siting of the proposed footpath to the southern side of the carriageway from the northern side at the section closest to Oak Farm, the incorporation of a drainage solution, and clarification of the proposed footpath width.

The Council's Strategic Highways Manager has reviewed this proposal and advised that he has no objections to this aspect of the proposal in principle, but does recommend 3 dropped crossings and the 3 proposed crossing points. This further revision could be secured by condition.

Subject to the developer enter into section 278 agreement under the Highways Act 1980 with the Highway Authority for the proposed works, that are within the existing highway boundaries.

If provided, this would offer another social benefit to the scheme.

CONCLUSION

The changes proposed to the proposed footpath link have not overcome the recommended reason for refusal that insufficient information has been received in order to consider the impact of the proposed footpath link from the site to Sandbach Heath upon existing hedgerows.

RECOMMENDATION

No change to recommendation

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SOUTHERN PLANNING COMMITTEE – 25th NOVEMBER 2015

APPLICATION NO: 15/3563N

PROPOSAL: Erection of 5 dwellings and creation of new vehicular access off Longhill Lane

ADDRESS: Land off Longhill Lane, Hankelow.

APPLICANT: D E Thelwell

CONSULTATIONS

Strategic Housing:

The commuted sum to be paid by the applicant has not yet been confirmed. However, it is suggested that the final figure once confirmed, is delegated to the Principal Planning Manager (Regulation), in consultation with the Chair (or in her absence the Vice Chair) to ensure the figure is included in the S106 Heads of Terms prior to any formal issue of decision, should the application be approved.

CEC Flood Risk:

A strip of land within the site boundary adjacent to Longhill Lane is shown to be at high risk of flooding from surface water. Appropriate measures would need to be incorporated into the design of the site to mitigate any potential risk.

Any surface water discharges from the proposed development should mimic (or where possible reduce) existing pre-development run-off rates and, in accordance with the National Planning Policy Framework, priority should be given to the use of sustainable drainage systems (SuDS).

A condition to secure a surface water disposal scheme would be attached to any grant of consent.

Highways:

The required visibility splays have been shown on updated drawing number 040P. Highway Authority have indicated that a condition to secure the splays and ensure the boundary treatment along the site frontage is retained at a height of no more than 0.6m above ground level.

The applicants have agreed to provide a footpath link to Audlem Road which would initially run along the frontage of the development proposal (west of the site access) and then to the rear of existing properties in a northwesterly direction to meet Audlem Road.

The footway portion of the pedestrian link which is within the highway measures approximately 1.4m in width, tapering to 0.8m at its narrowest point, demonstrated on Dwg No 040P. The minimum acceptable footway width is 1.8m, to which, part of the existing hedgerow running along the site boundary would need to be removed to allow provision of this width.

The footway along the highway would link directly to the footpath proposed through the field to the rear of the properties and it would also therefore provide a pedestrian link to the properties on the adjacent side of Longhill Lane.

Highway Authority raises no objection to the proposal subject to a condition to secure the proposed pedestrian link shown on drawings 010P, 020P and 040P. The footway along the highway should be provided and finished to an adoptable standard. This part of the scheme would be secured via a S.278 Agreement.

RECOMMENDATION

DELEGATE to the Head of Planning (Regulation) in consultation with the Chair or Vice Chair of Southern Planning Committee to agree the off-site affordable housing contribution and then to APPROVE the application subject to the satisfactory completion of a S106 Agreement comprising;

Heads of terms:-

1. A scheme for the provision of 1 affordable housing unit – to be provided as social rent/affordable rent. 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. A contribution for off-site affordable housing (Final sum TBC)

And the following conditions:

- 1. Submission of Reserved Matters**
- 2. Application for Approval of Reserved Matters**
- 3. Commencement of Development**
- 4. Plans**
- 5. Submission / Approval and Implementation of Piling Method Statement**
- 6. Submission / Approval of Information regarding Contaminated Land**

7. Tree Protection
8. Submission / Approval of Arboricultural Impact Assessment
9. Survey for nesting birds
10. Visibility splays at access
11. Submission / Approval of a Foul Water Drainage Scheme
12. Submission / Approval of a Surface Water Disposal Scheme
13. Provision of Electric Vehicle Infrastructure
14. Provision of a pedestrian link

In order to give proper effect to the 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 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 this application be the subject of an appeal, authority be delegated to the Head of Planning (Regulation) in consultation with the Chairman of the Southern Planning Committee to enter into a planning agreement in accordance with the S106 Town and Country Planning Act to secure the Heads of Terms for a S106 Agreement.

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SOUTHERN PLANNING COMMITTEE – 25th NOVEMBER 2015

APPLICATION NO: 15/3651N

PROPOSAL: Outline application for residential development and access, all other matters reserved.

ADDRESS: Land adjacent Yew Tree Farm, Close Lane, Alsager, ST7 2JP.

APPLICANT: Muller Strategic Projects

CONSULTATIONS

Cllr Hough:

Objects to the application. Concerns raised include lack of consultation with Alsager Town Council, the site history is unclear in the report, comments from Highway Authority has not taken into account the Alsager Highways Study, recent planning permissions would increase the number of developments over and above what has been considered in the Alsager Highways Study, the proposal would result in further urban creep, the proposal would result in uneven spatial distribution, the report does not mention Radway Green Level Crossing and Radway Industrial Park.

Cllr Fletcher:

For the last few months we have been told that the highways network in Alsager is operating over capacity at some junctions and that the 2,000 plus houses are all that is required in the emerging plan and then out of the blue a new site just outside Alsager's border but that will use Alsager's facilities is recommended for approval.

Cllr Hammond:

Objects to the application. Haslington Ward Members and Haslington Parish Council supports the comments made by Alsager Town Council. Concerns raised include loss of open countryside and good quality agricultural land, increase in traffic, inadequate highway infrastructure, FP. No. 48 Haslington runs through the garden of the occupants at Orchard Cottage and consideration needs to be taken into account of the impact this would have on the occupants privacy levels, a diversion of the footpath through the paddock should be considered.

Ecology:

Bats

Following receipt of the Bat Survey, the Councils Ecologist advises that bats are unlikely to be affected by the proposed development.

Ditch to the south of the site

A ditch is present to the south of the application site. The ditch has been assessed as having low potential to support water vole a legally protected species. No survey for this species has however been undertaken. The ditch is considered could provide habitat for grass snake a protected species known to occur in this locality.

The applicant has suggested that the width of the buffer be deferred to the reserved matters stage and suggests that a 3m buffer would be adequate to safeguard water voles.

After reviewing the water Vole conservation handbook, it is considered that to avoid any potential impacts upon the ditch and any species it could potentially support, it should be retained within a 5m undeveloped buffer zone.

This would be attached as a condition to any grant of consent.

Reptiles

Surveys undertaken in connection with the proposed development directly east of the application site identified the presence of grass snakes in this locality. A program of mitigation was agreed in connection with this development.

The submitted habitat report states that habitats on site are unsuitable for grass snakes. However, the Councils Ecologist advises that the ditch to the south of the site may potentially be of value for grass snakes and should be safeguarded as described above.

It is therefore considered that the residual impacts of the proposed development on reptiles can be mitigated through the erection of a temporary reptile fence and a hand search of the site prior to the commencement of development.

A condition would be attached requiring any future reserved matters application to be supported by a reptile mitigation method statement.

Public Rights of Way

Para 75 of the NPPF states:-

“Planning policies should protect and enhance public rights of way and access.”

The Defra Rights of Way Circular (1/09), Guidance for Local Authorities, Version 2, October 2009, para 7.8 states that:

“any alternative alignment [of a Public Right of Way] should avoid the use of estate roads for the purpose wherever possible and preference should be given to the use of made up estate paths through landscaped or open space areas away from vehicular traffic.”

Further to discussions between the PROW team and the applicant, an alternative route to FP No 48 Haslington, through landscaped or open space areas away from vehicular traffic would not be achievable given the sites constraints and different ownership of adjacent land.

However, FP No 48 Haslington would not be removed altogether and would continue to run through the site, albeit in a more suburban setting. The footpath would continue to link with FP No 19 Haslington to the north and FP No 20 Haslington to the west. In this respect, it is considered that the overall use of the footpath would be safeguarded

The footpath would also continue to run alongside the area of public open space and playground provided under the approved scheme to the east, which is considered would encourage greater use of the POS.

Although the scheme would impact on the setting of the footpath, the footpath would be safeguarded overall.

The proposal would result in a slight diversion of the footpath however the footpath would ultimately remain and be safeguarded. In this respect, a pre-commencement condition would be attached to any decision notice requiring details of the diversion to be submitted to and approved in writing by the Local Planning Authority.

It is considered that when weighed in the overall planning balance, the slight diversion of the footpath and alteration to its setting would not outweigh the proposals resultant economic, environmental and social benefits as mentioned in the Committee report.

The concerns raised by the occupants at the neighbouring property at Orchard Cottage are noted. Discussion with the PROW team have indicated that should the occupants seek to divert the footpath, this would be a separate matter to this application and the occupants would need to contact the PROW team direct to discuss any future proposal for diversion.

Public Open Space

The contribution required by Ansa is currently under discussion with the agent and will be provided as a verbal update during the Committee meeting.

APPROVE subject to the following Heads of Terms to be secured as part of any S106 Agreement:

1. A scheme for the provision of 30% affordable housing in perpetuity – 65% to be provided as social rent/affordable rent with 35% intermediate tenure. The scheme shall include:

- **transfer of any rented affordable units to a Registered Provider**
- **provision of details of when the affordable housing is required**

- provisions that require the affordable homes to be let or sold to people who are in housing need and have a local connection. The local connection criteria used in the agreement should match the Councils allocations policy.
 - includes the requirement for an affordable housing scheme to be submitted at reserved matters stage that includes full details of the affordable housing on site including location by reference to a plan, type, size and tenure.
 - requires the affordable units which will be transferred to a Registered Provider to be constructed to the Governments Technical standards October 2015
2. Primary and Secondary School Education Contribution to the sum of £184,826
 3. Provision of POS and LEAP TBC

And the following conditions:-

1. Submission of Reserved Matters
2. Application for Approval of Reserved Matters
3. Plans
4. Submission / Approval and Implementation of a Public Rights of Way scheme of management having regard to Public Footpath No. 48 Haslington
5. Submission / Approval and Implementation of Environmental Management Plan
6. Submission / Approval of Phase II S.I
7. Submission / Approval and Implementation of Dust Suppression Statement
8. Sustainable Drainage Scheme
9. Surface Water Disposal Scheme
10. Foul Water Disposal Scheme
11. Submission / Approval of an Updated Arboricultural Impact Assessment
12. Modern Ultra Low Vehicle Emission Electric Infrastructure
13. Submission / Approval and Implementation of Piling Method Statement
14. 5m Undeveloped buffer zone
15. Submission / Approval and Implementation of Reptile Mitigation Method Statement
16. Footpath Diversion Proposal

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Principal Planning Manager (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.

Should this application be the subject of an appeal, authority is approved to enter into a S106 Agreement to secure the following Heads of Terms:

1. A scheme for the provision of 30% affordable housing in perpetuity – 65% to be provided as social rent/affordable rent with 35% intermediate tenure. The scheme shall include:
 - transfer of any rented affordable units to a Registered Provider
 - provision of details of when the affordable housing is required

- provisions that require the affordable homes to be let or sold to people who are in housing need and have a local connection. The local connection criteria used in the agreement should match the Councils allocations policy.
 - includes the requirement for an affordable housing scheme to be submitted at reserved matters stage that includes full details of the affordable housing on site including location by reference to a plan, type, size and tenure.
 - requires the affordable units which will be transferred to a Registered Provider to be constructed to the Governments Technical standards October 2015
2. Primary and Secondary School Education Contribution to the sum of £184,826
 3. Provision of POS and LEAP TBC

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Southern Planning Committee –25th November 2015

UPDATE TO AGENDA

APPLICATION No.

15/4260C – Demolition of Existing Garages and Stables to be Replaced with One New Dwelling Usign Existing Driveway. New Driveway to Moss Wood Using Existing Access to Property From Moss Lane

LOCATION

Moss Wood, Moss Lane, Brereton Heath, CW12 4SX

UPDATE PREPARED

23rd November 2015

CONSULTATIONS

Flood Risk Manager (Cheshire East Council) – No comments received at time of report

Jodrell Bank (University of Manchester) - No comments received at time of report

Natural England - No comments received at time of report

APPRAISAL

Environmental role

Ecology

The Councils Ecologist advises that, with the exception of nesting birds, there are unlikely to be any significant protected species issues associated with the proposed development.

If planning consent is granted the following condition should be attached to safeguard nesting birds.

Bagmere SSSI Ramsar

The application site falls within Natural England's SSSI Impact Risk Zone associated with Bagmere SSSI. Bagmere also forms part of the Midland meres and Mosses Ramsar site and so an Assessment of Likely Significant Effects may be required under the Habitat Regulations.

No comments have yet been received from Natural England on the potential impact the development would have upon this SSSI. A verbal update shall be provided to committee.

The Moss - Local Wildlife Site (LWS)

The proposed development is located adjacent to the Moss Local Wildlife Site. The Councils Ecologist advises that the proposed development once complete is not likely to have an adverse effect on the LWS. The Councils Ecologist does recommend that if planning consent is granted a condition should be attached requiring any future reserved matters application to be supported by a construction method statement detailing measures that will be implemented to avoid any contamination of the LWS during the construction process.

Flood Risk and Drainage

The application site does not fall within a Flood Zone and is not of a scale which requires the submission of a Flood Risk Assessment.

No comments have been received from the Council's Flood Risk Officer at the time of writing the committee report or this written update and this issue will be updated to members in the form of a verbal update.

Social Role

Jodrell Bank

As the application site falls within the Jodrell Bank Radio Telescope Consultation Zone, it is subject to Policy PS10 of the Local Plan.

Policy PS10 advises that for such sites, development will not be permitted which can be shown to impair the efficiency of the Jodrell Bank Radio Telescope.

It is proposed that Policy PS10 will be replaced by Policy SE14 within the emerging Cheshire East Local Plan Strategy – Submission Version. The principles of this policy broadly reflect those of Policy PS10.

Jodrell Bank have not provided any comments at the time of this report, suggesting that they raise no particular objections to the development.

It should also be noted that no objections were received in response to an application for 6 dwellings on the immediate adjacent site.

As such, it is considered that the proposal would adhere with Policy PS10 of the Local Plan and Policy SE14 of the emerging Cheshire East Local Plan Strategy – Submission Version.

CONCLUSION

No further information or consultation responses have been received since the committee report. A verbal update shall be provided to members.

RECOMMENDATION

No change to recommendation

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Southern Planning Committee –25th November 2015

UPDATE TO AGENDA

APPLICATION No.

15/4576C – Outline application for the erection of a single self build dwelling, garage and garden curtilage on land located to the west of Booth Bed Lane, Goostrey. The application also promotes the creation of a vehicle passing place within the site, and the minor widening of the verge to create a safer and more efficient entrance to / from Booth Bed Lane

LOCATION

Land South of the Paddock, Booth Bed Lane, Goostrey, Cheshire

UPDATE PREPARED

23rd November 2015

CONSULTATIONS

Head of Strategic Infrastructure (HSI) – No objections, subject to the implementation of the improvements proposed on plan B1065

Jodrell Bank (University of Manchester) – No comments received at time of report

REPRESENTATIONS

Since the completion of the committee report, 2 further comments have been received from neighbouring properties. The main areas of concern raised include;

- Loss of Open Countryside
- Sustainability of the location
- There would be limited economic benefit
- No affordable housing provision
- Would set a precedent

APPRAISAL

Environmental role

Ecology

The Council's Nature Conservation has reviewed the proposal and advised that he has no objections, subject to a nesting birds condition.

As such, subject to the addition of this condition, it is not considered that the proposed development would have a determination impact upon protected species and would therefore adhere with Policy NR2 of the Local Plan.

Social Role

Jodrell Bank

As the application site falls within the Jodrell Bank Radio Telescope Consultation Zone, it is subject to Policy PS10 of the Local Plan.

Policy PS10 advises that for such sites, development will not be permitted which can be shown to impair the efficiency of the Jodrell Bank Radio Telescope.

It is proposed that Policy PS10 will be replaced by Policy SE14 within the emerging Cheshire East Local Plan Strategy – Submission Version. The principles of this policy broadly reflect those of Policy PS10.

Jodrell Bank have not provided any comments at the time of this report, suggesting that they raise no particular objections to the development.

As such, it is considered that the proposal would adhere with Policy PS10 of the Local Plan and Policy SE14 of the emerging Cheshire East Local Plan Strategy – Submission Version.

Other matters

In response to the further concerns raised by local residents, the sustainability of the proposal has already been considered and the provision of 1 dwelling does not trigger the requirement for an affordable dwelling.

CONCLUSION

Following receipt of the Council's Nature Conservation Officer's comments, the proposed development would not create any concerns in relation to protected species subject to the addition of a breeding birds condition.

RECOMMENDATION

APPROVE subject to the following conditions;

- 1. Standard Outline 1**
- 2. Standard Outline 2**
- 3. Standard Outline 4**
- 4. Plans**
- 5. Surface water drainage scheme – Prior approval required**
- 6. The access improvements shall be constructed as shown on Dwg B1065 prior to occupation.**
- 7. Reserved matters application shall include an arboricultural impact assessment**

8. Breeding birds

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Principal Head of Planning (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.

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