

Strategic Planning Board

Updates

Date: Wednesday, 20th April, 2016
Time: 10.30 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.

5. **15/4416C - Land To The South Of, Hind Heath Road, Sandbach: Reserved matters application following approval of outline application (14/0977C) for the erection of up to 120 dwellings, public open space, green infrastructure and associated works for Mr Simon Miller, Miller Homes (Pages 1 - 2)**
6. **15/5184N - 138 Sydney Road, Crewe, CW1 5NF: Outline planning application for residential development of up to 250 dwellings, open space and associated works, all other matters reserved apart from access (Resubmission of 15/0184N) for Mr C Muller, Muller Property Group (Pages 3 - 4)**

Please contact Gaynor Hawthornthwaite on 01270 686467
E-Mail: gaynor.hawthornthwaite@cheshireeast.gov.uk with any apologies, requests for further information or to arrange to speak at the meeting

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STRATEGIC PLANNING BOARD – 20th April 2016

APPLICATION NO: 15/4416C

PROPOSAL: Reserved matters application following approval of outline application (14/0977C) for the erection of up to 120 dwellings, public open space, green infrastructure and associated works

ADDRESS: Land south of Hind Heath Road, Sandbach

APPLICANT: Miller Homes

ADDITIONAL INFORMATION FROM THE APPLICANT:

An amended plan has been received from the applicant which proposes the following changes to the plans which are included within the key plans pack;

- Plot 2 amended from Glenmuir to Tressell
- Plot 8 amended from Glenmuir to Tressell
- Plot 16 amended from Glenmuir to Buttermere
- Plot 28 amended from Mitford to Buttermere
- Plots 37 & 38 amended from Rolland to Tolkein
- Plot 43 amended from Glenmuir to Tressell
- Plots 45 & 46 amended from Rolland to Hawthorne
- Plots 48 & 49 amended from Tolkein to Hawthorne
- Plots 64 & 65 amended from Hawthorne to Rolland
- Plots 76 & 77 amended from Rollands to Hawthornes
- Plot 83 amended from Glenmuir to Buteremere
- Plots 86 & 87 amended from Hawthornes to Rollands
- Plots 88 & 89 amended from Hawthorne to Tolkeins
- Plots 90 & 91 amended from Hawthornes to Rollands
- Plots 96 & 97 amended from Tolkeins to Hawthornes
- Plots 103 & 104 amended from Rollands to Orwells
- Plot 108 amended from Glenmuir to Tressell
- Amendments to the design and layout of the 1 be apartments (plots 115-120)

APPRAISAL

The amendment to the proposed house types does not introduce any new house types into this scheme and the proposed mix is now as follows;

One bedroom – 6 units
Two bedroom – 18 units
Three bedroom – 41 units
Four bedroom – 36 units
Five bedroom – 9 units

This has also resulted in a reduction in the number of two and a half storey units to 32 units.

The submitted amendments are considered to be acceptable in terms of the design/amenity implications.

In terms of the one bed units at plots 115-120 the amendments now provide a rear garden for these units and improve the amenity provision and relationship with the surrounding dwellings. On balance it is now considered that this relationship is acceptable.

Trees/Ecology

At the time of writing this report no further information had been received in relation to trees or ecology. Any additional information will be reported as part of a verbal update.

RECOMMENDATION:

No change to the recommendation.

STRATEGIC PLANNING BOARD – 20th April 2016

APPLICATION NO: 15/5184N

PROPOSAL: Outline planning application for residential development of up to 250 dwellings, open space and associated works, all other matters reserved apart from access. (Resubmission of 15/0184N)

ADDRESS: 138 SYDNEY ROAD, CREWE, CW1 5NF

APPLICANT: Muller Property Group

REPRESENTATIONS:

Cllr Suzanne Brookfield raises objections to the application based on the loss of part of the Green Gap separating Crewe from Haslington, poor infrastructure and increased traffic on congested roads. Despite the proposed Section 106 Contributions to highways and education she does not feel these go far enough to compensate local residents for the continued congestion.

APPRAISAL:

It is considered that all three issues are adequately addressed in the officer's report.

Education:

Updated comments have been received setting out the requirements for the site for the 250 dwellings now proposed (as opposed to the 275 previously proposed):

The development of 250 dwellings is expected to generate:

46 primary children (250 x 0.19 – 2 SEN)
38 secondary children (250 x 0.15 – 2 SEN)
4 SEN children (250 x 0.51 x 0.03%)

The development is forecast to increase an existing shortfall predicted for 2016 and beyond, for primary and SEN provision in the immediate locality. Forecasts indicate the development will not impact secondary provision in the immediate locality.

To alleviate forecast pressures, the following contributions would be required:

46 x £11,919 x 0.91 = £498,929.34 (primary)
4 x £50,000 x 0.91 = £182,000 (SEN)

Total education contribution: £680,929.34

Without a secured contribution of £680,929.34, Children's Services raise an objection to this application.

RECOMMENDATION:

There are no changes to the recommendation, but it should include reference to the requirement for an educational contribution of £680,929.34.