

Southern Planning Committee

Updates

Date: Wednesday, 29th June, 2016
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.

5. **16/0015N Land to Rear of 46, Chestnut Avenue, Shavington , Crewe, Cheshire CW2 5BJ: Outline application for the demolition of no. 46 Chestnut Avenue, Shavington and erection of 44 dwellings (including access) and associated works for Oscar Planning (Pages 1 - 2)**

7. **16/1575N Land adjacent to, Lodmore House, Lodmore Lane, Burleydam: Development of affordable housing including 3no. 3Bed 5Person Houses, 6no. 2Bed 4Person Houses, 4no. 2Bed 3Person Flats and 4no. 1Bed 2Person Flats. 17 units in total with 30no.parking spaces and private gardens for Ms Karen Wilford, Adactus Housing Group Ltd (Pages 3 - 6)**

11. **16/1309N 13, Buxton Avenue, Crewe CW1 6EU: Change of use of existing dwelling house to form 6 No Bedsits and 1 No Flat with external stair for Tomer Spitkowski (Pages 7 - 8)**

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

This page is intentionally left blank

SOUTHERN PLANNING COMMITTEE – 29th June 2016

APPLICATION NO: 16/0015N

PROPOSAL: Outline application for the demolition of no. 46 Chestnut Avenue, Shavington and erection of 44 dwellings (including access) and associated works.

ADDRESS: Land to the rear of 46 Chestnut Avenue, Shavington

APPLICANT: Oscar Planning

ADDITIONAL REPRESENTATION

One additional representation has been received which raises the following points;

- The provision of bungalows on this site would address the previous concerns relating to loss of light and loss of privacy
- However there is still a strong objection to the location of plots 13-16 and 17-18 which would cause overlooking
- The car-parking on site will cause noise and pollution
- The application requires further amendments

RECOMMENDATION:

The points raised above were considered as part of the main Committee Report. There is no change to the recommendation.

This page is intentionally left blank

SOUTHERN PLANNING COMMITTEE – 29TH JUNE 2016

UPDATE TO AGENDA

APPLICATION NO.

16/1575N

LOCATION

Land at Lodmore Lane, Burleydam

UPDATE PREPARED

27th June 2016

Ecology Comments:

The submitted ecological report states that it is an update of an earlier report. In order for the Council to assess the potential impacts of the proposed development using all of the available information, it is recommended that the applicant also submits a copy of the earlier survey report.

The Phase One habitat plan includes two 'Target Note 1'. One of these is the off-site building identified as having low bat roost potential. It is recommended that the applicant's consultant be requested to confirm what is indicated by the second Target Note 1.

Grassland habitats

Semi improved grassland has been recorded on site. Whilst this habitat on site does not appear to be particularly species rich, the submitted habitat report has not recorded all of the species at the site.

It is advised that if the original habitat survey did not include a full botanical species list prepared at the appropriate time of the year a further survey should be undertaken and a report submitted to the LPA. The submitted report should include abundance rating for each species recorded on the DAFOR scale.

Hedgerows

Hedgerows are a priority habitat and hence a material consideration. There are hedgerows located around the boundaries of the site which are not shown as being retained on the submitted layout plan. The applicant should be asked to confirm if all hedgerows would be lost as a result of the proposed development. If this is the case the loss of these habitats would result in a loss of biodiversity.

Nesting birds

If planning consent is granted I recommend that the following conditions be attached to safeguard nesting birds:

Prior to the removal of any vegetation or the demolition or conversion of buildings between 1st March and 31st August in any year, a detailed survey shall be carried out to check for nesting birds. Where nests are found in any building, hedgerow, tree or scrub or other habitat to be removed (or converted or demolished in the case of buildings), a 4m exclusion zone shall be left around the nest until breeding is complete. Completion of nesting shall be confirmed by a suitably qualified person and a report submitted to and approved in writing by the Local Planning Authority before any further works within the exclusion zone taking place.

Reason: To safeguard protected species in accordance with the NPPF.

Prior to the commencement of development detailed proposals for the incorporation of features into the scheme suitable for use by breeding birds including house sparrow shall be submitted to and approved in writing by the Local Planning Authority. The approved features shall be permanently installed prior to the first occupation of the development hereby permitted and thereafter retained, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard protected species in accordance with the NPPF.

Bats

The submitted ecological report identifies the western hedgerow and associated trees as potentially being of value for foraging and commuting bats and recommends that this boundary be retained and a 5m buffer zone be implemented. Based on the submitted layout plan this boundary appears to be lost as a result of the proposed development.

Badgers

No evidence of badgers was recorded during the submitted survey. However, as the status of badgers on a site can change in a short timescale I recommend that if planning consent is granted a condition should be attached requiring the submission of an updated badger survey prior to the commencement of development.

Hedgehog

Hedgehogs are a biodiversity action plan priority species and hence a material consideration. It is recommended that the applicant submits proposals *for the incorporation of gaps for hedgehogs into any garden or boundary fencing proposed. The gaps to be 10cm by 15cm and located at least every 5m.*

RECOMMENDATION

The recommendation is changed to –

Delegate to the Head of Planning (Regulation) and the Chair of the Southern Planning Committee to resolve the issues raised by the Council's ecologist and to the Heads of Terms and conditions listed on page 56/57 of the Committee report with the following condition

1. Updated Badger Report

This page is intentionally left blank

SOUTHERN PLANNING COMMITTEE – 29 June 2016

UPDATE TO AGENDA

APPLICATION NO.

16/1309N

LOCATION

13 Buxton Avenue, Crewe CW1 6EU

UPDATE PREPARED

24 July 2016

BACKGROUND

This update has been provided following receipt of consultation from ANSA Environmental Services relating to bin storage provision; and receipt of two additional plans from the applicant showing the provision for bin storage and cycle storage within the site:

Revised '*Proposed Plans. Elevations and Sections*' Rev 1

Revised 1:500 '*Block/ Site Plan*'

UPDATED REPORT TEXT

Other Issues

Bin storage and collection has been raised as a significant concern from both local residents and town councillors. To address these comments the applicant has provided revised plans showing additional off street bin storage in addition to the existing on street provision.

The proposals showed the provision of off-street bin storage both to the front of the property, showing space for two large bins, for the self contained flat and to the rear within and adjacent to an attached outbuilding, showing space for five bins, for the bed-sits.

Consultation with the Councils Waste Services has recommended for six single occupancy bed-sits there will be the need for six standard 240L wheeled bins (three standard refuse and three recycling).

Further revised proposals shown on plans '*Proposed Plans. Elevations and Sections*' Rev 1 show the provision of off-street bin storage both to the front of the property, showing space for two large (240L) bins, for the self contained flat and the provision of space in the rear yard to locate the required six large

(240L) bins, for the bed-sits. Details of their containment have not been provided.

The Planning Officer is satisfied that the site would be able to provide sufficient bin storage and subject to attachment of condition, should permission be granted, requiring details of covered bin compound to be approved, it is considered that the proposals would satisfy the waste management needs of the self contained flat and that of the bed sits without causing any significant adverse impact on neighbouring residential amenity or streetscene impacts.

APPROVE subject to conditions;

- 1. Time (3 years)**
- 2. Plans**
- 3. Materials to Match**
- 4. Details of covered bin storage compound to be provided**
- 5. One bike parking space for each flat/bed sit to be provided**

Informative:

- 1. NPPF**
- 2. Hours of construction**

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 Strategic & Economic Planning, 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.