

Southern Planning Committee

Updates

Date: Wednesday, 3rd August, 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.

6. **15/4367N Kents Green Farm, Kents Green Lane, Haslington CW1 5TP: Reserved Matters Application for the Erection of 51no Houses, roads, public open space and associated works for Cheryl Wood, Stewart Milne Group Ltd (Pages 1 - 4)**
10. **16/1728N Land North of Pool Lane, Winterley: Outline Application for residential development of up to 33 units with all others matters reserved, except for access and landscaping for Footprint Land and Development (Pages 5 - 6)**
11. **16/1352C Land at Cedar Avenue, Alsager: Outline applicaion for residential redevelopment of up to 14 dwellings with associated infrastructure for Country & Coastal Developments Ltd (Pages 7 - 10)**
15. **16/0479C 7, King Street, Middlewich CW10 9EJ: Outline application for residential development of 24 No. dwellings on Land to the Rear of 7 King Street, Middlewich and replacement of 1 No. existing dwelling (25 No. dwellings in total) for Mrs Jill Turner (Pages 11 - 12)**

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

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Southern Planning Committee 3rd August 2016

UPDATE TO AGENDA

APPLICATION No.

15/4367N – Reserved Matters Application for the Erection of 51no Houses, roads, public open space and associated works

LOCATION

Kents Green Farm, Kents Green Lane, Haslington, CW1 5TP

UPDATE PREPARED

1st August 2016

OFFICER APPRAISAL

Environmental Role

Trees

Since the drafting of the Committee Report, the applicant has submitted further tree info including; a Tree Constraints plan; an Arboricultural Report and Schematic Drainage Layout.

In response, the Council's Tree Officer has reviewed the information and advised that subject to the implementation of appropriate tree protection measures, the latest site layout plan SK258/PL/101 Rev I, should allow for the more significant trees on the site to be retained.

As such, subject to a number of conditions, no objections on Tree matters are raised.

CONCLUSION

The principle of development has already been accepted as part of the outline approval on this site.

Social Sustainability

The development will not have a detrimental impact upon residential amenity, it would provide benefits in terms of much needed affordable housing provision and would help in the Councils delivery of 5 year housing land supply.

The impact upon infrastructure would be neutral.

In terms of the POS and LEAP provision this is considered to be acceptable and would be a benefit to this scheme.

Environmental Sustainability

Details of the proposed landscaping would be secured through the imposition of a planning condition.

With regard to ecological impacts, the development would have a neutral impact subject to mitigation.

The drainage/flood risk implications for this proposed development are considered to be acceptable.

It is considered that the development would not have a significant impact upon trees, subject to conditions.

Economic Sustainability

The proposed access point is acceptable and the traffic impact as part of this development has already been accepted together with contributions for off-site highway works. The internal design of the highway layout/parking provision is considered to be acceptable.

The development of the site would provide a number of economic benefits in the residential use of the site.

It is considered that the planning balance weighs in favour of this development.

RECOMMENDATION

APPROVE subject to the following conditions

- 1. Approved Plans**
- 2. Submission of a landscaping scheme**
- 3. Implementation of the approved landscape scheme**
- 4. Updated survey and mitigation for other protected species**
- 5. Submission of Revised tree protection scheme**
- 6. Submission of No Dig Construction**
- 7. Submission of Revised Arboricultural Method Statement (AMS)**
- 8. Submission of Construction Management Plan**
- 9. Submission of Tree pruning/felling specification**
- 10. Submission and approval of land level details**
- 11. Submission of service/drainage layout**
- 12. Boundary Treatment details to be submitted for approval**
- 13. Details of the proposed bridge to be submitted and approved**
- 14. Details of the proposed LEAP to be submitted and approved**
- 15. Open Plan Estate/Removal of permitted development rights for means of enclosure forward of building line**

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 Principal Planning Manager (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.

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SOUTHERN PLANNING COMMITTEE – 3rd AUGUST 2016

UPDATE TO AGENDA

APPLICATION NO.

16/1728N

LOCATION

Land to the North of Pool Lane, Winterley

UPDATE PREPARED

1st August 2016

The consultation responses from the Landscape Officer and Parks Management (Open Space) had not been received at the time of writing the Committee Report. The Parks Management consultation will be via a verbal update on 3rd August 2016.

CONSULTATIONS

Landscape Officer: No objection. Following on from Landscape Officer comments requesting a greater provision of evergreen planting and tree planting the proposed landscape scheme has been amended and is considered acceptable by the Council's Landscape Officer.

Recommendation

No change to the recommendation

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Southern Planning Committee 3rd August 2016

UPDATE TO AGENDA

APPLICATION No.

16/1352C – Outline application for residential redevelopment of up to 14 dwellings with associated infrastructure

LOCATION

Land At Cedar Avenue, Alsager

UPDATE PREPARED

1st August 2016

APPRAISAL

Social Role

Open Space

It should be noted that the required maintenance fee for the on-site Amenity Green Space (AGS) provision of £5,803.62 is subject to change depending on the actual extent of on-site provision. This figure is based on an indicative over provision of 491sqm, where the policy requirement is 336sqm.

CONCLUSION

Additional wording 'subject to change' to be added the recommendation with reference to the required maintenance fee for the on-site Amenity Green Space provision.

RECOMMENDATION

APPROVE Subject to a S106 Agreement to secure;

1. Open Space provision comprising of;

- On-site Amenity Green Space (AGS) of at least 336sqm
- £5,803.62 for maintenance of AGS (based on provision of 491sqm as indicated on the indicative layout plan, subject to change)
- Off site contribution of £3,076.75 for Capital Enhancements to Milton Park and £10,029.60 for on-going maintenance

2. 30% on-site affordable housing provision to include;

- A requirement for the applicant/developer to transfer any rented affordable units to a Registered Provider

- A requirement to provide 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 Council's allocations policy.
- The requirement for an affordable housing scheme to be submitted prior to commencement of the development that includes full details of the affordable housing on site.

3. Education contribution of £65,224.25 comprising of;

- £32,538.87 (primary)
- £32,685.38 (secondary)

4. Grassland habitat contribution of £6,930

And conditions;

1. Time – 3 years of within 2 of last Reserved Matter approval
2. Reserved Matters within 3 years
3. Layout, Scale, Appearance and Landscaping Matters to be submitted and approved
4. Plans
5. Reserved Matters to be supported by an a Arboricultural Impact Assessment in accordance with current best practice BS5837:2012; the assessment should also include a Tree Protection Plan, and associated detail
6. No development shall be erected any closer to the trees on the northern boundary than indicated on the submitted indicative layout plan numbered 110 Rev H
7. Replacement Tree Planting – Implementation
8. Reserved matters application to be supported by reptile mitigation method statement
9. Reserved matters application to be supported by an updated other protected species survey
10. Reserved Matters to incorporate a wildlife buffer of 5-8m adjacent to the watercourse
11. Prior submission/approval of a surface water disposal/drainage scheme
12. Foul and surface water be drained on separate systems
13. Prior submission/approval of a sustainable drainage management and maintenance plan
14. Visibility splays shown on plan 'SCP/15198/F01 A' should be cleared of any obstructions before commencement of development
15. Prior submission/approval of a Construction Phase Environmental Management Plan
16. Provision of electric vehicle infrastructure
17. Prior submission/approval of a Phase 2 Contaminated Land Report
18. Prior submission/approval of soil verification report

19. Works should stop if contamination identified
20. Prior submission/approval of scheme to demonstrate that both surface and foul water drainage being directed away from the railway
21. Prior approval of detailed acoustic report with respect to noise and vibration from the railway located to the south of the site

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 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.

Should the application be subject to an appeal approval is given to enter into a S106 Agreement to secure the following Heads of Terms;

1. Open Space provision comprising of;
 - On-site Amenity Green Space (AGS) of at least 336sqm
 - £5,803.62 for maintenance of AGS (based on provision of 491sqm as indicated on the indicative layout plan, subject to change)
 - Off site contribution of £3,076.75 for Capital Enhancements to Milton Park and £10,029.60 for on-going maintenance
2. 30% on-site affordable housing provision to include;
 - A requirement for the applicant/developer to transfer any rented affordable units to a Registered Provider
 - A requirement to provide 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 Council's allocations policy.
 - The requirement for an affordable housing scheme to be submitted prior to commencement of the development that includes full details of the affordable housing on site.
3. Education contribution of £65,224.25 comprising of;
 - £32,538.87 (primary)
 - £32,685.38 (secondary)
4. Grassland habitat contribution of £6,930

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Southern Planning Committee 3rd August 2016

UPDATE TO AGENDA

APPLICATION No.

16/0479C – Outline application for residential development of 24 No. dwellings on Land to the Rear of 7 King Street, Middlewich and replacement of 1 No. existing dwelling (25 No. dwellings in total)

LOCATION

7, King Street, Middlewich, CW10 9EJ

UPDATE PREPARED

1st August 2016

APPRAISAL

Social Role

Open Space

It should be noted that there is a repeated typo within the Officer Report. It has been advised that the off-site financial contribution required towards Open Space will be spent at Fountain Fields, Alsager. This should read as being Fountain Fields, Middlewich.

CONCLUSION AND RECOMMENDATION

No change.

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