

# Strategic Planning Board

## Updates

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**Date:** Wednesday, 19th October, 2016  
**Time:** 10.30 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.

5. **16/1046N - LAND OFF CREWE ROAD, HASLINGTON, CHESHIRE, CW1 5RT:**  
Reserved matters application for the erection of 245 dwellings, highways, public open space, play facility and associated works following approved outline application (13/4301N) APP/R0660/A/14/2213304 for Mr Christopher Conlon, Bovis Homes Ltd (Pages 3 - 4)
6. **13/5242C - Land off, Hawthorne Drive, Sandbach, Cheshire, CW11 4JH:**  
Residential development comprising 138 dwellings, access and associated works (accompanied by an Environmental Statement) for Adele Snook, Persimmon Homes North West (Pages 5 - 6)
7. **16/1131N - ERECTION OF 120 DWELLINGS AND ALL ASSOCI, LAND TO THE WEST OF AUDLEM ROAD, AUDLEM ROAD, AUDLEM, CHESHIRE, CH3 0HE:**  
APPEARANCE, LANDSCAPING, LAYOUT AND SCALE OF OUTLINE PERMISSION FOR UP TO 120 DWELLINGS ( APPEAL REF - APP/R0660/A/13/2204723) FOR ANWYL CONSTRUCTION CO LTD (Pages 7 - 8)

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

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**APPLICATION NO:** 16/1046N

**PROPOSAL:** Reserved matters for 245 dwellings, highways, public open space and associated works.

**ADDRESS:** Land off Crewe Road, Haslington

### **REPRESENTATIONS**

Additional comments have been received from Haslington Action Group.

- They welcome the introduction of bungalows, albeit they are of minimal benefit to residents of Ashley Meadows and more are required to break up the wall of brick.
- Residents oppose the introduction of 2.5 storey town houses as they are out of character.
- Parking layby will have a significant impact on outlook of Park View residents.
- Additional landscaping is pitiful along the Ashley Meadow border and expected more shrubs and bushes to mitigate the wooden fence.
- Parking for plots 238 to 245 is woeful and completely out of touch with reality and will lead to pavement parking.
- It is hoped that Bovis will take these comments on board and come back with a much more imaginative, well thought out plan.

### **COMMENT**

Officers consider that the changes are positive step forward and take account of comments raised by members previously.

**No change in recommendation**

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**STRATEGIC PLANNING BOARD – 19 October 2016**

**UPDATE TO AGENDA**

**APPLICATION NO:** 13/5242C

**PROPOSAL:** 138 dwellings, access and associated works

**ADDRESS:** Land off Hawthorne Drive, Sandbach

**KEY ISSUES**

Since the deferral of the application from the SPB meeting on 27 January 2016, the Council received reports of barn owls being active on the application site. The applicant was then asked to provide an updated barn owl survey, which has been provided.

No evidence of nesting barn owls was found on site. None of the trees on site are suitable to support nesting barn owl due to lack of suitable features, and the buildings on site are unsuitable for barn owls.

The nature conservation officer therefore advises that roosting barn owls are not reasonably likely to be present or affected by the proposed development.

**CONCLUSIONS**

As in the original report, it is recommended that the application is approved subject to conditions and the prior completion of a s106 agreement.

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**APPLICATION NO:** 16/1131N

**PROPOSAL:** Appearance, landscaping, layout and scale of outline permission for up to 120 dwellings

**ADDRESS:** Land to the west of Audlem Road, Audlem

### **Officer Comment**

An amended plan has been received which has substituted two house types on this application. The dwellings on plots 100 and 101 have changed from the four bedroom 'Llandrillo' House type to the five bedroom 'Penrhos' House type. Both house-types are two-stories in height.

The relevant plots are to the north-west of the site and this change does not raise any amenity or design implications.

The size of the Penrhos House Type would comply with Policy D2 of the ANP.

This change now means that this Reserved Matters application will comply with Condition 1 of the outline consent and that this development will provide a development ranging from two-five bedroom units in accordance with the Design and Access Statement which was submitted as part of the outline consent.

### **RECOMMENDATION:**

**No change to the recommendation**

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