

Southern Planning Committee

Updates

Date: Wednesday, 26th October, 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. **16/2645C Elmbank House, Lodge Road, Sandbach, Cheshire CW11 3HP: Outline application for demolition of all existing on site structures and the redevelopment of the site for 50 residential dwellings (Use Class C3) with associated landscaping and vehicular access from Lodge Road for Bruce Ledwith, Thornhill Holdings Ltd (Pages 3 - 6)**
6. **16/0866C The Hollies, Wesley Avenue, Sandbach, Cheshire CW11 1DQ: Construction of apartments and associated landscaping for Mr C Thompson, Revelation Properties Ltd (Pages 7 - 8)**
7. **16/3924C Waterworks House, Dingle Lane, Sandbach CW11 1FY: Demolition of existing two-storey dwelling, removal of water treatment storage and settlement tanks and construction of 12 two and three storey detached dwellings together with associated car parking, landscaping works and formation of new access onto Tiverton Close for Mr P Pollard, MyPad Developments Ltd (Pages 9 - 10)**
8. **16/1746C Land at Sunnyside Farm, Dunnocksfold Road, Alsager ST7 2TW: Residential development comprising the erection of 28 dwellings, together with replan of plots 4, 5 and 6 on planning consent 14/5548C, landscaping, access and associated works for Mr Tom Loomes, Jones Homes (North West) Limited (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

10. **16/2738C Land at Greenfields, Cedar Avenue, Alsager, Stoke-On-Trent, Cheshire ST7 2PH: Outline application for dwelling in garden of Greenfields for Mr & Mrs Smith (Pages 15 - 16)**

12. **16/1940N Land To The Rear Of And Includ, 481, Crewe Road, Winterley: Outline Planning Application for Proposed Residential Development of 12 Number Dwellings on the land to the rear and including 481 Crewe Road Winterley Cheshire CW11 4RF Including the Demolition of 481 Crewe Road and alterations to the existing Road Access for Mr John Pass (Pages 17 - 18)**

Southern Planning Committee 26th October 2016

UPDATE TO AGENDA

APPLICATION No.

16/2645C – Outline application for demolition of all existing on site structures and the redevelopment of the site for 50 residential dwellings (Use Class C3) with associated landscaping and vehicular access from Lodge Road

LOCATION

Elmbank House, Lodge Road, Sandbach, Cheshire, CW11 3HP

UPDATE PREPARED

24th October 2016

APPRAISAL

Procedural Matters

It should be noted that there is a typo within the Officer's committee report. More specifically, within the 'Affordable Housing' section of the report, the officer has referred to 17 affordable dwellings as the requirement. However, this should now read as 15 affordable dwellings, based on the revised overall numbers of dwellings sought. The subsequent split should also be updated to reflect this change from 11 affordable rent and 8 intermediate tenure to 10 affordable rent and 5 intermediate tenure.

Education

School capacity projections - Sandbach

Primary Schools	PAN Sep-16	PAN Sep-17	Net Cap May-16	Revised Net Cap 2017	Pupil forecasts based on October 2015 School Census				
					2016	2017	2018	2019	2020
Offley Primary School	60	60	420	420	371	367	378	377	379
Elworth CofE Primary School	45	45	315	315	327	367	379	389	399
Elworth Hall Primary School	30	30	210	210	176	185	188	187	189
Sandbach Primary Academy	15	15	105	105	98	114	120	125	129
St Johns CofE Primary School	25	25	175	175	158	163	171	170	169

Wheelock Primary School	45	45	315	315	287	302	319	317	316
Developments with S106 funded and pupil yield included in the forecasts				236					
Developments with no S106 funded and pupil yield not included in the forecasts									31
Children expected from development									10
Overall total				1,776	1417	1498	1555	1565	1622
Overall surplus places projections					359	278	221	211	154

Secondary Schools	PA N Sep -16	PA N Sep -17	Net Cap May -16	Revised Net Cap 2017	Pupil forecasts based on October 2015 School Census						
					2016	2017	2018	2019	2020	2021	2022
Sandbach High School	210	210	1,074	1,074	1081	1142	1243	1257	1309	1320	1373
Sandbach School	210	210	1,050	1,050	1012	1089	1030	1137	1155	1179	1169
Developments with S106 funded and pupil yield included in the forecasts				190							
Developments with no S106 funded and pupil yield not included in the forecasts											56
Children expected from development											8
Overall total				2,314	2,093	2,231	2,273	2,394	2,464	2,499	2,606
Overall surplus places projections					221	83	41	-80	-150	-185	-292

These figures demonstrate that there is a surplus in Primary provision in Sandbach of 154 spaces based on forecasts until 2020. They also demonstrate that there is a

deficit in capacity in secondary school provision from 2019 onwards leading to a deficit of 150 spaces in 2020 and 292 spaces in 2022.

RECOMMENDATION

No change to recommendation

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SOUTHERN PLANNING COMMITTEE – 26th October 2016

APPLICATION NO: 16/0866C

PROPOSAL: Construction of apartments and associated landscaping

ADDRESS: The Hollies, Wesley Avenue, Sandbach, Cheshire, CW11
1DQ

APPLICANT: Revelation Properties Ltd

Officer Comment

An Independent Viability Appraisal has now been undertaken and this has assessed the likely costs and revenues associated with the proposed development.

The Independent Viability Appraisal found that the applicant's costs were slightly higher (but within the reasonable level of tolerance) and that the developers profit is low having regard to the potential risks associated with this scheme.

The Independent Viability Appraisal finds that even before taking into account the required affordable housing provision on this site and off-site contributions that the development would not be viable. In response to this the applicant's agent has stated that he is confident that the development would be financially viable.

On this basis it is accepted that the applicant is unable provide affordable housing provision and open space contributions as part of this development.

RECOMMENDATION:

No change to the recommendation

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SOUTHERN PLANNING COMMITTEE – 26TH OCTOBER 2016

UPDATE TO AGENDA

APPLICATION NO.

16/3924C

LOCATION

Waterworks House, Dingle lane, Sandbach.

UPDATE PREPARED

20th October 2016

Flood Risk Manager:

It has been noted within the 'Drainage Impact Assessment and SUDS Strategy' that the whole site lies within flood zone 1, however, this statement is **incorrect** as shown on our GIS mapping system a small section South of the site bordering Arclid Brook is located within Flood Zone 3. It is noted the section of Flood Zone 3 is indicated within a 'Nature Corridor' however the risk of flooding from surface, ground and/or sewer must be appropriately mitigated.

According to the Environment Agency's maps Arclid Brook is designated as Main River so the EA should be consulted about the fluvial flood risks from this watercourse. The general requirement in this situation would be that the finished floor levels should be set 600mm above the Flood Zone 3 level. The Environment Agency would confirm their specific requirements for the site upon consultation.

The following conditions are related to surface water:

Condition: Drainage strategy/design in accordance with the appropriate method of surface water drainage chosen dependent on the ground testing on site. This should be submitted to the Lead Local Flood Authority to be assessed and deemed appropriate for the specific site before construction can commence.

Condition: No development shall take place until a detailed design and associated management and maintenance plan of surface water drainage for the site using sustainable drainage methods has been submitted to and approved in writing by the Local Planning Authority. The drainage design must also include information about the designs storm period and intensity (1 in 30 & 1 in 100 (+30% allowance for Climate Change)) & any temporary storage facilities included, to ensure adequate drainage is implemented on site. This must also include flood water exceedance routes, both on and off site.

Informative: If the developer intends to discharge the surface water flows from the development to Arclid Brook then checks should be made with the Environment Agency to see if an environmental permit is required. Any flows to the brook should mimic existing greenfield runoff rates.

The Environment Agency have been consulted on the application, but have not responded. However, they had no objection to the previous proposal that was approved on appeal, and this application is coming no closer to Arclid Brook than that.

Plans

Additional plans have been submitted to demonstrate the levels (existing & proposed) on the site. These will be provided in electronic format to Members and in hard copy form on the day of the meeting.

RECOMMENDATION

No change to the recommendation.

APPLICATION NO: 16/1746C

PROPOSAL: Residential development comprising the erection of 28 dwellings, together with replan of plots 4, 5 and 6 on planning consent 14/5548C, landscaping, access and associated works.

ADDRESS: Land at SUNNYSIDE FARM, DUNNOCKSFOLD ROAD, ALSAGER, ST7 2TW

APPLICANT: Mr Tom Loomes

ADDITIONAL INFORMATION

Grass land survey

CONSULTATION RESPONSES

Ecology: The botanical survey was undertaken late in the survey season, however due to the species present it is possible to form an accurate assessment of the nature conservation value of the grassland habitats present on site. The grasslands fall into the 'medium' distinctiveness category these being habitats which do not present a significant constraint to development, but which do have some biodiversity value. The council's Ecologist states that in order to ensure the proposed development does not result in a loss of biodiversity the applicant is proposing a commuted sum of £12,320.00 that would be used to fund off site habitat creation works.

The council's Ecologist has advised that this approach is acceptable. The payment of the commuted sum must be secured by a section 106 agreement in the event that planning permission is granted.

Green Spaces Officer: Amended commuted sums based on net increase of 27 dwellings.

AGS

Enhancement £4,543.38

Maintenance £10, 169.50

CYPP

Enhancement £7,875.02

Maintenance £25, 671.00

OFFICER COMMENT

It was noted within the main officer's report that the lack of information on loss of grassland habitat was an environmental dis-benefit to the proposal. The proposed mitigation to improve off site habitat creation is a benefit of the scheme and would mitigate for the loss, therefore creating a neutral impact within the planning balance.

It is therefore considered that the Officers recommendation for approval should be maintained within the additional requirement for a commuted sum for habitat creation and the updated Open Space contribution figures.

The officer recommendation is updated below,

APPROVE Subject to a S106 Agreement to secure;

Heads of Terms

1. Open Space provision comprising of;

- Contribution towards Amenity Green Space (AGS) to enhancement Hassall Road Play area access of £4,543.38, and £10,169.50 for maintenance
- Contribution towards Children and Young Persons Play at Hassall Road to improve the DDA equipment of £7,875.02 and £25,671.00 for maintenance.

2. 30% on-site affordable housing provision to include; 5 rented dwellings and 3 intermediate properties

- requires them to transfer any rented affordable units to a Registered Provider
- provide details of when the affordable housing is required
- includes 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 prior to commencement of the development that includes full details of the affordable housing on site.

3. Education contribution of £65,371 for secondary education

4. Commuted sum of £12,320.00 for off site habitat creation

And conditions;

1. Time
2. Plans
3. Materials to be submitted
4. Landscaping
5. Landscaping implementation
6. Details of bin storage
7. Boundary treatment
8. Environmental Management Plan
9. Travel Information Pack
10. Electric Vehicle Infrastructure
11. Phase 1 contaminated Land
12. Soil Verification report
13. Unexpected Contaminated Land
14. Foul and Surface water drainage
15. Surface water drainage scheme
16. SUDs management and Maintenance plan

17. Hedgehog mitigation
18. Lighting Scheme
19. Grassland Habitat (Hares)
20. Method Statement for the eradication of invasive non-native plant species
21. Development in accordance with Extended Phase One: Habitat survey

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.

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;
 - Contribution towards Amenity Green Space (AGS) to enhancement Hassall Road Play area access of £4,543.38, and £10,169.50 for maintenance
 - Contribution towards Children and Young Persons Play at Hassall Road to improve the DDA equipment of £7,875.02 and £25,671.00 for maintenance.
2. 30% on-site affordable housing provision to include; 5 rented dwellings and 3 intermediate properties
 - requires them to transfer any rented affordable units to a Registered Provider
 - provide details of when the affordable housing is required
 - includes 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 prior to commencement of the development that includes full details of the affordable housing on site.
3. Education contribution of £65,371 for secondary education
4. Commuted sum of £12,320.00 for off site habitat creation

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SOUTHERN PLANNING COMMITTEE – 26th October 2016

UPDATE TO AGENDA

APPLICATION NO.

16/2738C

LOCATION

Land at Greenfields, Cedar Avenue, Alsager, Cheshire

UPDATE PREPARED

24th October 2016

The proposed visibility splay drawings did not show the visibility splay for the relocated access that will serve the existing dwelling, Greenfields. A revised drawing has been submitted showing the required visibility splay.

CONSULTATIONS

Strategic Infrastructure – Highways: No objection.

Recommendation

No change to the recommendation

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SOUTHERN PLANNING COMMITTEE – 26th October 2016

UPDATE TO AGENDA

APPLICATION NO.

16/1940N

LOCATION

Land to the rear of 481 Crewe Road, Winterley

UPDATE PREPARED

24th October 2016

Amended plan has been received which seeks the following changes:

- Plot 6 sited back to its original position
- Courtyard area has been reduced
- Internal road width reduced to single car width where passing through the existing gate to the rear of the site

Bat Survey provided

CONSULTATIONS

Arborist – Awaiting response

Ecology – Objection

The preliminary survey/assessment of buildings identified two buildings : the Brick Barn Structure and House, as having 'Low' bat roost potential, although no actual evidence of bat presence was recorded. The acting consultants rightly recommend a follow-up minimum of one Phase 2 (dusk/dawn) bat survey of both buildings, in line with current national guidelines on survey effort requirements in such circumstances to allow the LPA the adequately determine the risk to European Protected Species. The Phase 2 bat surveys have not yet been completed and cannot now be completed until at least April next year.

As it stands I have no option but to recommend refusal at this time, to allow for completion of the Phase 2 bat survey next spring. No bat mitigation measures have been proposed, and until we know what we are dealing with in terms of threat to the local bat population, then we have no clarity on whether the bat mitigation will require Natural England licence.

Highways – Internal road width of 2.2m is inadequate and should be no less than 3.1m

Education – No contribution required

Recommendation

Refuse

Insufficient information has been provided with the application in which to determine the impact of the proposal on a European Protected Species. The preliminary survey/assessment provided with the application recommends a follow-up minimum of one Phase 2 (dusk/dawn) bat survey of both buildings. The Phase 2 bat surveys have not yet been completed and cannot now be completed until at least April next year. Such surveys cannot be secured by condition. No bat mitigation measures have been proposed. As a result the proposal is contrary to Policies NE.5 & NE.9 of the Crewe and Nantwich Local Plan and the NPPF paragraphs 109-125.