

Southern Planning Committee

Updates

Date: Wednesday, 21st December, 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. **16/1987N Basford Old Creamery, Newcastle Road, Chorlton CW2 5NQ: New industrial building replacing existing buildings, retaining B1, B2 and B8 classifications for Total Concrete Products Ltd (Pages 3 - 4)**
6. **15/5369C Somerford Booths Hall, Chelford Road, Somerford CW12 2LY: Full planning application proposing the conversion of the Grade II* listed hall from offices to residential and demolition of the existing buildings and the erection of a residential development set in attractive landscaping and open space with associated access and car parking arrangements for P Hogarth (Pages 5 - 6)**
7. **15/1437N Holly Cottage, Gauntons Bank, Norbury, SY13 4HP: Proposed construction of one dwelling on land adjacent to Holly Cottage for R Lewis (Pages 7 - 8)**
8. **16/3262C Land at Radnor Park Trading Estate, Back Lane, Congleton: Residential development (Use Class C3) comprising 30 no. new affordable dwellings incorporating 12 no. three bed houses, and 16 no. two bed houses and 2 no. one bed maisonettes with associated infrastructure and incidental open space including a new estate road and vehicular and pedestrian access off Back Lane for William Fulster, M.C.I.Developments Limited and Places for People Group Limited (Pages 9 - 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

SOUTHERN PLANNING COMMITTEE – 21ST DECEMBER 2016

UPDATE TO AGENDA

APPLICATION NO.

16/1987N

LOCATION

Basford Old Creamery, Newcastle Road, Chorlton, CW2 5NQ

UPDATE PREPARED

19th December 2016

Site Visit

Following the site visit by Members on 16th December, concerns were raised regarding whether there was asbestos in the existing buildings. It should be noted that this is covered under separate legislation and dealt with by the Health and Safety Executive and is therefore not a planning matter.

Highways

The Council's Highway Officer has assessed the swept path drawings submitted following the deferral of the application and visited the site. He is confident that there is more than enough width for large articulated HGVs to enter the shared access road from the north and that there is enough room for 2-way vehicle movement along the shared track.

RECOMMENDATION

No change to the recommendation subject to the following conditions:

1. Time limit
2. Approved plans
3. Materials in accordance with the details submitted with the application
4. Restriction on operational hours (including deliveries to and from the site) to 8am to 6pm Monday to Friday, 8am to 2pm Saturday and no working on Sundays or public holidays
5. Restriction on the hours of steelwork fabrication to 8am to 6pm Monday to Friday with no working on Saturdays, Sundays or public holidays
6. Submission of details of external lighting
7. Any cutting operations that take place outside the buildings shall be restricted to the acoustic cutting area
8. All other fabrication activities shall take place within the building
9. While fabrication and concrete work is taking place inside the buildings, all external doors shall remain closed

10. Submission of a detailed design and method statement including the structure and foundations of the proposed building (for HS2 Safeguarding)
11. Provision of an electrical vehicle charging point
12. Submission of phase I Preliminary Risk Assessment and if necessary a Phase II Ground Investigation and Risk Assessment (Contaminated Land)
13. Submission of details of any external lighting
14. Submission of a revised scheme of landscaping

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 Head of Planning (Regulation) has delegated authority to do so in consultation with the Chairman of the Southern Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

Southern Planning Committee – 21st December 2016

UPDATE TO AGENDA

APPLICATION No.

15/5369C – Full planning application proposing the conversion of the Grade II* listed hall from offices to residential and demolition of the existing buildings and the erection of a residential development set in attractive landscaping and open space with associated access and car parking arrangements.

LOCATION

SOMERFORD BOOTHS HALL, CHELFORD ROAD, SOMERFORD, CW12 2LY

UPDATE PREPARED

19th December 2016

OFFICER REPORT

Representations:

Natural England - No objection:

Since publication of the agenda, comments have been received from Natural England offering no objection to the application. Natural England has assessed the application using the Impact Risk Zones data (IRZs) and is satisfied that the proposed development being carried out in strict accordance with the details of the application, as submitted, will not damage or destroy the interest features for which the River Dane Site of Special Scientific Interest (SSSI) has been designated. As such the SSSI does not represent a constraint in determining this application.

With respect to protected species, Natural England has referred the Council to its Standing Advice. The application has been assessed by the Council's own specialist nature conservation advice, which accords with the standing advice set out by the Natural England. This assessment is detailed on page 45 of the agenda reports pack.

Officer Appraisal:

Flood Risk

Whilst no comment has been received from the Environment Agency, the part of the site that falls within Flood Zones 2 and 3 is towards the southern end of the site where it borders with the River Dane. This part of the site would remain undeveloped in terms of hard-standing with the built form being located some 250 metres north of within Flood Zone 1. Subject to accordance

with the submitted Flood Risk Assessment, and drainage conditions, the scheme is found to be acceptable in this regard.

Public Open Space

If Members are minded to approve this application, the approval will need to be subject to a s106 agreement to secure the proposed public open space and its future management and maintenance.

RECOMMENDATION

Approve subject to referral to the University of Manchester to notify them of the Council's intended decision, the conditions specified on page 52 of the Agenda Reports Pack and the completion of a s106 legal agreement to secure:

Public Open Space and its future maintenance and management by a management company comprising of:

- **1100 square metres of onsite new Amenity Greenspace (AGS) (or otherwise agreed)**
- **Onsite Local Area for Play (LAP) with a minimum of 100 square metres**

SOUTHERN PLANNING COMMITTEE – 21st December 2016

UPDATE TO AGENDA

APPLICATION NO.

15/1437N

LOCATION

Holly Cottage, Gauntons Bank, Norbury, SY13 4HP

UPDATE PREPARED

19th December 2016.

POINTS OF CLARIFICATION

Within the comments section of the report, it is stated that there are 10 objections. This figure does not take into account the original objections to the scheme. In total, since the beginning of the planning process, including objections received in relation to the amended scheme, there have been 51.

These objections can be seen to be summarised below:

- The proposal is against National Planning Policy paragraph. 53.
- Not in keeping with the character of the area.
- Loss of amenity by way of visual intrusion on the corner.
- Noise pollution.
- Vehicular access is dangerous and falls short of highways standards, location and visibility.
- Will alter the openness and character of the area and create a built up appearance when viewed from the road and adjacent properties.
- The corner plot should be reinstated to be an asset to the community.
- National planning does not expect every bit of green land to be built upon.
- No soil testing has been done in terms of contamination.
- Newts in the area, applicant hasn't undertaken any surveys to do with Newts.
- Totally inappropriate build in an open rural.
- House will be in the garden of an already extended house; over development of the site.
- Building line will be lost.
- Not an area designated for residential development which is adequately catered for in Wrenbury.
- Overlook a listed building.
- Covers more of the plot than the original application.
- Higher and larger than the adjacent bungalow.
- Only 2 miles from a new housing development which is being started.
- Loss of building line.
- No newt survey; omission.

Recommendation

APPROVE subject to the conditions.

APPLICATION NO: 16/3262C

PROPOSAL: Residential development (Use Class C3) comprising 30 no. new affordable dwellings incorporating 12 no. three bed houses, and 16 no. two bed houses and 2 no. one bed maisonettes with associated infrastructure and incidental open space including a new estate road and vehicular and pedestrian access off Back Lane

ADDRESS: Land at Radnor Park Trading Estate, Back Lane, Congleton

APPLICANT: M.C.I. Developments Limited and Places for People

CONSULTEES

Green Spaces (Ansa:): Object, assessed what POS would be needed to serve the proposals for up to 30 dwellings shown on the Proposed Site Layout drawing no backLn/SK08 Rev B dated 4 November 16 and there would be a quantity deficiency of Amenity Green Space (AGS) and Children and Young Persons provision (CYPP).

OFFICER COMMENT

Green Spaces (Ansa:) In accordance with the advice, standards and formulae contained in the CBC Interim Policy Note on "POS Provision for New Residential Development" 2008, the Green spaces officer has assessed what POS would be needed to serve the proposals for up to 30 dwellings shown on the Proposed Site Layout drawing no backLn/SK08 Rev B dated 4 November 16 there would be a quantity deficiency of Amenity Green Space (AGS) and Children and Young Persons provision (CYPP).

The Policy Note provides for (1) amenity greenspace (AGS) and (2) children's play provision, other land typologies such as woodland, buffers, green corridors, wildlife/semi natural areas or incidental space/verges are not a standard requirement therefore these areas go beyond policy requirements and are not for ANSA to consider.

Amenity Green Space (AGS)

Taking into account the existing properties, 30 new homes will generate a need for 700 sq m of new AGS based on the housing schedule which should be centrally located within the site. Based on the proposed site layout no AGS is being provided.

Children and Young People Provision

As this development is under the 49 dwelling trigger for formal equipped play requirement on site is not required however a LAP with a minimum of 100 sq

m located adjacent to the AGS and in accordance with FiT standards is required.

The applicant is not proposing any Amenity Green Space or Children and Young Persons provision on site, and have argued that the development would be unviable if any off site contributions were sought by the Council.

Viability

Keppie Massie in conjunction with WYG (Surveys), were instructed to assess the applicants viability assessment. They assessed the likely costs and revenues associated with the proposed development. Based on the development proposals they consider that the revenues that are adopted within the Applicant's Assessment are reasonable for the purpose of assessing the financial viability of the proposed development.

They states that the proposed purchase price, the developers profit requirement (at 8.5% of construction costs exclusive of contingencies) and the proposed finance costs are reasonable for the purpose of assessing the financial viability of the proposed development.

Following consultation with the Applicant (and the receipt of further information from the Applicant that has included further explanation as to the Preliminary Costs, External Works and Abnormal Costs that will be incurred) WYG consider that the construction costs that have been adopted by the Applicant are reasonable.

Due to the sites position and previous use, there are a number of abnormal costs associated with the development site, these include, Acoustic Fencing and Wall, Tree Works, Removal of Hardstanding, Gas Protection measure, service diversions and foundations.

As detailed above the Applicant's Assessment has been formulated so as to identify a surplus output sum that is available towards the payment of planning policy obligations. The development costs including construction related costs, professional fees, finance costs, a developers profit requirement and acquisition costs are deducted from the GDV to provide the surplus sum.

In this instance the Applicant's Assessment provides a small financial deficit. On this basis the proposed development cannot support the payment of any S106 monies and the development complies with paragraph 173 of the NPPF which states;

'Pursuing sustainable development requires careful attention to viability and costs in plan-making and decision-taking. Plans should be deliverable. Therefore, the sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other

requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable'

Highways

The Councils Parking Standards state that 1 bedroom properties should have 1 parking space, 2 and 3 bedroom properties should have 2 spaces.

The site plans shows the following parking provision;

2 x 1 bed with 1 space
12 x 2 bed with 1 space
4 x 2 bed with 2 spaces
11 x 3 bed with 2 spaces
1 x 3 bed with 1 space
And 3 visitor spaces

49 spaces in total.

There is an outstanding objection from the Strategic Highways Officer. The applicant is aware of the objection, and no additional parking spaces have been proposed. As discussed within the main officer's report, the site is situated within walking distance of a large number of amenities and there is a good bus service within walking distance. The planning officer considered that in this instance the reduced parking provision is acceptable given the sustainable location of the site.

RECOMMENDATION

The recommendation of APPROVAL still remains

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