

# Strategic Planning Board

## Update

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<b>Date:</b>	<b>Wednesday, 25th January, 2017</b>
<b>Time:</b>	<b>10.30 am</b>
<b>Venue:</b>	<b>Council Chamber, Municipal Buildings, Earle Street, Crewe CW1 2BJ</b>

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The information on the following pages was received following publication of the Board agenda.

**Planning Update** (Pages 3 - 4)

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Please contact	Sarah Baxter on 01270 686462
E-Mail:	<a href="mailto:sarah.baxter@cheshireeast.gov.uk">sarah.baxter@cheshireeast.gov.uk</a> with any apologies, requests for further information or to arrange to speak at the meeting

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**APPLICATION NO:** 16/2373N

**LOCATION:** Land At, FLOWERS LANE, LEIGHTON

**PROPOSAL:** Outline application for the construction of up to 400 dwellings with garaging; provision of serviced site for one form entry primary school; parking; public open space; landscaping; new vehicle and pedestrian accesses; highway works, foul and surface water drainage infrastructure and all ancillary works.

### **CONSULTATIONS:**

**Education** – The applicant has questioned Education's request for equalisation with another landowner, as it is not a policy requirement, and they have agreed the education contribution. Education have agreed to vary the request so that the education contribution is used towards primary education within 2 miles of the site (as per usual requests) and remove the equalisation request.

**Ecology** – Following the request for further information with regards to breeding birds, the applicant's agent has confirmed that the survey's have found no records of Barn Owls (a protected species) on the site, and asked that the desk top survey be conditioned alongside the surveys set out in Condition 8. The Council's ecologist has however suggested this work needs to be done prior to a decision being issued.

### **KEY ISSUES**

**Education** – Comments are noted and will be considered as part of the wording of the 106 Agreement.

**Ecology** – Given the proposed recommendation, it is recommended that this further desk top survey be done alongside the survey's for mud snails, silver diving beetles and reptiles prior to a decision being issued. It is not considered appropriate to condition the matter.

### **RECOMMENDATION**

**No change to the recommendation** but inclusion of a further survey for breeding birds be included in the list of surveys to be carried out.

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