

Southern Planning Committee

Updates

Date: Wednesday, 5th July, 2017
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.

8. **17/0339N Land to the north of Little Heath Barns, Audlem Road, Audlem, Cheshire: Erection of retirement living housing (category II type accommodation), communal facilities, landscaping and car parking for McCarthy & Stone Retirement Lifestyles Ltd (Pages 3 - 4)**
9. **17/0858N Jolly Tar Inn, Nantwich Road, Wardle CW5 6BE: Erection of 15 Dwellings and Access Works for Commercial Development Projects Ltd (Pages 5 - 6)**
11. **16/5279C Land East of Meadow Avenue, Congleton: Erection of 16 Bungalows with ancillary facilities and associated infrastructure for Mr Kevin Humphries, Humphries Builders Ltd (Pages 7 - 10)**
13. **17/1504C Wheatsheaf Hotel, 1, Hightown, Sandbach, Cheshire CW11 1AG: Construction of inverted dormer and infill glazing to the existing coaching under-croft of the The Wheatsheaf P.H. New vehicular access off Old Mill Road to rear of building and adjacent land following closing up of existing access. Alterations to existing boundary walls and fences. Creation of new outdoor seating area and terrace in rear courtyard for Mr Andrew Pear (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 – 5TH JULY 2017

UPDATE TO AGENDA

APPLICATION NO.

17/0339N

LOCATION

LAND NORTH OF LITTLE HEATH BARNS

UPDATE PREPARED

ANSA

Original comments requested a contribution of 9k to provide a green gym at the wider site to the north/east. However this would be sited on land not owned by the applicant and would therefore be difficult to secure.

As a result amended comments have been received requesting a contribution to provide the green gym on site for use by residents of the apartments which should be controlled by a management company.

Officer comment

The contribution can be secured by way of section 106 agreement.

Recommendation

APPROVE subject to a S106 Agreement with the following Heads of Terms:

Heads of terms

- 1. Commuted sum of 250k towards affordable housing in the local area**
- 2. Provision on an onsite “Green Gym” for use by the occupants of the proposed apartments to be controlled by a management company**

And the following conditions;

- 1. Time limit – 3 years**
- 2. Development in accordance with the approved plans**
- 3. Materials – to be submitted and agreed**
- 4. Levels – to be submitted and agreed**
- 5. Foul and surface water drainage – to be submitted and agreed**
- 6. Drainage strategy – to be submitted and agreed**
- 7. Electric vehicle charging – to be submitted and agreed**
- 8. Travel information pack – to be submitted and agreed**
- 9. Contaminated land – to be submitted and agreed**

10. Lighting – to be submitted and agreed
11. Landscaping scheme to be submitted and agreed
12. Landscaping scheme to be implemented
13. Replacement hedgerow planting – to be submitted and agreed

Informative

1. PROW

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 Head of Planning (Regulation) in consultation with the Chair (or in his 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.

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

1. Commuted sum of 250k towards affordable housing in the local area
2. Provision of a “Green Gym” for use by the occupants of the proposed apartments to be controlled by a management company

SOUTHERN PLANNING COMMITTEE – 5TH JULY 2017

UPDATE TO AGENDA

APPLICATION NO.

17/0858N

LOCATION

THE JOLLY TAR INN

UPDATE PREPARED

CORRECTION IN THE REPORT

Page 75 of the planning committee agenda describes the proposal as being for 15 dwellings. This is an error as the proposal has been updated to include 16 dwellings.

Recommendation

No change to initial recommendation which has been considered based on 16 dwellings.

APPROVE Subject to S106 Agreement with the following Heads of Terms

1. A scheme for the provision of 30% affordable housing – 65% to be provided as social rent/affordable rent with 35% intermediate tenure. The scheme shall include:

- The numbers, type, tenure and location on the site of the affordable housing provision**
- The timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing**
- The arrangements for the transfer of the affordable housing to an affordable housing provider or the management of the affordable housing if no Registered Social Landlord is involved**
- The arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and**
- The occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.**

2. Secondary Education Contribution of £32,685.38

And the following conditions;

- 1. Time limit**
- 2. Plans**
- 3. Materials**

4. Removal of permitted development rights – plots 12-16 for extensions/outbuildings and plots 5-11 enclosures
5. Levels
6. Foul and surface water drainage
7. Drainage strategy
8. Piling
9. Electric vehicle charging
10. Dust
11. Travel information pack
12. Contaminated land
13. Management scheme of the PROW
14. Landscaping scheme
15. Tree Protection measures
16. Construction of new footpath prior to first occupation
17. Reasonable avoidance measures detailed within the provided Amphibian Assessment dated 9th June 2017

Informative

1. PROW

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 Head of Planning (Regulation), in consultation with the Chair (or in his 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.

In the event of an appeal being lodged, approval is given to enter into a S106 Agreement with the following Heads of Terms;

1. A scheme for the provision of 30% affordable housing – 65% to be provided as social rent/affordable rent with 35% intermediate tenure. The scheme shall include:

- The numbers, type, tenure and location on the site of the affordable housing provision
- The timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing
- The arrangements for the transfer of the affordable housing to an affordable housing provider or the management of the affordable housing if no Registered Social Landlord is involved
- The arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
- The occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

2. Secondary Education Contribution of £32,685.38

SOUTHERN PLANNING COMMITTEE – 5TH JULY 2017

UPDATE TO AGENDA

APPLICATION NO.

16/5279C

LOCATION

LAND EAST OF MEADOW AVENUE

UPDATE PREPARED

ANSA

The following contributions are required for open space:

Amenity Green Space enhancement	£1,796.22
AGS maintenance	£4,020.50
Children & Young People enhancement	£2,838.67
CYPP maintenance	£9,253.50

This would be used for Seating (AGS) and new swings(CYPP) at West Road play area.

Officer comment

The contribution can be secured by way of section 106 agreement.

Recommendation

APPROVE Subject to S106 Agreement with the following Heads of Terms;

1. A scheme for the provision of 30% affordable housing – 65% to be provided as social rent/affordable rent with 35% intermediate tenure. The scheme shall include:

- The numbers, type, tenure and location on the site of the affordable housing provision**
- The timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing**
- The arrangements for the transfer of the affordable housing to an affordable housing provider or the management of the affordable housing if no Registered Social Landlord is involved**
- The arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and**

- The occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

2. Secondary Education Contribution of £54,378

3. Amenity Green Space enhancement and Children & Young People enhancement £17,908,89

And the following conditions;

- 1. Time limit**
- 2. Plans**
- 3. Materials**
- 4. Removal of permitted development rights**
- 5. Levels**
- 6. Foul and surface water drainage strategy**
- 7. Piling**
- 8. Electric vehicle charging**
- 9. Dust**
- 10. Travel information pack**
- 11. Contaminated land**
- 12. Carried out in accordance with the submitted Flood Risk Assessment**
- 13. Drainage strategy/design**
- 14. Management scheme of the PROW**
- 15. Programme of archaeological work**
- 16. Landscaping scheme**
- 17. Updated trees protection scheme**
- 18. Updated arboricultural method statement**
- 19. Tree retention**
- 20. Services/drainage**

Informative

1. Section 38 Agreement

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 Head of Planning (Regulation), in consultation with the Chair (or in his 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.

In the event of an appeal approval is given to enter into a S106 Agreement with the following Heads of Terms;

1. A scheme for the provision of 30% affordable housing – 65% to be provided as social rent/affordable rent with 35% intermediate tenure. The scheme shall include:

- The numbers, type, tenure and location on the site of the affordable housing provision
- The timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing
- The arrangements for the transfer of the affordable housing to an affordable housing provider or the management of the affordable housing if no Registered Social Landlord is involved
- The arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
- The occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

2. Secondary Education Contribution of £54,378

3. Amenity Green Space enhancement and Children & Young People enhancement £17,908,89

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SOUTHERN PLANNING COMMITTEE – 5TH JULY 2017

UPDATE TO AGENDA

APPLICATION NO.

17/1504C

LOCATION

Wheatsheaf Hotel, 1, HIGHTOWN, SANDBACH, CHESHIRE, CW11 1AG

UPDATE PREPARED

30th June 2017

Highways & Parking

The proposal is for elevational alterations to the Wheatsheaf Hotel public house and the formation of a new access off Old Mill Road into the rear of the property and an adjacent property.

Since publication of the original report the need to control by condition the creation of a turning lane on Old Mill Road into the new access has been noted. Such a condition should be worded as follows:

Prior to the commencement of development plans to show the provision of a right turning lane at the site entrance on Old Mill Road (the A533) shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme of road markings shall be implemented in full before the new access is first brought into use.

Public consultation

Since publication of the original committee report, seven additional comments have been received from the public, all in objection. Most were follow-up comments from previous objectors in response to amendments to the original scheme, mainly related to:

- The proposed outdoor dining area will cause noise disruption to nearby residents, including arising from live or recorded music potentially played outside (*The Environmental Protection team have advised that any noise disruption arising through the proposed dining area would be most appropriately addressed through the terms of the premises alcohol licence. It is noted that the premises has had some outdoor seating provision in the same area as that proposed for the dining terrace, which may or may not be covered by their existing licence*).
- Effectiveness and appropriateness of the proposed barrier across the existing access (*The exact design and appearance of the proposed*

barrier is to be addressed by condition, these issues will be taken into account when discharging the condition).

- Concern about effects on residents of creating a pedestrian cut-through along The Gardens – disruption and anti-social behaviour (*It appears unlikely that the creation of a new pedestrian route would result in significant disruption arising from members of the public using the new route*).
- Concern that the new access will result in pub customers using the land off The Gardens as overspill parking, as the gated access will not be controlled. (*Customers will be directed to the parking at the rear of the Wheatsheaf by signage which will be required to be installed and retained by the permission. Condition 5 has been amended to note this*).

RECOMMENDATIONS

No change to initial recommendation.

APPROVE subject to the following conditions:

- 1. Standard time 3 years**
- 2. Approved Plans**
- 3. Submission and approval of details of materials**
- 4. Submission and approval of lighting details (EP)**
- 5. Submission and approval of details of boundary treatments, gates and traffic direction signage**
- 6. Landscaping details including boundary treatment and surfacing materials to be submitted and approved**
- 7. Implementation of landscaping**
- 8. Submission and approval of turning lane on Old Mill Road**

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 and Place Shaping Manager 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.