

Southern Planning Committee

Updates

Date: Wednesday, 4th April, 2018
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. **18/0319N Land Between Taylor Drive and Edmund Wright Way, Nantwich:**
Proposed vehicular and pedestrian link connecting Taylor Drive and Edmund Wright Way for Mr Chris Hindle, Cheshire East Council (Pages 3 - 6)

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APPLICATION NO: 18/0319N

PROPOSAL: Proposed vehicular and pedestrian link connecting Taylor Drive and Edmund Wright Way

ADDRESS: Land Between Taylor Drive And Edmund Wright Way, NANTWICH

APPLICANT: Mr Chris Hindle, Cheshire East Council

ADDITIONAL COMMENTS

[full versions of the comments are available to view on the planning website]

Additional representation has been received on behalf of the Edmund Wright Way/Taylor Drive Action Group in relation to the main planning report. The material planning issues raised are;

- The consultation carried out by Cheshire East Highways was a pre-consultation and engagement exercise – survey results state 54% of respondents (of 431) stated ‘it would be better for them’
- During application, three petitions with 764 signatures against 61%, and 157 representations 76% against
- Planning history is too complicated
- Nantwich Town Council have submitted revised comments
- Consider the specific number of respondents is 35 letters of support, 119 against
- *‘Proposal that link be constructed but that Edmund Wright Way be closed off thus enabling a better spread of traffic without as severely impacting residents overall’,*
- The EDWWTD action group have met with Cheshire East Highways and minutes of the meeting have not been agreed by the Highways officers
- Report carried out in 2014 as part of Malbanks Waters application is out of date and does not include changes to the lights at Welsh Row/Waterlode
- The Action Group disagree that the development will not have a greater risk to children’s safety in the area
- The road on each side of the bridge will be narrower than the carriage way across the bridge
- Neighbours have not interpreted the plans that there will be a give way at Taylor Way onto Edmund Wright Way,
- Question the timing of the ecology report,
- Consider that the neighbours on the corner of Saltmeadows will have traffic ‘giving way’ in front of their properties and therefore will have a sever impact on residential amenity,
- Concerns raised regarding lack of Flood Risk Assessment due to proximity to canal, particularly given the recent breach to the canal in Middlewich

A Highways Statement has been submitted on behalf of the Edmund Wright Way/Taylor Drive Action Group. The main issues raised are;

- The link is not required for capacity issues in the area,
- Application based on appeal decision and contribution received as part of S106 Agreement,
- Curtin's TA should have been submitted as evidence of this application,
- The report clearly shows that traffic will increase along the link road, and consider it would have a severe impact on the existing roads,
- Wider improvements/changes to the Nantwich Highway Network should be considered and an up to date traffic analysis or study carried out,
- The main concerns around the link originally by local Politian's where the impact of the development on the Canal embankment,
- Concerns over pedestrian safety,
- Disagree that HGV's will not use the route
- No Traffic Construction Management Plan or Construction Method Statement submitted with application,
- Is the funding sufficient to complete the proposed works?
- Vehicle tracking information required,
- Road is not suitable for proposed use
- Application should be refused or deferred until the residents have been provided with the relevant information and in a format for the general public to digest.

Nantwich Town Council - At its meeting on 22 March 2018 the Policy Committee of the Town Council resolved "that a letter be sent to Cheshire East forwarding the request from the Taylor Drive Action Group that Cheshire East withdraw the application or at least put it on hold until further information is made available to the public and a further engagement exercise is conducted."

A summary of the letter attached raised the following concerns;

- Neighbours have been provided with insufficient information with regards to potential alternatives,
- Laura Smith MP raised concerns with the consultation process in December to Cllr Bailey however no response has been received,
- EWWTD action group subsequently engaged a Highways and planning professional to assess the application, and had a meeting with the Applicant, it is considered that the following information is still outstanding;
 - Traffic volumes – The Nantwich West Traffic Study
 - Traffic Regulation changes – other proposals such as one way restrictions on Welsh Row and Marsh Lane have not been confirmed

- Wildlife and Habitat survey carried out after works had commenced on site,
- Canals and River Trust have not been able to assess the impact of development
- Elevational Plans were not submitted until the last date for neighbour comments – 21st February
- No noise and pollution studies submitted with the application,
- Clearer reports should be made available which explain all the studies which has been carried out,
- Request that the application be withdrawn or put on hold until all the data is provided within the application in a format the general public can understand and neighbours reconsulted.

[full versions of the comments are available to view on the planning website]

HIGHWAY AUTHORITY – Highways report submitted on behalf of the neighbours, by Bob Hindhaugh Associated Ltd, essentially concludes that the link is not required. This is not the Council's position and therefore no further comments are made.

OFFICER COMMENT

The majority of the issues raised have already been considered within the main officer's report, in relation to the history of the site, the contribution secured by legal agreement, the level of information submitted, ecology/wildlife, canal and river trust response, amenity impact and highway safety. It has been concluded that the level of information submitted with the application is sufficient in terms of determining the planning application in accordance with planning policy.

The Highways Authority (as a Consultee) have considered the Highways Statement submitted by Bob Hindhaugh Associates Ltd, and considered that the conclusions of the report differ from the Highways Authority, in that it considers the link is unnecessary, however the Highways Authorities position is that the link is required and their previous comments remain. The appeal Inspector referenced in the report clearly considered the link was required, and requiring the developer to contribute towards the works.

Other matters

The objectors have raised concerns with the 'approximate' number of responses stated. Representations on planning applications are recorded as 'properties' not number of objections received, several addresses had submitted a number of comments on the application.

The site is within Flood Risk Zone 1 and is under a hectare and therefore a Flood Risk Assessment is not required to be submitted with the application.

Conditions have been proposed in relation to a Construction Management Plan and landscaping improvements.

It is therefore considered that the additional information raises no new material planning issues and there officer's recommendation of approval remains.

RECOMMENDATION

The recommendation as stated of APPROVAL WITH CONDITIONS