

Southern Planning Committee

Updates

Date: Wednesday, 2nd May, 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. **17/6487N Land To The Rear Of 46, Chestnut Avenue, Shavington, Cheshire CW2 5BJ: Reserved matters application for appearance, landscaping, layout and scale relating to 16/0015N - Outline application for the demolition of no. 46 Chestnut Avenue, Shavington and erection of 44 dwellings (including access) and associated works for Wainhomes (North West) Ltd (Pages 3 - 6)**

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 UPDATE – 2nd May 2018

APPLICATION NO: 17/6487N

PROPOSAL: Reserved matters application for appearance, landscaping, layout and scale relating to 16/0015N - Outline application for the demolition of no. 46 Chestnut Avenue, Shavington and erection of 44 dwellings (including access) and associated works

ADDRESS: Land to the rear of 46 Chestnut Avenue, Shavington, Cheshire, CW1 2BJ

APPLICANT: Wainhomes (North West) Ltd

Additional Representation

An additional letter of objection has been received which raises the following points;

- The site plan has changed and the bin storage for the 13 apartments is now directly to the rear of 14a Northfield Place.
- The location of the bin store will cause noise, smells and flies
- The proposed bin store would be taller than the existing boundary fence. The ventilation gap for the bin store would allow smells to access the garden of 14a Northfield Place.
- When the bin store is cleaned (hosed down) dirty polluted water will run into the garden at 14a Northfield Place. A drain will not prevent this from happening.
- The sectional drawing is not correct as it does not show the bin store or the existing conservatory at 14a Northfield Place.
- The bin store will block out light to 14a Northfield Place.
- What does cycle mean on the submitted plans? Is this a bicycle store or a recycling store?
- Could the bin store be sited elsewhere?
- The resident of 14a Northfield Place would like to keep the existing hedgerow to the boundary and have a new fence erected adjacent to the hedgerow.
- Who will be responsible for the maintenance of the ditch

Officer Comment

The submitted plans show that the separate bin and cycle stores to serve the apartments would be located onto the southern boundary of the site. These structures would be sited to the north of 14a Northfield Place and would not cause any loss of light.

Although the bin store would be visible from the rear of 14a Northfield Place it should be noted that this property has a rear boundary with the application site which measures at 29 metres whilst the proposed bin and cycle stores

would have a width of 5m. The conservatory at No 14a Northfield Place is positioned on the rear elevation and the proposed bin-store would be slightly off-set from this conservatory. The proposed bin store and cycle store would both have a height of 2.35m and would be largely be screened by a new boundary treatment to 14a Northfield Place (which would be agreed as part of condition 4 below).

It is not considered that the bin store would cause any significant smells and no such issues have been raised by the Councils Environmental Health Officer.

The sectional drawings have been revised to show the proposed bin store.

The provision of drainage measures would allow the bin store to drain away from the adjacent dwelling at 14a Northfield Place.

Levels

Levels plans have now been submitted to the Council and these show that the finished floor levels would comply with the FRA which was submitted at the outline stage.

The sections provided show that the proposed development would be of an acceptable design. The proposed dwellings would sit at a similar level to the dwellings to the south of the site and the levels would gradually drop to the western boundary with the retained watercourse.

In terms of residential amenity the proposed sections show that the development would have an acceptable relationship with the adjacent neighbours. Although there would be some slight difference in levels between the existing and proposed dwellings it is considered that the separation distances and relationship would be acceptable.

RECOMMENDATION:

APPROVE subject to the following conditions:

- 1. Approved Plans**
- 2. Updated Survey for other protected species**
- 3. Implementation of the approved landscaping**
- 4. Prior to first occupation details of boundary treatment to be submitted an approved including boundary treatment to the rear of the existing dwellings at 14, 14a, 19 and 19a Northfield Place**
- 5. Prior to the first occupation of the development details of a bridge and pedestrian/cycle links across the watercourse to the development site to the west shall be submitted and approved. The approved details shall be implemented prior to the occupation of more than 50% of the dwellings on the development.**
- 6. Prior to the first occupation of the development details of a LAP within the POS shall be submitted and approved. The approved details shall be**

implemented prior to the occupation of more than 50% of the dwellings on the development.

7. Prior to the use of any surfacing materials details are to be submitted to the LPA for approval in writing. The development shall only proceed in accordance with the approved details

8. Materials as application

9. Levels to be in accordance with the submitted plans

In order to give proper effect to the Committee's intent and without changing the substance of its decision, authority is delegated to the Head of Planning (Regulation) in consultation with the Chair (or in their absence the Vice Chair) to correct any technical slip or omission in the resolution, before issue of the decision notice

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