

# **Southern Planning Committee**

## **Updates**

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<b>Date:</b>	<b>Wednesday, 31st October, 2018</b>
<b>Time:</b>	<b>10.00 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 Committee agenda.

**Planning Updates** (Pages 3 - 6)

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Please contact	Julie Zientek on 01270 686466
E-Mail:	<a href="mailto:julie.zientek@cheshireeast.gov.uk">julie.zientek@cheshireeast.gov.uk</a> with any apologies, requests for further information or to arrange to speak at the meeting

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**SOUTHERN PLANNING COMMITTEE – 31<sup>st</sup> October 2018**

**UPDATE TO AGENDA**

**APPLICATION NO.**

18/2726N

**LOCATION**

LAND OFF CREWE ROAD, WINTERLEY

**UPDATE PREPARED**

Flood Risk Comments

Comments received from the Councils Flood Risk Team advise that a revised Flood Risk Assessment (FRA) has been received, this concludes that soakaways are not feasible in this instance therefore the development will need to be restricted to the greenfield run-off rates provided (5l/s).

- The development permitted by this planning permission shall be carried out in accordance with the approved FRA (3105-FRA- Rev A, prepaid by Integra Consulting) dated October 2018
- No development shall take place until a overall detailed strategy / design limiting the surface water runoff generated by the proposed development and associated management / maintenance plan for the site has been submitted to and approved in writing by the Local Planning Authority. The drainage design must also include information about the designs storm period and intensity (1 in 30 & 1 in 100 (+30% allowance for Climate Change)) & any temporary storage facilities included, to ensure adequate drainage is implemented on site
- Ground levels and finished floor levels (FFLs) need to be approved in writing by the LLFA before any development shall take place. No levels should be raised on site that may result in the flooding offsite. If levels need to be raised due too surface water flooding then the site boundary will need to be adequately protected to ensure that any flood risk is contained and managed onsite and not transferred off site.

Appraisal

Comments of the Flood Risk Officer are noted and the conditions requested can be added should permission be granted.

Public Rights of Way (PROW)

Comments from the Councils PROW Officer confirm that the proposal would not impact on the PROW.

### Appraisal

Comments of the Flood Risk Officer are noted.

### Public Open Space (POS)

Comments received from ANSA have confirmed that the proposal is required to provide an area of POS at a minimum of 40m<sup>2</sup> per family unit towards Children's Play Space and Amenity Green Space.

They have also raised concerns that the POS is not suitable as it is predominantly covered by trees and is severally shaded by these trees meaning that the open space is in essence physically unusable and would not be very desirable for users. They have therefore suggested that the areas of POS be combined and located to the centre of the site away from existing tree coverage.

### Appraisal

The application seeks outline consent with access included and all other matters are reserved. This being the case the plan provided is just for illustrative purposes only and is just one way in which the site could be developed. Therefore the layout shown on the plan is not the definitive layout.

As a result whilst it is not possible to refuse the application on the basis of the layout as indicated, the concerns raised by ANSA should be noted by the applicant should a reserved matters application be forthcoming. To this end if approved, the Council would look to secure a condition which would require a minimum of 40sqm of open space be provided and a more suitable layout/location of POS be provided.

### **Recommendation**

No change to initial recommendation or heads of terms as set out in the main report.

**SOUTHERN PLANNING COMMITTEE – 31<sup>st</sup> October 2018**

**UPDATE TO AGENDA**

**APPLICATION NO.**

18/3879N

**LOCATION**

*Ridley House Farm, WHITCHURCH ROAD, RIDLEY, CW6 9RX*

**UPDATE PREPARED**

29<sup>th</sup> October 2018

The Agent has submitted additional information relating to the existing hedgerow.

**Landscape and Trees**

Additional information provided in respect of a Hedgerow Regulations assessment indicates there is evidence to suggest that the sections of hedgerow immediately adjoining the A49 (Whitchurch Road) may have formed an integral part of a field system pre-dating the Inclosure Acts. The roadside hedgerow is also identified as having the potential to support nesting birds which are protected under the Wildlife and Countryside Act 1981 (as amended). It is therefore concluded that the hedgerow would qualify as 'Important' under the Regulations in relation to two of the specified criteria. Policy SE 5 (Trees, Hedgerows and Woodland) of the CELPS sets out that this is a material consideration.

There are some trees present with lengths of established boundary hedgerow. Whilst the location plan shows two tree symbols, (one labelled to be retained), no other existing vegetation is shown. The tree identified for removal is a poor multi-stemmed Sycamore. The other tree is an Ash. Neither tree is of outstanding value. The roadside hedge is typical boundary treatment in the area. The northern hedge is tall and unmanaged.

**Appraisal**

It is considered that the removal of the hedgerow along the eastern boundary of the application site is acceptable as it would assist with an improved visibility splay and highway safety. It is noted that a replacement hedgerow will be planted behind the visibility splay.

**Recommendation**

No change to recommendation.

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