

Southern Planning Committee

Updates

Date: Wednesday, 3rd July, 2019
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.

6. **19/1923N Elephant and Castle Inn, 289 Newcastle Road, Shavington, CW2 5DZ: Variation of condition 24 (concerning Traffic regulation Order) on approval 17/2483N - Affordable Housing Development Comprising 45 no. dwellings & Ancilliary Works for Magenta Living & MCI Developments (Pages 3 - 4)**

Please contact Julie Zientek on 01270 686466
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SOUTHERN PLANNING COMMITTEE UPDATE – 3rd July 2019

APPLICATION NO: 19/1923N

PROPOSAL: Variation of condition 24 (concerning Traffic regulation Order) on approval 17/2483N - Affordable Housing Development Comprising 45 no. dwellings & Ancillary Works

ADDRESS: Elephant and Castle Inn, 289 Newcastle road, Shavington, CW2 5DZ

APPLICANT: Magenta Living & MCI Developments

Additional Representations

Additional letters of objection have received 3 local households and the TRO (Main Road) Residents Group raising the following points;

- The narrowing of the roadway, introduction of one-way traffic and a reduced speed limit to 20mph has not been risk-assessed.
- A safety analysis and risk assessment should be done before permission is granted.
- There is no consultation with the police.
- The 1.5m wide footway is below standard and should not be approved.
- The Transport Assessment includes figures from May 2017 and is more than 2 years old.
- There have been other applications approved with a substandard TA such as Chestnut Avenue
- There are errors in the TA
- There is no pedestrian crossing to the bus stop on the opposite side of Newcastle Road
- The road width would create problems for emergency and large vehicles – especially with parked cars along Main Road
- There have been a number of recent conflicts at the entrance to the pub in terms of vehicle movements
- Concerns over the location of the access to serve the residential development
- Struggle to get in and out of driveway due to volume of traffic on Main Road. This will get worse when the development traffic is added to Main Road.
- Risk to children
- Vehicles speeding along Main Road
- Increased vehicular movements from the proposed development
- A one-way system will increase vehicle speeds
- There is no cyclist provision within this development
- How will pedestrians cross Main Road – there is no provision.
- Difficulty for local residents reversing out of a driveway onto a one-way street. Would this break highway laws?
- The following concerns were raised as part of the proposed TRO

- Existing properties on Main Road do not have sufficient off-street parking
- The one-way system will require residents along Main Road to turn north if a one-way system was implemented
- Increased traffic on the surrounding junctions
- Design flaws
- Poor visibility at the Main Road junction with Newcastle Road
- No independent Road Safety Audit
- Social housing is being put before highway safety
- No advance signing
- Potential for increased street parking
- This application does not address the original highways concerns to the TRO and has the following issues;
 - The traffic calming requires a TRO
 - Priority signing is required
 - There is no Road Safety Audit
 - Footpath widths are below standard
 - The proposal is no betterment over the original design
 - There is no 20mph speed limit in force
 - Poor visibility at Main Road/Newcastle Road
 - No cycling facilities provided
 - Impact upon local junctions
 - Turning movements not provided
 - Visibility and stopping distances not provided
 - Parked cars will restrict visibility
- The TRO would require two TROs to be approved which require consultation (this is not a sensible planning condition).
- Queue lengths are required.
- The access to serve the development is very close to the junction with Main Road.
- Expect the Highways Authority to recommend refusal

Officer Response

The points raised relate to the principle of the on-way system which has already been accepted or are covered within the main report.

RECOMMENDATION:

No change to the recommendation