

Southern Planning Committee

Updates

Date: Wednesday, 30th October, 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.

7. **18/4211N Land Off Mill Lane, Bulkeley: Development of the currently vacant site on Mill Lane, Bulkeley. The new proposed scheme is for 17 dwellings comprising a mix of 2,3 and 4 bedroom detached and semi-detached blocks for Adam Smith, Torus Group (Pages 3 - 6)**

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SOUTHERN PLANNING COMMITTEE UPDATE – 30th October 2019

APPLICATION NO: 18/4211N

PROPOSAL: Development of the currently vacant site on Mill Lane, Bulkeley. The new proposed scheme is for 17 dwellings comprising a mix of 2,3 and 4 bedroom detached and semi-detached blocks.

ADDRESS: Land off Mill Lane, Bulkeley

APPLICANT: Torus Group

Amended Plans

The applicant has submitted two updated plans. The first plan is an updated layout plan to show the visibility splays at the site access point. The second plan is a revised affordable housing site tenure plan which shows an affordable housing offer of four units as affordable rent (units 1, 2, 14 and 15) and two units as intermediate rent (units 12 and 13).

Both revised plans are provided within Committee Presentation.

Additional Consultation Responses

Head of Strategic Infrastructure: The visibility splays shown are acceptable, they can be measured to the centre line of the road because Mill lane is really is only single width carriageway.

Strategic Housing Manager: The applicant as per the attached plans has now advised that there would be 4 Rented dwellings and 2 Intermediate dwellings. The site is to be in 1 phase and the affordable dwellings proposed are shown to be materially indistinguishable from the Market dwellings. The Strategic Housing Manager did ask for a 1 bedroom older persons dwelling. Plots 1 and 2 are to be rented 2 bedroom bungalows and these can accommodate older persons. The SHMA is now completely out of date and so the Strategic Housing Manager cannot comment on the need for a 1 bedroom Older Person's requirement. However there is a borough wide need for older person's affordable housing.

The revised plans and tenure plan combined with the detail shown on these address the previous concerns and the objection is withdrawn.

Additional Representations

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

- The developer was happy to buy the site with permission for 13 houses as identified in the appeal decision. The increase in numbers is to the detriment of the village and if for the benefit of the developer.

- Difficulty in selling homes in the area indicates a lack of demand
- The red line boundary includes a hedgerow and ditch maintained by the occupants of 'The Glen'. The red line boundary is not correct. The developer will need to obtain consent before carrying out works to the hedgerow
- A ransom strip has been retained by the previous owner adjacent to the ditch which reduces the size of the application site.

Officer Response

Highways

The Head of Strategic Infrastructure has confirmed that the visibility splays are acceptable from a highways perspective. The revised plan does not specifically state the extent of proposed crown lifting (Field Maple T1) located on the Mill Lane frontage. For visibility splay requirements this should not need to be more than 2.5 metres from ground level. This detail can be dealt with by inclusion within a Tree Protection Plan (the current Tree Protection Plan in the submitted AIA shows the previous layout). This matter can be controlled via a planning condition as suggested by the Council's Tree Officer.

Affordable Housing

In terms of affordable housing provision the developer is now offering a total of six units. This equates to 35% affordable housing provision on the site.

As noted previously the previous approved scheme would provide 5 units. This equates to 38.4% affordable housing provision.

As part of this development 38.4% would equate to 6.52 of a unit. Clearly it is not possible to provide 0.52 of an affordable housing unit on the site. In this case all units would be provided as rented rather than the 65:35 split, it is now considered that the affordable housing provision on the site is acceptable and reason for refusal No 3 has been addressed.

RECOMMENDATION:

REFUSE for the following reasons;

1. The proposed development would result in an increase in the number of dwellings provided on this site. The Council is now able to demonstrate a housing land supply of 7.2 years and there are no overriding reasons to allow an additional 4 units on this site. The proposed development would cause harm in respect of the environmental effect it would have due to its lack of accessibility to shops, services and facilities and as a result would represent unsustainable development. The development is contrary to the NPPF and Policies SD1 and SD2 of the CELPS.

2. The density and detailed design of the proposed development fails to take the opportunities available for improving the character and quality of

an area and the way it functions. The development would cause harm to the Open Countryside, character and appearance of the area and the Beeston/Peckforton/Bolesworth/Bickerton Hills Local Landscape Designation Area (LLD). The proposed development is contrary to Policies SE1, SE4, SD1 and SD2 of the CELPS, Policy NE.3 of the Crewe and Nantwich Local Plan, the Cheshire East design Guide and the NPPF.

3. Insufficient information is included within the application to demonstrate that the proposed development would provide an acceptable surface water outfall. Without this information the proposed development is considered to be contrary to Policy SE13 of the CELPS and Policy BE.4 of the Crewe and Nantwich Local Plan.

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 subject to an appeal, the following Heads of Terms should be secured as part of any S106 Agreement:

S106	Amount	Triggers
Affordable Housing	38% (65% Affordable Rent / 35% Intermediate)	In accordance with phasing plan to be submitted prior to the commencement of the development. No more than 50% open market occupied prior to affordable provision.
Education	Primary Education Contribution - £32,539 Secondary Education Contribution - £49,028 Total education contribution: £81,567	Primary – Full amount prior to first occupation of any dwelling Secondary – Full amount prior to first occupation of the 5 th dwelling
Public Open Space	Private Management Company Provision of a LAP (3 pieces of equipment) and the open space	On first occupation On occupation of 50% of the dwellings

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