

Strategic Planning Board

Updates

Date: Wednesday 29th October 2025
Time: 10.30 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. **25/1403/OUT** Outline approval on access for the erection of up to 160 dwellings (C3), a new care home of up to 70 bedspaces (C2), a new community building (F2) with associated car parking, and a new countryside park on land off Crewe Road Sandbach (Pages 3 - 4)

6. **25/0331/OUT** Outline planning permission for residential development of up to 25 dwellings on Land South of Bluebell Road, Bluebell Green, Holmes Chapel (Pages 5 - 8)

Please contact Jennifer Ashley
E-Mail: CheshireEastDemocraticServices@cheshireeast.gov.uk

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APPLICATION NO: 25/1403/OUT

LOCATION: Land off Crewe Road, Sandbach

PROPOSAL Outline approval on access for the erection of up to 160 dwellings (C3), a new care home of up to 70 bedspaces (C2), a new community building (F2) with associated car parking, and a new countryside park.

Additional Representations

An additional objection has been received which raises the following points:

- There has been interaction between the applicant and CEC Transport. Residents are interested to know what information CEC has used to judge the acceptability of the traffic consequences of this application.
- Has the cumulative impact of development been considered, in terms of both phases of the Capricorn development (which is designated as part of the Local Plan).
- CEC Highways have requested a S106 contribution to fund a shared pedestrian/cycleway along Park Lane. This has neither been previously identified nor is required.

OFFICER COMMENT

Highways

The Highways consultation response sets out that the Capricorn site has been considered in the assessment and that the highways impact considered acceptable.

With regards to the active travel contribution, this is to mitigate the impact of the development and it does not necessarily have to count towards the Local Cycling and Walking Infrastructure Plan (LCWIP). That being said, the S106 contribution will not be restricted to Park Lane and could be used for the LCWIP as a lot of these are within the vicinity of the site.

An additional condition is required for bus stop upgrades, relating to bus stops on Crewe Road. This would ensure that the existing bus stops are upgraded to include a bus shelter.

Other issues

The applicant has confirmed that care home proposed would fall within use class C2. It would consist of a care home comprising ensuite bed spaces for the elderly.

Recommendation

APPROVE subject to a S106 Agreement and conditions as set out within the original report and the following additional conditions:

30. A scheme for the provision of two bus stop upgrades including bus shelter provision and a timetable for implementation to be submitted and approved.

APPLICATION NO: 25/0331/OUT

LOCATION: Land South Of Bluebell Road, Bluebell Green, Holmes Chapel

PROPOSAL: Outline planning permission for residential development of up to 25 dwellings.

ADDITIONAL REPRESENTATIONS

Following publication of the Agenda Report, two additional representations have been received objecting to this application on the grounds summarised below:

- The report refers to an objection made by the University of Manchester taken from an older application and is therefore not up to date
- The report states that the impact on the Jodrell Bank Telescope would be 'minor'
- The University state that the proposal would impair the efficiency of the telescope, which is a breach of Policy SE14
- The technology at Jodrell Bank is not static and is being continually upgraded also carrying out new global work that requires increasingly high sensitivity
- The most recent statements from all Statutory Consultees (such as Highways, Education etc) should be used rather than relying on old consultations
- A recent appeal for 12 dwellings 3 miles south of the site was sustained at appeal due to impact on Jodrell Bank and describes the harm as significant
- Another scheme was dismissed at appeal when the council did not have a 5 year housing land supply
- Concluding that a refusal could not be sustained is misleading
- The building of the 190 houses has caused disruption for 3 years with loud construction noise and this development will continue this
- Proposal is not in accordance with open countryside policies
- Phase III should be to complete the promised nature reserve and deliver highways contributions to improve connectivity, traffic and speed management to the existing site
- Additional vehicle movements will worsen congestion
- More housing is not needed within Holmes Chapel
- The population has increased and is forecast to continue but without the necessary improvements to local infrastructure
- The applicant already has enough developments in the area

OFFICER COMMENT

Jodrell Bank - The consultation responses received and summarised on pages 62-63 of the Agenda Report were received in response to the consultation period on this application, not previously considered applications.

This includes the objection made by the University of Manchester in respect of the impact on Jodrell Bank's radio telescopes. There are examples of appeals in the area that were dismissed based on their impact on Jodrell Bank, which amounted to 'significant' harm when taken cumulatively with other development. However, for the reasons explained at paragraphs 10.49 and 10.50 of the Agenda Report, the impact of the proposal in this case is balanced by the fact that the proposal is a small development ('minor') in the context of the wider development site and mitigation to reduce electromagnetic interference with the radio telescopes was implemented by the applicant during the construction of the second phase of the wider development, when they not required to do so:

"However, in the case of this proposal, it is important to note that in allowing the appeal to develop the wider site, the Inspector failed to impose a condition requiring the incorporation of electromagnetic screening measures within the external elevations of the adjoining development. Such measures help to impede the transmission of electromagnetic interference in the direction of the telescope typically associated with household items and equipment. Despite not being required to do so, the applicant installed screening measures within all of the units on Phase 2 (114 units) and will do so within the additional 25 units proposed as part of this application. 10.50.

In context of the wider site, 25 units is a modest uplift. Coupled with this, the implementation of screening measures in 114 units which would not have otherwise been installed with such mitigation, would in this particular case, lessen the impact of the additional 25 units. Given that the University of Manchester have concluded that the impact of the scheme for 25 units would be 'minor', it is not considered that a refusal of planning permission could be sustained in this case even noting that the cumulative impact of this and other developments is more significant than each development individually. This is having regard to the balancing out of impacts from the additional screening measures. This was accepted by the Planning Inspector on the previously dismissed appeal."

This is considered to outweigh the harm in this case and would not sustain a reason for refusal. In determining the previous appeal for the same development on this site, the Inspector did not dismiss the appeal based on the impact on Jodrell Bank.

Highways - Highways mitigation for the wider development site has already been secured by way of s106 commuted sums. This scheme is not of a size to warrant further highways mitigation and will benefit from that already secured, once it has been implemented.

Amenity - There will be inevitable disruption to the nearest neighbours during construction. However, these will be during non-sensitive times and any statutory noise would be controlled by separate Environmental Health legislation.

Need for Housing - The local plan settlement hierarchy set out in CELPS Policy PG 2 categorises settlements into four tiers: principal towns, key service centres, local service centres and other settlements and rural areas. Holmes Chapel is local service centre which offers a sustainable location for this particular housing development. The need for housing is borough wide.

RECOMMENDATION

APPROVE as per the recommendation on pages 75-76 of the Agenda Report.

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