

# **Southern Planning Committee**

## **Updates**

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<b>Date:</b>	<b>Wednesday, 27th June, 2012</b>
<b>Time:</b>	<b>2.00 pm</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.

**Updates** (Pages 1 - 8)

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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 UPDATES  
27 JUNE 2012**

**APPLICATION NO:** 12/1346N

**PROPOSAL:** Change of use from A2 Offices and subdivision into a House in Multiple Occupation consisting of 18 rooms

**ADDRESS:** MAGPIE HOUSE, 57 EARLE STREET, CREWE

**ADDITIONAL INFORMATION**

Revised plans

Revised plans have been received by the Local Planning Authority which show a re-arrangement of the internal layout of bedsit (bedroom) 4 and bedsit (bedroom) 5 on the proposed ground floor plan. These changes have been made to address the concerns raised by the council's housing section (as per below).

Road Traffic Noise Assessment

Environmental Health recommended that a condition be added to the decision notice in the event of an approval, requesting the submission and approval of a Road Traffic Noise Assessment prior to the commencement of development. This request was made because of the close proximity of the development to the A532.

This report was received by the Local Planning Authority on the 22<sup>nd</sup> June 2012 and subsequently forwarded to Environmental Health for comment.

**CONSULTATIONS**

**Environmental Health** – Awaiting further comments in relation to the submitted Road Traffic Noise Assessment in readiness for a verbal update to committee.

**Housing (Cheshire East Council)** – Advise of the spacing standards detailed in the Chartered Institute of Environmental Health, the limited parking spaces, the opening up of bedroom 5 into a common room and the size of the bathroom/toilet facilities.

**REPRESENTATIONS**

**3 Brierley Street, Crewe** – Object on the grounds of increased rubbish and comment that work has already started.

## **KEY ISSUES**

In terms of the submission of the Road Traffic Noise Assessment, we are awaiting a verbal update from Environmental Health which may result in the removal of one condition and the addition of a further condition to mitigate any potential noise issues.

The majority of the concerns raised by the council's housing section have been addressed via the re-design of the internal layout of the building.

The issues raised by the neighbour are either not material consideration's or have been noted by the Enforcement Team.

## **RECOMMENDATION**

**No change to recommendation** however,

Subject to the comments received from Environmental Health, it is recommended that condition 5 be removed from the determination. It should also be noted that there may be possible additional conditions for noise mitigation measures to be implemented subject to Environmental Health comments.

**APPLICATION NO:** 12/1349N

**PROPOSAL:** Erection of a 'Fisherman's Retreat' building

**ADDRESS:** HUNSTERSON FISHERIES, LAND OFF BRIDGEMERE  
LANE, HUNSTERSON, NANTWICH,

### **REPRESENTATIONS**

Since completion of the Committee Report a further neighbouring letter of objection has been received. This letter is a response to the revised plans submitted by the applicant and supplements the earlier comments submitted to the original proposal by this neighbouring property;

- Object to the proposed materials that will be used in the construction of the hut
- Request a drainage condition in terms of the W.C and surface water
- No details provided in relation to the septic tank
- Increased volume in traffic
- Highway safety
- Request an hours of use condition
- Request a restrictive condition in relation to lighting

### **RECOMMENDATION**

The above issues do either not directly relate to the development proposed or have been considered as part of the original assessment and as such, there is no change to the recommendation.

**No change to recommendation**

**APPLICATION NO:** 12/1456N

**PROPOSAL:** The proposal is for a 5,550sqm student accommodation facility consisting of two accommodation blocks with associated car parking, access and landscaping.

**ADDRESS:** LAND OFF BESWICK DRIVE, CREWE

### **Additional Information**

An updated Transport Statement has been submitted in support of this application, this is available to view on the application file.

### **Additional Consultation Response**

**Highways:** CNLP parking standards would permit a maximum number of 68 spaces to serve a development of this size and analyses of the TRICS data base backs this up, with results showing 71 spaces for similar size developments. In view of existing problems at this site, a reduction through BREEAM calculations would not be appropriate.

The developer is only offering 35 spaces to serve a total of 204 beds, which is half the required amount using the TRICS data base. Beswick Drive and the surrounding roads/private car parks, already suffer with associated issues in relation to displaced parking from the existing MMU building. Any further increase in displaced parking would be detrimental in terms of highways safety.

Since completion of the traffic surveys (2006) within the draft Transport Statement there has been a material change to the development assumptions and traffic patterns on the strategic highway network. In December 2011 the Government approved the funding of the Crewe Green Link Road South scheme which joins the A500 to University Way. Planning permission for this scheme was granted in August 2011 and construction work on site is targeted for December 2013.

This new link road revises the patterns of traffic using the Crewe Green Roundabout, with some arms experiencing a reduction in flow, others experiencing an increase in flows. Forecast redistributed traffic flows and projected Crewe growth have confirmed that a junction improvement scheme is now required at this location and the council has developed a range of solutions which will be consulted on and be incorporated into our emerging Local Infrastructure Plan.

However, to deliver any of these improvements potentially requires the review of the provision of cycling infrastructure on the roundabout to achieve the required forecast additional highway capacity within existing highway boundaries.

Given the emphasis in this Transport Assessment on sustainable modes it is now considered that a sizable contribution is required to support the future provision of cycling / walking facilities at Crewe Green Roundabout.

In view of the above, the Strategic Highways and Transportation Manager is unable to support this application, as any additional displaced vehicles onto the surrounding highways network will cause severe harm.

For the highways authority to consider any future application a robust Travel Plan and parking ratios must be agreed prior to submitting an application.

Additionally, it is considered that along with a higher level of car parking provision a contribution towards the review and implementation of traffic regulation orders is also merited.

### **Officer Comment**

Updated Transport Statement does not address the concerns of the Highways Officer. As part of the Transport Statement it states that a legal agreement is proposed to;

- Implement an agreed car parking management regime to include permit provision
- Implement a procedure to limit car parking permits
- Include a condition that residents may not bring a car to Crewe unless they have a permit or pass. The penalty for mis-use would be removal from the halls of residence.

This proposal is considered to be unreasonable and unenforceable.

The recommendation for **refusal** is unchanged from the original report.

**APPLICATION NO:** 12/1730N

**PROPOSAL:** Proposals to provide access to the principal elevation of the Municipal Building by re-grading the external path and integrating a Sesame access lift to the internal flight of steps. Refurbishment and minor alterations to the front range of ground floor suite of rooms to incorporate the registrations department. The internal refurbishment work includes redecoration to all the front range of ground floor rooms and reconfiguration to allow access to the suite of rooms to be designated as the registrations department.

**ADDRESS:** MUNICIPAL BUILDINGS, EARLE STREET, CREWE, CHESHIRE, CW1 2BJ

### **CONSULTATIONS**

**English Heritage:** Have been involved in extensive pre-application discussions on this site. Main concern has been the impact the visual loss of the steps will have on the significance of the building and its setting. Aware of existing disabled access which required assistance. Understand that previous lift option is no longer viable. This proposal was less favoured, as it brings an unfortunate visual effect of the pavement floating into the building and the prominence of the front entrance is nearly completely lost. On the positive side the original steps will be kept in situ.

In balance of keeping the building in good use and also fulfilling DDA requirements it is with some reluctance that we accept the raised pavement as proposed. The internal solution is also acceptable.

**Crewe Charter Trustees:** Comments forwarded on behalf of 4 of the 11 trustees;

Cllr D Flude: ' I would have preferred the original plan; a lift from the front paving, but as this cannot be accommodated this is a reasonable alternative. Not quite sure how the ramp will fit to the pavement?'

Cllrs C Thorley & M Martin: ' I am happy with the proposals'.

Cllr I Faseyi: 'No objections'.

### **OFFICER COMMENT**

The issues raised above have already been addressed within the main report and therefore the Planning Officer has no further comments to make on this application.

**The recommendation of APPROVAL therefore remains**

**APPLICATION NO:** 12/1780N

**PROPOSAL:** Two Storey Extension to form residential annex

**ADDRESS:** ROSE HALL, DAIRY LANE, ASTON JUXTA MONDRUM,  
NANTWICH, CW5 6DS

### **SUPPORTING INFORMATION**

A letter has been submitted from the Applicants agent addressing the issues raised within the objections to the application. The main issues addressed are;

- The application is not for separate dwellinghouse
- The proposed building will be 4.4m closer to the boundary with Little Rose Barn,
- The separation between the dwelling and the annex has been noted previously and the facilities within the building are for the housekeeper and family when visiting,
- The single-storey extension on the north elevation is a 2.4 x 2.2 metre element appended to an existing single-storey element of similar size. Originally we anticipated removal of the existing element, but it was decided to retain this and extend to accommodate a boiler. This falls under Permitted Development and has no material impact on the scheme, or indeed, any adjoining property.
- Sketch drawing provided showing that the extension will not be visible from the garden area of No.3 due to the existing garage in between,
- A single storey proposal has been considered but would leave little amenity space
- The design and scale of the proposal is in keeping with the house and barn conversions,
- Loss of view is not a material planning consideration, however considered that there will be a negligible loss of outlook from the adjoining properties,
- The gable will be located 14m from Little Rose Barn and is not directly facing the property, this meets the LPA's spacing standards,
- Overshadowing will be minimal.

### **OFFICER COMMENT**

The issues raised above have already been addressed within the main report and therefore the Planning Officer has no further comments to make on this application.

**The recommendation of APPROVAL therefore remains**

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