

Southern Planning Committee

Updates

Date:	Wednesday, 8th August, 2012
Time:	2.00 pm
Venue:	Council Chamber, Municipal Buildings, Earle Street, Crewe CW1 2BJ

The information on the following pages was received following publication of the committee agenda.

Updates (Pages 1 - 12)

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Application No: 12/2230N

Location: The former Old Creamery, Station Road, Wrenbury

Proposal: Provision of 21 x 70m portal framed shed for casting concrete products, provision of 2m diameter x 10m high mobile cement silo and three bay bin 8.5m x 2m, provision of 12m x 6m framed batching shed.

ENVIRONMENTAL HEALTH

An Environmental Permit to operate a cement batching process has now been issued. It should be noted that during the consultation process, the Primary Care Trust (PCT) were consulted and had no objection to the granting of the permit. The PCT are consulted in relation to any possible health effects from the granting of an application.

Condition 23 appears to duplicate measures that are required as part of the permit.

OFFICER COMMENTS

In the light of comments above and the issuing of the Permit, it is considered that Condition 23 would be no longer required on any approval.

Other Matters

Impact on Conservation Area

Comments from some local residents have raised objections on the grounds that the scheme will impact on the Conservation Areas within the villages of both Wrenbury, and also Aston through which vehicles will drive. The distance of the site from those respective Conservation Areas is too far from the application site to have a direct impact. While it is acknowledged that the application is likely to lead to further HGV's driving through Aston Conservation Area, it is not considered that this will have such a harmful effect on the area to be of sufficient weight to justify a refusal on such grounds. Roads in the area are public highway and therefore other users and their vehicles are able to use them, including those vehicles which already access Wrenbury Industrial Estate. The last application was not refused for these reasons.

RECOMMENDATION: Remains for approval, but without condition 22

Application No: 11/3168N

Location: The Limelight Club, 1- 7, HIGHTOWN, CREWE, CW1 3BP

Proposal: Restoration and Conversion of Existing Building to Form 22no Dwellings with Amenity Space and Off Road Parking

Erratum

There are some anomalies within the planning committee report for the above application with regard to the proposed number of units in the heading of the report, under the highways section and as part of the conclusion.

For the avoidance of doubt the number of dwellings proposed is 22.

Application No: 12/1175N

Location: Reaseheath College, Main Road, Nantwich

Proposal: Proposed 3 Storey 150 Bed Residential Student Accommodation Building.

CONSULTATIONS

Worleston Parish Council: Objects

- The further urbanisation on a large scale rural campus;
- Other Land Such as Kingsley Fields is available for such a large development;
- Aesthetically the development is out of context with surrounding buildings, particularly as a three storey development visible from the road;
- Extra Traffic movements generated by 150 persons causing congestion for local users particularly at the junction with the A51;
- Potential parking issues spilling out of the campus - already several Old Hall residents park on the verge adjacent to Old Hall;
- We are deeply concerned that local residents in the immediate area have not been consulted or notified It would appear that their views seem it be irrelevant;
- Given that the main entrance to the College campus is off the B5074 it would appear to be more appropriate to site such a development closer to this entrance and adjacent to other recently built hostels.

OTHER REPRESENTATIONS

Letters of objection have been received from the occupiers of Foxcroft, Limetree Cottage, Brook House and Holders House. The salient points raised in the letters of objection are:

- The development as proposed is out of context with the rural nature of the campus and urbanises the area highly visible from Wettenhall Road and neighbouring properties;
- Trees that would screen the site are already being removed;
- The design submitted is also totally out of context with the mid-20th century building opposite and the two adjacent examples of fine old Cheshire farmhouses. Local visibility is also increased by the intention to make this a three storey building which will be very difficult to screen with trees which will take many years to reach maturity sufficient to disguise what is a very modern design more suited to an urban campus;
- lack of sufficient parking - already Old Hall students park several vehicles on the verge and gateway adjacent to Old Hall. It is not clear how the extra parking required for 150 students will be accommodated;
- exit from this hall will presumably be onto Wettenhall Road and not routed through the college to the Worleston Road main entrance. This exit is onto a right angle bend already difficult to manoeuvre for large commercial vehicles, business traffic etc. In

addition extra congestion on the junction with the A51, only 100 yards away will provide extra nuisance and delays for legitimate local traffic ;

- Wettenhall Road has become a very busy road over recent years with heavy vehicles. Throughout the year large agricultural vehicles use the road at all times of the day. Delphic haulage operate articulated lorries with around 10 to 15 movements a day. The road is used as a short cut to Winsford. The road is in poor condition and NOT wide enough at the proposed development site to allow two large vehicle to pass simultaneously, ie on a blind 90 degree bend. Add to this the increased pedestrian traffic from the nearby travellers site and we already have a "dangerous" road. Additional development would increase this danger to local residents. Furthermore, the car parks in the area are already saturated;
- The college should build on their own land;
- For residents who do not walk along the route on which a public notice of the development has only recently appeared, for those of us who do not take The Crewe and Nantwich Chronicle where details were apparently published in May[or indeed failed to notice its inclusion] and for those of us away on holiday and are unaware of details emerging concerning this application, it is difficult for us to accept that our engagement with this process has not been actively sought;
- The Council is aware of our community's recent and on-going experience of its failure to effectively implement planning policy yet we are again faced with a process which marginalises our views and positively undermines the spirit of Localism informing the new National Planning Policy Framework;
- In the past our community has been encouraged to participate in seminars engineered to inform and involve us in Reaseheath College's expansion plans [those presently under consideration did not feature]; it recognises its existence alongside our community in its provision of complimentary invitations to events which impact locally, such as lambing days, and is courteous enough to warn us of potential disturbance from student and Young Farmer social events. For us not to be consulted on an issue of significantly greater import is enigmatic; and
- As a community of 14 households and 27 current residents we therefore oppose any development which, in addition to the recent appeal decision relating to land off Wettenhall Road, further impacts upon our community in terms of size, scale and proportion.

ECOLOGY UPDATE

Bats

It appears that the two trees identified by the initial ecological assessment as having potential to support roosting bats will be retained as part of the proposed development. I therefore advise that bats do not present a constraint upon the proposed development.

Great Crested Newts

An acceptable Great Crested Newt survey has been undertaken. No evidence of Great Crested Newts was recorded during the survey and it appears that significant fish

populations are present which would significantly reduce the potential for Great Crested Newts to occur. I advise that Great Crested Newts are unlikely to be present or affected by the proposed development.

OFFICER COMMENTS:

One of the objectors states that the college do not own this land they should build any new developments on land which they already own. According to the submitted application forms the applicant has completed Certificate A and they maintain that they do own all the land. All of the other issues raised by the Parish Council and objectors are covered within the officers report.

RECOMMENDATION: The recommendation for approval subject to conditions still stands.

APPLICATION No: 12/1346N

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

LOCATION: Magpie House, 57 Earle Street, Crewe, CW1 2AS

CONSULTATIONS

Building Control (Cheshire East Council) – Advise that the proposed layout adheres to the requirements of Approved Document B (fire safety).

OFFICER COMMENT

These comments received from Building Control should satisfy the concerns of the Southern Planning Committee that the development would adhere with fire safety regulations.

Highways – Parking

Notwithstanding what is in the report, the amount of parking currently shown to be provided is 14 spaces - including 2 disabled spaces. Highway colleagues have been advised on these numbers are maintain there lack of objection subject to the payment of £5,000.

If any further plans/additional parking are submitted they will be reported to Members accordingly.

Boundary Treatment

It was noted on the site visit that the boundary to the front of the site was indicated to be timber fencing. Given the context this would not be appropriate and therefore an additional condition to secure planting or other treatment will be required.

At the site visit it was also clear that work is already underway on the internal changes. Members should be reminded that it is not an offence to begin works and that the application should be determined on its merits accordingly.

RECOMMENDATION

No change to recommendation subject to an additional condition on boundary treatment

Application No: 12/1836N

Location: Higher Elms Farm, Cross Lane, Minshull Vernon

Proposal: Proposed Farm Complex Consisting of Steel Portal-Framed Buildings for Housing and Milking of Livestock, Earth Banked Slurry Store and Earth Banned Silage Clamp

CONSULTATIONS

Highways: No objection

RECOMMENDATION: The recommendation for approval subject to conditions still stands

Application No: 12/1862N

Location: Stewart Street Motors, Stewart Street, Crewe

Proposal: Removal of existing Car Sales. Erection of 7no. one bedroomed and 7no. two bedroomed flats in a three storey block

This application has been **WITHDRAWN**

APPLICATION NO: 12/2038N

LOCATION: Santune House, Rope Lane, Shavington

PROPOSAL: Demolition of former nursing home and erection of 7 terraced dwellings, 4 residential apartments and 1 detached dwelling with access and parking

CONSULTATIONS

Shavington Parish Council: No objection.

Highways: Visibility onto Rope Lane is acceptable and parking levels are appropriate, therefore no objection subject to a number of conditions. Foliage should be cut back. Parking and a turning area should be provided for the detached dwelling such that vehicles can enter and leave in a forward gear. Access should be formed and laid out prior to use. Cycle storage required. As parking is at the lower range, and to ensure flexibility they should be conditioned so as to not be allocated to individual properties.

ADDITIONAL CONDITIONS

Highways:

Parking and turning for the detached house
Access to be formed and laid out prior to use
Cycle storage
Foliage to be cut back for visibility
Parking area to not be allocated to individual properties

The application site is located in close proximity to a public house where there is potential for disturbance to the future occupiers of the proposed residential properties. An additional condition will be attached to the decision notice requiring:

Noise assessment to be completed and approved by LPA prior to the commencement of development.

RECOMMENDATION: The recommendation for approval subject to conditions still stands, subject to the imposition of the additional conditions.

Application No: 12/2095C

Location: Betchton Cottage Farm, Cappers Lane, Betchton

Proposal: Extension of site area, construction of hard standing and storage of recycled materials in skips or secure containers.

This application has been **WITHDRAWN**

APPLICATION No: 12/2327N

LOCATION: The Old Smithy, Salesbrook Lane, Aston, CW5 8DR

PROPOSAL: Outline application for taking down of existing workplace buildings and for new small dwelling house and contiguous workshop / business premises

ADDITIONAL INFORMATION

Ecology Report - An Ecology Report has been received by the Local Planning Authority as requested by the Council's Nature Conservation Officer.

OFFICER COMMENT

The Council's Nature Conservation Officer has advised that *'The submitted survey report is acceptable. No evidence of protected species were recorded during the survey and I am satisfied that protected species are not reasonably likely to be present or affected by the proposed development.'*

As a result of the receipt of this report and in light of the comments received from the Council's Nature Conservation Officer, it is considered that the proposed development would adhere with Policy NE.9 of the Local Plan.

RECOMMENDATION

The second reason for refusal that the applicant failed to provide sufficient information to quantify and mitigate any impact upon protected species no longer applies.

REFUSE for the following reasons:

1. The proposal would create an isolated new home in the countryside which is considered to be an inappropriate form of development. It is also considered that the application site would represent an unsustainable location for a new dwelling. As such, the proposal is considered to be contrary to Policies NE.2 and RES.5 of the Borough of Crewe and Nantwich Adopted Replacement Local Plan 2011 and the NPPF

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