

Southern Planning Committee

Updates

Date:	Wednesday, 21st November, 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 - 6)

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APPLICATION NO: 12/3603C

LOCATION: Dragons Lane, Moston

PROPOSAL: The use of land for the stationing of caravans for residential purposes for 4 no. gypsy pitches together with the formation of additional hard standing and utility/ dayrooms ancillary to that use

CONSULTATIONS

Ecology

A number of local residents state that there Great Crested Newts are prevalent in the locality. Furthermore, the applicant has not submitted a protected species survey with their application. Nevertheless, Council ecologist states *'The proposed site is located on land that appears to be limited nature conservation value. Additionally, I do not anticipate there being any reasonable likely protected species issues associated with the proposed development'*.

The ecologist goes on to state *'The proposed access off Dragons Lane would however result in the loss of hedgerow. Hedgerows are a Biodiversity Action Plan priority habitat and hence a material consideration. Therefore, if planning consent I recommend condition is attached to ensure that appropriate replacement hedgerow planting is undertaken to compensate for that lost as part of the landscaping scheme for the site. Therefore, a condition will be required to safeguard breeding birds'*.

COMMENT

It is considered that the proposed development will not have a significant detrimental impact on any protected species and a condition will be attached to the decision notice relating to breeding birds. Overall, the proposal is in accordance with Local Plan Policies and advice advocated within the NPPF

APPLICATION NO: 12/2225C

LOCATION: 50A Land at Nantwich Road, Middlewich

PROPOSAL: Residential Development comprising demolition of bungalow and outbuildings and erection of 24 dwellings.

RESIDENTIAL MIX

The proposal the residential mix within the report should read:

13 no. 4 bedroomed houses
2 no. 3 bedroomed houses
9 no. 2 bedroomed houses

Also within the recommendation the legal agreement should secure provision for affordable housing on site in the form 4 x 2 bed as social rented and 3 x 2 bed intermediate units only.

CONSULTATIONS

Middlewich Town Council have reconsidered their position and now object to the proposal. In their opinion, the site is not allocated within the Town Strategy. Therefore, in supporting the Strategy, and in the interests of consistency the Town Council cannot now support this application.

FURTHER NEIGHBOUR COMMENTS

A small number of adjoining dwellings have been re-consulted in light of the changes in the layout to a small part of the site, adjoining Poplar Fell and 50 Nantwich Road.

These 2 occupiers have maintained their previous objections on grounds of impact upon trees (on and off site) privacy, overlooking and overdevelopment and their concern that the affordable units are not pepper potted through the site.

COMMENT

The site is a brown field site within the existing urban area. The Strategy states that 1600 dwellings will be delivered by 2030. In addition, the Strategy refers to the initial preference for housing is the use of vacant buildings and brownfield sites, with other brownfield sites having a capacity to add up to 400 dwellings during this period.

Whilst such windfall sites are not defined within the Strategy, it is considered that the site is a sustainably located brown field site which will add the housing land supply in this area, as opposed to unallocated green field sites. The site is therefore considered to comply with the Strategy.

The objections from neighbours have been assessed within the main report and whilst the positioning of the block fronting on to Nantwich Road adjacent to Poplar Fell has been amended, the scheme is considered to comply with the interface distance requirements of Planning Policy.

The Council's Tree Officer has considered the tree report submitted and the concerns expressed by the neighbour at no 50 Nantwich Road concerning the implications of the development for the health of trees on and off site and considers that conditions as recommended will adequately safeguard the future health and well being of trees.

Whilst the proposed affordable units are located in 2 blocks in the same general area of the site, it is considered by the Strategic Housing Manager to be appropriate to the context of the small scale nature of this infill plot.

RECOMMENDATION

Remains unchanged from the main report

APPLICATION NO: 12/3431N

LOCATION: Land to the north of Earle Street, Crewe

PROPOSAL: Proposed new build Tool and Plant Hire unit (Use Class sui-generis), including site access, car parking, landscaping and associated infrastructure.

CONSULTATIONS

Highways

Colleagues in Highways have been consulted regarding the application and they state 'The likely trip generation to the site at its peak is some 25 trips in and out and this is considered not an unreasonable estimation given the operation of the existing site in Earle Street. As the level of this traffic generation is relatively low it would not have a material traffic impact on Earle Street from customers and although the access roads are not ideal in terms of width deliveries can access the site. There are no highway concerns regarding the access and the visibility being provided at the priority junction and the car parking provision for the site is broadly similar to the existing site and I would not consider that the number of spaces being provided would cause a highway problem.

The operation of the hire operation does not have a high traffic generation associated with its use and the site layout is considered acceptable. The level of car parking provision is similar to the existing provision that has been shown to be sufficient for the use.

There are no highway objections raised to the application.

COMMENT

It is considered that the proposal is in accordance with policy BE.3 (Access and Parking) and TRAN.9 (Car Parking Standards) and advice advocated within the NPPF. It is not considered that there is sufficient justification to warrant a refusal and sustain it at any future Appeal.

APPLICATION NO: 12/3164C

LOCATION: Land South of Portland Drive, Scholar Green

PROPOSAL: Substitution of lots 14-40 and elevational variations to plots 7-13 and 41-52.

RECOMMENDATION

APPROVE subject to conditions as listed and **subject to s106 legal agreement to link the scheme to the earlier permission.**

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