



Southern Planning Committee

Updates

Date: Wednesday, 15th January, 2014
Time: 1.00 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.

Update (Pages 1 - 2)

Please contact Julie Zientek on 01270 686466
E-Mail: julie.zientek@cheshireeast.gov.uk with any apologies, requests for further information or to arrange to speak at the meeting

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SOUTHERN PLANNING COMMITTEE –15TH JANUARY 2014

UPDATE TO AGENDA

APPLICATION NO.

13/5199C

LOCATION

Gwenstan, 14 Smithfield Lane, Sandbach.

UPDATE PREPARED

13th January 2014

Previous Reason for Refusal:

“The form and layout of the proposed development is not sympathetic to the character of the surrounding area. The proposal is therefore contrary to Policies GR1 and GR2 of the adopted Congleton Borough Local Plan First Review 2005 and guidance contained within the NPPF.”

Consultation Response from Sandbach Town Council:

Resolved: Members **Object** to the application on the following grounds:

- i. The height and scale is unsympathetic to the surrounding area, contravening policy GR2.
- ii. Proposed dwellings will not enhance the character of the area, thus conflicting with policy GR5.
- iii. The proposed dwellings will have unduly detrimental effect on amenity of neighbouring properties, contravening policy GR6.

Recommendation

The recommendation in the report remains unchanged subject to the following:

In the event of any changes being needed to the wording of the Committee’s decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Planning and Place Shaping Manager has delegated authority to do so in consultation with the Chairman of the Southern Planning Committee, provided that the changes do not exceed the substantive nature of the Committee’s decision.

Should this application be the subject of an appeal, authority be delegated to the Planning and Place Shaping Manager in consultation with the Chairman of the Southern Planning Committee to enter into a planning agreement in accordance with the S106 Town and Country Planning Act to secure the Heads of Terms for a S106 Agreement.