



Southern Planning Committee

Updates

Date: Wednesday, 12th March, 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.

Updates (Pages 1 - 28)

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 UPDATE – 12th MARCH 2014

APPLICATION NO: 14/0476N

PROPOSAL: Erection of 17 affordable dwellings - 5 no. 3-bedroom houses, 8 no. 2-bedroom houses and 4 no. 1-bedroom apartments. (Resubmission)

ADDRESS: Land off Main Road, Shavington

APPLICANT: Wulvern Housing

Officer Comments

Local Policy

Paragraph 216 of the National Planning Policy Framework (NPPF) states that, unless other material considerations indicate otherwise, decision-takers may give weight to relevant policies in emerging plans according to:

- the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- the degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

In view of the level of consultation already afforded to the plan-making process, together with the degree of consistency with national planning guidance, it is appropriate to attach enhanced weight to the Cheshire East Local Plan Strategy - Submission Version in the decision-making process.

At its meeting on the 28th February 2014, the Council resolved to approve the *Cheshire East Local Plan Strategy – Submission Version* for publication and submission to the Secretary of State. It was also resolved that this document be given weight as a material consideration for Development Management purposes with immediate effect.

The relevant policies of the **Cheshire East Local Plan Strategy – Submission Version** are:

PG2 – Settlement Hierarchy

PG5 - Open Countryside

SC5 – Affordable Homes

SC6 – Rural Exceptions Housing for Local Needs

SD1 - Sustainable Development in Cheshire East

SD2 - Sustainable Development Principles
SE3 – Biodiversity and Geodiversity
SE5 – Trees, Hedgerows and Woodland
SE 1 - Design
SE 4 - The Landscape
SE 6 – Green Infrastructure
IN1 - Infrastructure
IN2 – Developer Contributions

The above policies are consistent with the relevant policies in the Crewe and Nantwich Local Plan which this application has been assessed against and the NPPF.

RECOMMENDATION

The recommendation is unchanged

SOUTHERN PLANNING COMMITTEE UPDATE – 12th MARCH 2014

APPLICATION NO: 13/4240N

PROPOSAL: Outline planning application for the development of up to 70 dwellings with associated car parking, roads and landscaped open space

ADDRESS: Kents Green Farm, Kents Green Lane, Haslington

APPLICANT: Renew Land Developments Ltd

Officer Comments

Local Policy

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The relevant policies of the **Cheshire East Local Plan Strategy – Submission Version** are:

PG2 – Settlement Hierarchy
PG5 - Open Countryside
PG6 – Spatial Distribution of Development
SC4 – Residential Mix
SC5 – Affordable Homes

SD1 - Sustainable Development in Cheshire East
SD2 - Sustainable Development Principles
SE3 – Biodiversity and Geodiversity
SE5 – Trees, Hedgerows and Woodland
Policy SE 1 Design
Policy SE 2 Efficient Use of Land
Policy SE 4 The Landscape
Policy SE 5 Trees, Hedgerows and Woodland
Policy SE 3 Biodiversity and Geodiversity
Policy SE 13 Flood Risk and Water Management
SE 6 – Green Infrastructure
IN1 - Infrastructure
IN2 – Developer Contributions

The above policies are consistent with the relevant policies in the Crewe and Nantwich Local Plan which this application has been assessed against and the NPPF.

RECOMMENDATION

The recommendation be updated to

1. The proposed residential development is unsustainable because it is located within the Open Countryside, contrary to Policies NE2 (Open Countryside) and Res 5 (Housing in the Open Countryside) of the Crewe and Nantwich Replacement Local Plan , Policy PG5 of the emerging Cheshire East Local Plan Strategy – Submission Version and the principles of the National Planning Policy Framework which seek to ensure development is directed to the right location and open countryside is protected from inappropriate development and maintained for future generations enjoyment and use. As such it and creates harm to interests of acknowledged importance. The Local Planning Authority can demonstrate a 5 year supply of housing land supply in accordance with the National Planning Policy Framework and consequently, there are no material circumstances to indicate that permission should be granted contrary to the development plan.

SOUTHERN PLANNING COMMITTEE UPDATE – 12th MARCH 2014

APPLICATION NO: 13/5093N

PROPOSAL: New teaching facility, national centre for food futures and the environment and associated outbuildings including glasshouses and maintenance block

ADDRESS: Reaseheath College, Main Road, Worleston, Nantwich, CW5 6DF

APPLICANT: Mr. Kennish, Reaseheath College

Officer Comments

Local Policy

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PG5 - Open Countryside

SD2 - Sustainable Development Principles

SE1 - Design

SE3 – Biodiversity and Geodiversity
SE4 – The Landscape
SE5 – Trees, Hedgerows and Woodland
SE6 – Green Infrastructure
SC1 - Leisure and Recreation
SC2 – Outdoor Sports Facilities

The above policies are consistent with the relevant policies in the Crewe and Nantwich Local Plan which this application has been assessed against and the NPPF.

Highways

Comments are still awaited from colleagues in the Highways Department and will be reported to Members verbally.

Landscape

Comments are still awaited from colleagues in the Landscape Section and will be reported to Members verbally.

Ecology

Comments are still awaited from the Councils Ecologist and will be reported to Members verbally.

RECOMMENDATION

The recommendation remains unchanged

SOUTHERN PLANNING COMMITTEE UPDATE – 12TH MARCH 2014

APPLICATION NO: 13/3294C

PROPOSAL: Demolition of existing structures and erection of a Class A1 foodstore and petrol filling station with vehicular access, car parking, servicing area, public realm and hard and soft landscaping

ADDRESS: FORMER FISONS SITE, LONDON ROAD, HOLMES CHAPEL, CHESHIRE, CW4 8BE

APPLICANT: Bluemantle Ltd & Sainsbury's Supermarket

Officer Comments

An error is contained within first paragraph of Section 10 (Page 96) which refers to the Council's retail consultant consideration of impact upon Holmes Chapel being reported to Members by an Update Report.

In correction, the Retail Consultants views are fully reported within the Committee Report and no further views are awaited.

Goostrey Parish Council : Goostrey Parish Council support the proposal.

Local Policy

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At its meeting on the 28th February 2014, the Council resolved to approve the *Cheshire East Local Plan Strategy – Submission Version* for publication and

submission to the Secretary of State. It was also resolved that this document be given weight as a material consideration for Development Management purposes with immediate effect.

The relevant policies of the **Cheshire East Local Plan Strategy – Submission Version** are:

Policy SE 1 Design

Policy SE 2 Efficient Use of Land

Policy SE 4 The Landscape

Policy SE 13 Flood Risk and Water Management

Policy SE 5 Trees, Hedgerows and Woodland

Policy SE 3 Biodiversity and Geodiversity

Policy EG 3 Existing and Allocated Employment Sites

Policy EG 5 Promoting a Town Centre First Approach to Retail and Commerce

The above policies are consistent with the relevant policies in the Congleton Local Plan which this application has been assessed against and the NPPF and as such do not warrant any changes to the recommendation.

Other Issues

Since publication of the agenda, it has been confirmed that the financial contribution required to change the speed limits on the A50 in relation to the location of the new traffic signal junction will be £20,000. Such requirements are considered to be necessary, fair and reasonable in relation to the development and are therefore compliant with the CIL Regulations 2010.

RECOMMENDATION

That the above financial contributions be included within the Heads of Terms noted on page 97 of the Agenda Reports Pack. No change to recommendation.

SOUTHERN PLANNING COMMITTEE UPDATE – 12th MARCH 2014

APPLICATION NO: 13/4632N

PROPOSAL: Outline planning application for the construction of up to 45 dwellings

ADDRESS: Land North of Pool Lane, Winterley

APPLICANT: Footprint Land and Development

Officer Comments

Local Policy

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PG5 - Open Countryside
PG6 – Spatial Distribution of Development
SC4 – Residential Mix
SC5 – Affordable Homes
SD1 - Sustainable Development in Cheshire East

SD2 - Sustainable Development Principles
SE3 – Biodiversity and Geodiversity
SE5 – Trees, Hedgerows and Woodland
Policy SE 1 Design
Policy SE 2 Efficient Use of Land
Policy SE 4 The Landscape
Policy SE 5 Trees, Hedgerows and Woodland
Policy SE 3 Biodiversity and Geodiversity
Policy SE 13 Flood Risk and Water Management
SE 6 – Green Infrastructure
IN1 - Infrastructure
IN2 – Developer Contributions

The above policies are consistent with the relevant policies in the Crewe and Nantwich Local Plan which this application has been assessed against and the NPPF.

Agricultural Land

Page 120 and 121 of the Officer Report identify that 1 hectare of the site is Grade 2 and 0.7 hectares is Grade 3a (best and most versatile agricultural land). This issue will be included within the reason for refusal so that it is considered by the Inspector as part of the planning balance.

RECOMMENDATION

The recommendation be updated to

1. The proposed residential development is unsustainable because it is located within the Open Countryside resulting in the loss of the best and most versatile agricultural land, contrary to Policies NE.2 (Open Countryside), NE.12 (Agricultural Land Quality) and RES.5 (Housing in the Open Countryside) of the Crewe and Nantwich Replacement Local Plan, Policy PG5 of the emerging Cheshire East Local Plan Strategy – Submission Version and the principles of the National Planning Policy Framework, which seek to ensure development is directed to the right location and open countryside is protected from inappropriate development and maintained for future generations enjoyment and use. As such it and creates harm to interests of acknowledged importance. The Local Planning Authority can demonstrate a 5 year supply of housing land supply in accordance with the National Planning Policy Framework and consequently, there are no material circumstances to indicate that permission should be granted contrary to the development plan.

SOUTHERN PLANNING COMMITTEE UPDATE – 12th MARCH 2014

APPLICATION NO: 14/5006N

PROPOSAL: Development of existing driving range site to create additional recreational facilities areas for use by hotel guests

ADDRESS: Alvaston Hall Hotel, Peach Lane, CW5 6PD

APPLICANT: Bourne Leisure

Officer Comments

Local Policy

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PG5 - Open Countryside
SD2 - Sustainable Development Principles
SE1 - Design
SE3 – Biodiversity and Geodiversity
SE4 – The Landscape

SE5 – Trees, Hedgerows and Woodland

SE6 – Green Infrastructure

EG4 - Tourism

SC1 - Leisure and Recreation

SC2 – Outdoor Sports Facilities

The above policies are consistent with the relevant policies in the Crewe and Nantwich Local Plan which this application has been assessed against and the NPPF.

RECOMMENDATION

The recommendation remains unchanged

SOUTHERN PLANNING COMMITTEE UPDATE – 12th MARCH 2014

APPLICATION NO: 14/0024N

PROPOSAL: Extension to existing building to provide 46 additional guest bedrooms, with associated external works.

ADDRESS: Crewe Hall, Weston Road, Weston

APPLICANT: Marston Hotels Ltd

Officer Comments

Local Policy

Paragraph 216 of the National Planning Policy Framework (NPPF) states that, unless other material considerations indicate otherwise, decision-takers may give weight to relevant policies in emerging plans according to:

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PG5 - Open Countryside

SD2 - Sustainable Development Principles

SE3 – Biodiversity and Geodiversity

SE5 – Trees, Hedgerows and Woodland

Policy SE 1 Design

CO2 – Enabling Business Growth Through Transport Infrastructure

EG4 - Tourism
SC1 - Leisure and Recreation
SE4 – The Landscape
SE6 - Green Infrastructure
SE7 - The Historic Environment

The above policies are consistent with the relevant policies in the Crewe and Nantwich Local Plan which this application has been assessed against and the NPPF.

Additional Consultation Response

Cheshire Gardens Trust: Very little appears to have changed in the application in relation to the issues raised in 2010. However national planning policy has changed. Crewe Hall remains on English Heritage's At Risk register which speaks for itself. The setting of the Grade 1 Hall is being eroded while the condition of the landscape is assessed as being generally unsatisfactory with major localised problems. It is considered to be highly vulnerable, and declining. The description in the At Risk register is:

“Degraded mid C19 formal gardens by WA Nesfield associated with a country house, with remains of a landscaped park on which Capability Brown, William Eames and Humphry Repton are said to have worked. The Hall is now a hotel with adjoining new conference centre and spa with associated car parking dominating the former pleasure grounds”.

The inclusion of this site on the Register is a material consideration when determining an application. The Cheshire Gardens Trust would therefore ask that the points made within the letter submitted as part of the last application are taken into consideration when a decision is made. The cumulative impacts which continue to degrade the core of the registered landscape and its associated listed buildings without any vision for conservation management of the heritage asset as a whole are unacceptable. Particular effort needs to be made to overcome the effects of split ownership. Proposed cosmetic 'landscaping/screening' is insufficient to offset the detrimental effects of the proposals.

Cheshire Garden Trust appreciate planning decisions have to be balanced based on prevailing planning policy and would ask you to consider the proposal against the National Planning Policy Framework particularly Section 7 (Requiring Good Design) and Section 12 (Conserving and Enhancing the Historic Environment). We recommend that particular attention and weight is given to paragraph 132. In the Cheshire East context proposed Policy SE6 Historic Environment (LDF Policy Principles) includes the following:

Cheshire East Council will seek to positively manage the historic built environment through engagement with landowners/asset owners to make sure that heritage assets are protected, have appropriate viable uses, are maintained to a high standard and are secured for the benefit of future generations.”

At present the asset is not being secured for the benefit of future generations, and we believe that it would be a mistake to approve further development, particularly when there are no substantial associated conservation or public benefits. It seems unlikely that the application could meet NPPF criteria for sustainable development if the asset would remain on the At Risk register after the scheme was implemented. What is English Heritage's view on that?

The Cheshire Gardens Trust works closely with the Garden History Society (the statutory consultee on Registered Parks and Gardens) to comment on planning applications affecting Registered Parks and Gardens and their setting and our comments on applications are forwarded to and kept by the Garden History Society.

RECOMMENDATION

The recommendation remains unchanged

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SOUTHERN PLANNING COMMITTEE UPDATE – 12th MARCH 2014

APPLICATION NO: 14/0031N

PROPOSAL: Extension to existing building to provide 46 additional guest bedrooms, with associated external works.

ADDRESS: Crewe Hall, Weston Road, Weston

APPLICANT: Marston Hotels Ltd

Officer Comments

Local Policy

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SD2 - Sustainable Development Principles
SE1 - Design

The above policies are consistent with the relevant policies in the Crewe and Nantwich Local Plan which this application has been assessed against and the NPPF.

Additional Consultation Response

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"Degraded mid C19 formal gardens by WA Nesfield associated with a country house, with remains of a landscaped park on which Capability Brown, William Eames and Humphry Repton are said to have worked. The Hall is now a hotel with adjoining new conference centre and spa with associated car parking dominating the former pleasure grounds".

The inclusion of this site on the Register is a material consideration when determining an application. The Cheshire Gardens Trust would therefore ask that the points made within the letter submitted as part of the last application are taken into consideration when a decision is made. The cumulative impacts which continue to degrade the core of the registered landscape and its associated listed buildings without any vision for conservation management of the heritage asset as a whole are unacceptable. Particular effort needs to be made to overcome the effects of split ownership. Proposed cosmetic 'landscaping/screening' is insufficient to offset the detrimental effects of the proposals.

Cheshire Garden Trust appreciate planning decisions have to be balanced based on prevailing planning policy and would ask you to consider the proposal against the National Planning Policy Framework particularly Section 7 (Requiring Good Design) and Section 12 (Conserving and Enhancing the Historic Environment). We recommend that particular attention and weight is given to paragraph 132. In the Cheshire East context proposed Policy SE6 Historic Environment (LDF Policy Principles) includes the following:

Cheshire East Council will seek to positively manage the historic built environment through engagement with landowners/asset owners to make sure that heritage assets are protected, have appropriate viable uses, are maintained to a high standard and are secured for the benefit of future generations."

At present the asset is not being secured for the benefit of future generations, and we believe that it would be a mistake to approve further development, particularly when there are no substantial associated conservation or public benefits. It seems unlikely that the application could meet NPPF criteria for sustainable development if the asset would remain on the At Risk register after the scheme was implemented. What is English Heritage's view on that?

The Cheshire Gardens Trust works closely with the Garden History Society (the statutory consultee on Registered Parks and Gardens) to comment on planning applications affecting Registered Parks and Gardens and their setting and our comments on applications are forwarded to and kept by the Garden History Society.

RECOMMENDATION

The recommendation remains unchanged

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SOUTHERN PLANNING COMMITTEE UPDATE – 12TH MARCH 2014

APPLICATION NO: 14/0448N

PROPOSAL: Proposed change of use of the Coppenhall Garage at Remer Street, Crewe to form a retail unit with associated servicing and parking area for approximately 21 cars including 2no. wheelchair accessible spaces

ADDRESS: Robert Eardley & Son, Coppenhall Garage, Remer Street, Crewe, CW1 4LS

APPLICANT: Stuart Shaw

Officer Comments

Local Policy

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The relevant policies of the **Cheshire East Local Plan Strategy – Submission Version** are:

Policy SE 1 Design

Policy SE 2 Efficient Use of Land

Policy CO 2 Enabling Business Growth Through Transport Infrastructure.

The above policies are consistent with the relevant policies in the Congleton Local Plan which this application has been assessed against and the NPPF and as such do not warrant any changes to the recommendation.

RECOMMENDATION

No change to recommendation.

SOUTHERN PLANNING COMMITTEE UPDATE – 12TH MARCH
2014

APPLICATION NO: 13/4830N

PROPOSAL: Erection of New Dwelling

ADDRESS: PUSEY DALE FARM, MAIN ROAD,
SHAVINGTON, CW2 5DY

APPLICANT: Stuart Shaw

Officer Comments

Local Policy

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Cheshire East Local Plan Strategy – Submission Version

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PG5 - Open Countryside
PG6 – Spatial Distribution of Development
SC4 – Residential Mix
SC5 – Affordable Homes
SD1 - Sustainable Development in Cheshire East
SD2 - Sustainable Development Principles
SE1 - Design
SE2 - Efficient Use of Land
SE3 – Biodiversity and Geodiversity
SE4 - The Landscape
SE5 – Trees, Hedgrows and Woodland
IN1 - Infrastructure
IN2 – Developer Contributions

The above policies are consistent with the relevant policies in the Crewe and Nantwich Local Plan which this application has been assessed against and the NPPF and as such do not warrant any changes to the recommendation.

Other Issues

There is an error in the Recommendation which omits reference to the Submission Version of the Core Strategy. It is necessary therefore to correct the recommendation.

RECOMMENDATION

That the recommendation be updated and corrected to as follows:

1. The proposed residential development is unsustainable because it is located within the Open Countryside, contrary to Policies NE2 (Open Countryside) and NE4 (Green Gaps) of the

Crewe and Nantwich Replacement Local Plan , Policy PG5 of the emerging Cheshire East Local Plan Strategy – Submission Version and the principles of the National Planning Policy Framework which seek to ensure development is directed to the right location and open countryside is protected from inappropriate development and maintained for future generations enjoyment and use. As such it and creates harm to interests of acknowledged importance. The Local Planning Authority can demonstrate a 5 year supply of housing land supply in accordance with the National Planning Policy Framework and consequently, there are no material circumstances to indicate that permission should be granted contrary to the development plan.

2 The proposed development will clearly erode the physical gaps between the built up areas and fundamentally change the existing agricultural landscape character into a domestic character and so is contrary to policy NE.4 of the Borough of Crewe and Nantwich Replacement Local Plan which seeks to maintain the definition and separation of existing communities and prevent Crewe and Shavington merging into one another.

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 Interim 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.

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SOUTHERN PLANNING COMMITTEE UPDATE – 12TH MARCH 2014

APPLICATION NO: 13/5295N

PROPOSAL: Variation of condition 2 (approved plans) of permission 13/0019N – 22 No. New residential units, predominantly two storey semi-detached dwellings with 6 No. One bedroom flats and new access road.

ADDRESS: Linden Court, Hungerford Avenue, Crewe, Cheshire, CW1 6HB

APPLICANT: Ms Ann Lander
Wulvern Housing

Officer Comments

Local Policy

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In view of the level of consultation already afforded to the plan-making process, together with the degree of consistency with national planning guidance, it is appropriate to attach enhanced weight to the Cheshire East Local Plan Strategy - Submission Version in the decision-making process.

At its meeting on the 28th February 2014, the Council resolved to approve the *Cheshire East Local Plan Strategy – Submission Version* for publication and submission to the Secretary of State. It was also resolved that this document be given weight as a material consideration for Development Management purposes with immediate effect.

The relevant policies of the **Cheshire East Local Plan Strategy – Submission Version** are:

Policy SE 1 Design
Policy SE 2 Efficient Use of Land
Policy IN1 Infrastructure

Policy SE3 Biodiversity and Geodiversity
Policy SE4 The Landscape
Policy SE5 Trees, Hedgerows and Woodland
Policy SE6 Green Infrastructure

The above policies are consistent with the relevant policies in the Crewe and Nantwich Replacement Local Plan which this application has been assessed against and the NPPF and as such do not warrant any changes to the recommendation.

RECOMMENDATION

No change to recommendation.