



Southern Planning Committee

Updates

Date: Wednesday, 4th June, 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 - 8)

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

This page is intentionally left blank

APPLICATION NO: 14/1091N

PROPOSAL: Outline application for proposed detached 2 storey dwelling

ADDRESS: 535/537, Fircroft, Crewe Road, Wisaston, CW2 6PY

APPLICANT: Mr N Edwards

CONSULTEES

Highways Authority: The application is an outline application for single dwelling to the rear of 535 Crewe Road, the site access is narrow at 3.0m but is sufficient for a single dwelling only.

The visibility available at the access onto Crewe Road is 2.0m x 43m which is acceptable, there is turning space provided in front of the dwelling. There will need to be provision made for refuse collection near to Crewe Road as refuse vehicles would not use the access driveway. This matter can be dealt with at reserved matters.

Therefore, subject to a condition being attached regarding providing the visibility splays as indicted on the drawing I would raise no highway objections.

OFFICER COMMENT

Parking and Access

The Comments made by the Strategic Highways Manager concur with the planning officer's conclusion in the main committee report. Although the access off Crewe Road is narrow it is acceptable for one dwelling and provided the visibility splays are constructed in accordance with the approved plans the development should not have a significant impact on highway safety. The condition requested by the SHM is considered to be reasonable and is proposed below as an additional condition.

Ecology

The Council's Ecologist has confirmed that there are unlikely to be any significant protected species issues at this location. However requests an additional planning condition to be attached in relation to the safeguarding of breeding birds. It is therefore considered that with the inclusion of the additional condition the proposal will not have a detrimental impact on protected species.

RECOMMENDATION

The recommendation of APPROVAL therefore remains with the following additional condition

10. Prior to any commencement of works between 1st March and 31st August in any year, a detailed survey shall be carried out to check for nesting birds and the results submitted to and approved in writing by the Local Planning Authority.

11. Visibility Splays to be constructed at 2.0m X 43m as shown on the approved plans

SOUTHERN PLANNING COMMITTEE – 4th JUNE 2014

APPLICATION NO: 14/0001N

PROPOSAL: Demolition of 449 Newcastle Road and construction of 28 residential properties with associated access

ADDRESS: Land to the rear of 447/449 Crewe Road, Shavington, CW2 5JU

APPLICANT: Prospect GB Ltd

Correction

There is an error in the Reason for Referral. This should say Southern Planning Committee and not Strategic Planning Board.

Additional Representation

An additional letter of objection has been received from a local resident responding to the appellants Flood Risk Assessment raising the following points:

- The existing watercourse referred to in the report connects to the existing United Utilities combined sewer in Crewe Road. My neighbour and I have previously undertaken rod and dye tests on the outlet pipe work and have proven that the water does run into the UU sewer. The report submitted looks detailed, but does not identify the connection point or establish the flow of the water despite employing Drain Doctor who failed to identify the connection point.
- The existing sewer in Crewe Road is prone to flooding and it is understood that both UU and the Cheshire East support this view. From discussions with The Cheshire East Flood Risk Management Team it is apparent that the western side of Shavington Estate, Crewe Road, along the water course to its connection with another watercourse (running north to south) has a high risk of flooding.
- The UU response dated 5th February 2014 states that no surface water will be permitted to discharge directly or indirectly into existing foul or combined sewerage systems. The solution proposed by the developer does connect into the existing combined sewer and therefore does not comply with the UU condition. Also, this would be unlawful as the culvert has never been approved by Cheshire East and the direction of the flow of the water has been re-directed from the opposite direction. Upon speaking to The Cheshire East Flood Risk Management Team (Paul Reeves), it is clear that the culvert has never been approved or adopted by UU and therefore can be blocked up at any time causing the fields to naturally flood.
- Various land owners are taking their own measures to prevent flooding at the current levels of discharge and this will only be worsened by the proposed development.

- Additional photographs are supplied which show standing water in the adjacent fields. This is despite there being any rain in the previous week.
- The proposal to increase the ground level of development should be reconsidered. As previously stated, there was a height restriction imposed when planning was granted for 18a Crewe Road and the minimum likely height differential against the existing garage should the application be passed as planned. There are no other surrounding properties that have such a height differential.

RECOMMENDATION

There is no change to the recommendation for refusal.

SOUTHERN PLANNING COMMITTEE – 4th JUNE 2014

APPLICATION NO: 14/0710C

PROPOSAL: Alterations to an existing Grade II Listed farmhouse, demolition of two outbuildings, conversion of barn into one dwelling, construction of 6 dwellings together with associated garaging, car parking and landscaping works (resubmission of application 12/2551C)

ADDRESS: Dingle Farm, DINGLE LANE, SANDBACH, CHESHIRE, CW11 1FY

APPLICANT: Beneficiaries the Estate of J M Goodwin

Additional Consultation

Public Open Space:

Amenity Greenspace (AGS)

Having calculated the existing amount of accessible AGS within 800m of the site and the existing number of houses which use it, 7 new homes will generate a need for 210sqm of new AGS. Given the small size of the site it would not be appropriate to provide this on site. The existing amenity greenspace at Sandbach Park adjacent is within the accessible distance but would need to be enhanced to accommodate the extra demand placed on it by the new families.

Applying the standards and formulae in the 2008 Guidance the Council would need £1,109.43 to enhance Sandbach Park. This would be spent on a range of improvements such as path and boundary works. The Council would also need a commuted sum of £2,483.25 to maintain the upgraded facilities over 25 years.

Children and Young Persons Provision (CYPP)

Having calculated the existing amount of accessible Children and Young Persons Provision within 800m of the site and the existing number of houses which use it, 7 new homes will generate a need for a small play facility.

The Interim Policy Note September 2008 updated the legacy Borough's SPG1, however the legacy SPG1:Provision of Public Open Space 3.6 – Developments of remains relevant in the absence of a new Cheshire East Borough wide SPD. Therefore when developments of 7-19 Family Dwellings arise, then the Borough Council recognizes that in smaller developments it will not always be practical or desirable to provide POS within the developments site. Where less than 20 dwellings are proposed, the Borough Council will

therefore normally expect a financial contribution in lieu of actual provision of POS on site.

Having calculated the existing amount of accessible CYPP within 800m of the site and the existing number of houses which use it, 7 new homes will generate a need for a new small facility. Given the small size of the site it would not be appropriate to provide this on site. The existing site at Sandbach Park adjacent is within the accessible distance but would need to be enhanced to accommodate the extra demand placed on it by the new families.

Applying the standards and formulae in the 2008 Guidance the Council would need £1,922.97 to enhance Sandbach Park. This would be spent on a range of play improvements such as to improve natural, healthy and competitive play. The Council would also need a commuted sum of £6,268.50 to maintain the upgraded facilities over 25 years.

The new children's play facility and amenity green space contributions should be provided before 75% of the dwellings are occupied.

RECOMMENDATION

APPROVE subject to completion of a Section 106 Legal Agreement to secure the following:-

- **£10,000 towards highway improvement works**
- **£3,592.68 towards amenity greenspace improvements at Sandbach Park**
- **£8,191.47 towards children and young persons provision improvements at Sandbach Park**

And the conditions contained within the main report.

APPLICATION NO: 14/0971C

PROPOSAL: Full application for a new dwelling in the grounds of 38 Brooklands Drive

ADDRESS: 38 Brooklands Drive, Goostrey, Crewe, Cheshire, CW4 8JB

APPLICANT: Mr Steven Occleston

DATE UPDATE PREPARED: 2nd June 2014

Correction

The Committee report reads at the end of the Amenity section:

‘As a result the proposed development is in accordance with Policy BE.1 (Amenity) and Policy RES.11 (Improvements and Alterations to Existing Dwellings) of the Borough of Crewe and Nantwich Replacement Local Plan 2011.’

This is an error and should read:

‘As a result the proposed development is in accordance with Policy GR.6 (Amenity and Health) of the Congleton Borough Local Plan 2005 First Review.

The Committee report reads at the end of the Design section:

As a result the proposed development is in accordance with Policy BE.2 (Design Standards) and BE.9 (Listed Buildings – Alterations and Extensions) of the Borough of Crewe and Nantwich Replacement Local Plan 2011.

This is an error and should read:

As a result the proposed development is in accordance with Policy GR.2 (Design) of the Congleton Borough Local Plan 2005 First Review.

The reason for decision reads as:

The proposed development respects the size and character of the existing dwellings and the surrounding open countryside and will not have a significant impact upon neighbouring amenity. The proposed development is of a suitable design appropriate to the purpose it will serve in and will not have a harmful effect upon the Listed Building in keeping with Policy SE.1 (Design). The proposal therefore complies with Policy BE.1 (Amenity), Policy SE.1 (Design), Policy PG.5 (Open Countryside) and Policy RES.11 (Improvements and Alterations to Existing Dwellings) of the Borough of Crewe and Nantwich Replacement Local Plan 2011 and the Emerging Local Plan Strategy Policy.

This should read as:

The proposed development respects the size and character of the existing dwellings and the surrounding open countryside and will not have a significant impact upon neighbouring amenity. The proposed development is of a suitable design appropriate to the purpose it will serve in and will not have a harmful effect upon the surrounding area in accordance with Policy SE.1 (Design). The proposal therefore complies with Policy GR.6 (Amenity and Health), Policy SE.1 (Design), Policy PG.5 (Open Countryside) of the Congleton Borough Local Plan 2005 First Review and the Emerging Local Plan Strategy Policy.

Recommendation: No change to the recommendation