

Southern Planning Committee

Updates

Date: Wednesday, 27th August, 2014
Time: 1.00 pm
Venue: The Ballroom, Sandbach Town Hall, High Street, Sandbach,
CW11 1AX

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

Updates for Application Numbers 14/2204N, 14/3141C, 14/3247N and 14/3440N
(Pages 1 - 8)

Please contact Julie Zientek on 01270 686466
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SOUTHERN PLANNING COMMITTEE UPDATE – 27TH AUGUST 2014

APPLICATION NO: 14/2204N

PROPOSAL: Erection of 34 No dwellings a school car park with associated access road and new landscaping

ADDRESS: Land at School Lane Bunbury

APPLICANT: Bloor Homes North West

Consultation Responses

Strategic Highways Engineer (SHM) :

The access point is taken from School Lane, this is a standard junction arrangement with a 5.5m carriageway and one footway on the southern side of the access. The internal road layout is acceptable and meets Manual for Streets requirements.

Residents have expressed their concerns regarding the access proposals and also in relation to on-street parking that occurs on School Lane as a result of the nearby school. The SHM has carefully considered these concerns in considering the assessment of the acceptability of the access. The visibility splay provided at School Lane is 2.4m x 47m in both directions and these visibility splays are suitable for the access location and conforms with MfS standards. There is on-street parking that occurs on the access side of School lane and certainly on occasion during school times the visibility splays are affected by this on street parking. Whilst this is a concern to the Highway Authority, it would be difficult to recommend refusal on this reason as the on-street parking is limited to when the school opens and closes.

The traffic generated by the proposed development has been derived from counts undertaken within Cheshire as opposed to the Trics database that uses national data. Comparing the trip rates the Cheshire figures produce higher figures than in Trics and therefore the SHM is happy that the assessment is not underestimating the traffic produced by the development.

The impact of the development traffic on Bunbury has been raised in comments made by residents, the traffic impact issues have been considered and these relate to whether any capacity problems will result with development in place. The applicant has tested the nearby junction on the A49 with School Lane and also the site access junction, the results indicate that with the development traffic in place both junctions operate well below their theoretical capacity and given these figures a rejection on the traffic impact of 34 units could not be sustained.

It is proposed to provide a 10 space staff car park for use by the local school, to reduce to on-street parking problems. The spaces are accessed through

the proposed site with a pedestrian link to the school. The SHM considers this uncontentious, the school recently taking control of the land.

Overall, the Highways Manager concludes that there are no substantial severe highway impact issues that the Highway Authority could defend should an appeal be lodged. Therefore, no objection is raised.

RECOMMENDATION

No change to recommendation

Southern Planning Committee – 27th August 2014

Update to agenda

APPLICATION No.

14/3141C – Variation of condition 2 of permission 13/0247C to amend the layout of plot B to create a single unit of 9000sqf

LOCATION

Valley Court Phase 2, Sanderson Way, Middlewich, Cheshire

UPDATE PREPARED

21st August 2014

CONSULTATIONS (External to Planning)

Since the completion of the committee report, a further external consultation response has been received.

Canal and River Trust – No comment (30th July 2014)

Environmental Health – No objections (30th July 2014)

OFFICER REPORT

The additional consultation responses received do not raise any new issues.

RECOMMENDATION

No change to recommendation

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Southern Planning Committee – 27th August 2014

Update to agenda

APPLICATION No.

14/3247N – Variation of condition 2 (drawings) attached to planning permission 13/0136N. Demolition of Existing Church Building, Erection of Church Community Centre and 18 Affordable Retirement Apartments and Associated Access and Car Parking Provision.

LOCATION

Land to rear of site of North Street Methodist Church, North Street, Crewe, Cheshire, CW1 4NJ

UPDATE PREPARED

21st August 2014

OTHER REPRESENTATIONS

Since the completion of the committee report, a neighbouring letter of objection has been received. The main areas of concern raised are;

- The height of the boundary fence with the bowling club creating a security concern.

OFFICER REPORT

The additional consultation response received refers to the boundary treatment of the site, an aspect of the development which has already been granted approval as part of permission 13/0136N.

This application seeks to change the design and reduce the number of the julliet balcony's on the approved development only. No changes are sought to the approved boundary treatment.

As such, the neighbouring letter of objection does not alter the Officer recommendation.

RECOMMENDATION

No change to recommendation

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SOUTHERN PLANNING COMMITTEE UPDATE – 27TH AUGUST 2014

APPLICATION NO: 14/3440N

PROPOSAL: New build attached single storey dwelling (re-sub of refused planning application 14/2114N)

ADDRESS: 19, SHAKESPEARE DRIVE, CREWE, CW1 5HX

APPLICANT: Mr Ken Bailey

Officer Comments

An error was contained within the Officer report stating that the application site was within Wistaston. The site is within the Crewe Settlement Boundary.

Highways & Parking

Since publication of the agenda, comments have been received from the Strategic Highways Manager. The Strategic Highways Manager (SHM) has visited the site in response to concerns expressed by Cllr Thorley regarding highways and parking.

The proposed dwelling would benefit from the existing parking area serving no. 19, which is accessed off Shakespeare Drive. The existing dwelling, no. 19, would be served via a new driveway and parking area to the rear which would be accessed off the head of Eliot Close, a residential cul-de-sac.

Eliot Close is a standard width estate road and has two footways. All of the properties have off road parking for two cars. Whilst on-street parking could cause some obstruction this can be an issue on any residential road and is a matter for the Police to enforce and is not a material planning consideration. As such, a refusal could not be sustained on this matter.

The proposed parking space for no. 19 has already been formed in gravel with a new opening made. The SHM has confirmed that the opening that has been formed is not wide enough to allow two cars to enter/leave without maneuvering both vehicles; however there is clearly enough frontage for this to be adjusted. As such, it is recommended that this could be secured by condition. The proposal is therefore found to be acceptable with regard to highways and parking

RECOMMENDATION

APPROVE subject to the following conditions:

- 1) Time Limit
- 2) Approved plans
- 3) Materials to be submitted

- 4) Submission of landscaping scheme
- 5) Implementation of landscaping scheme
- 6) Submission of boundary treatment