



Southern Planning Committee

Updates

Date: Wednesday, 24th September, 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 for Application Numbers 14/2310N, 14/3487N, 14/3306N, 14/3312N, 14/3052N, 14/2351C, 14/3393N, 14/1242C, 14/3053N, 14/3267N, 13/4608N and 13/4614N
(Pages 1 - 30)

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 – 24TH SEPTEMBER 2014

UPDATE TO AGENDA

APPLICATION NO.

14/2310N

LOCATION

Morris Care, Corbrook Court Care Home, Corbrook, Audlem, CW3 0HF.

UPDATE PREPARED

22nd September 2014

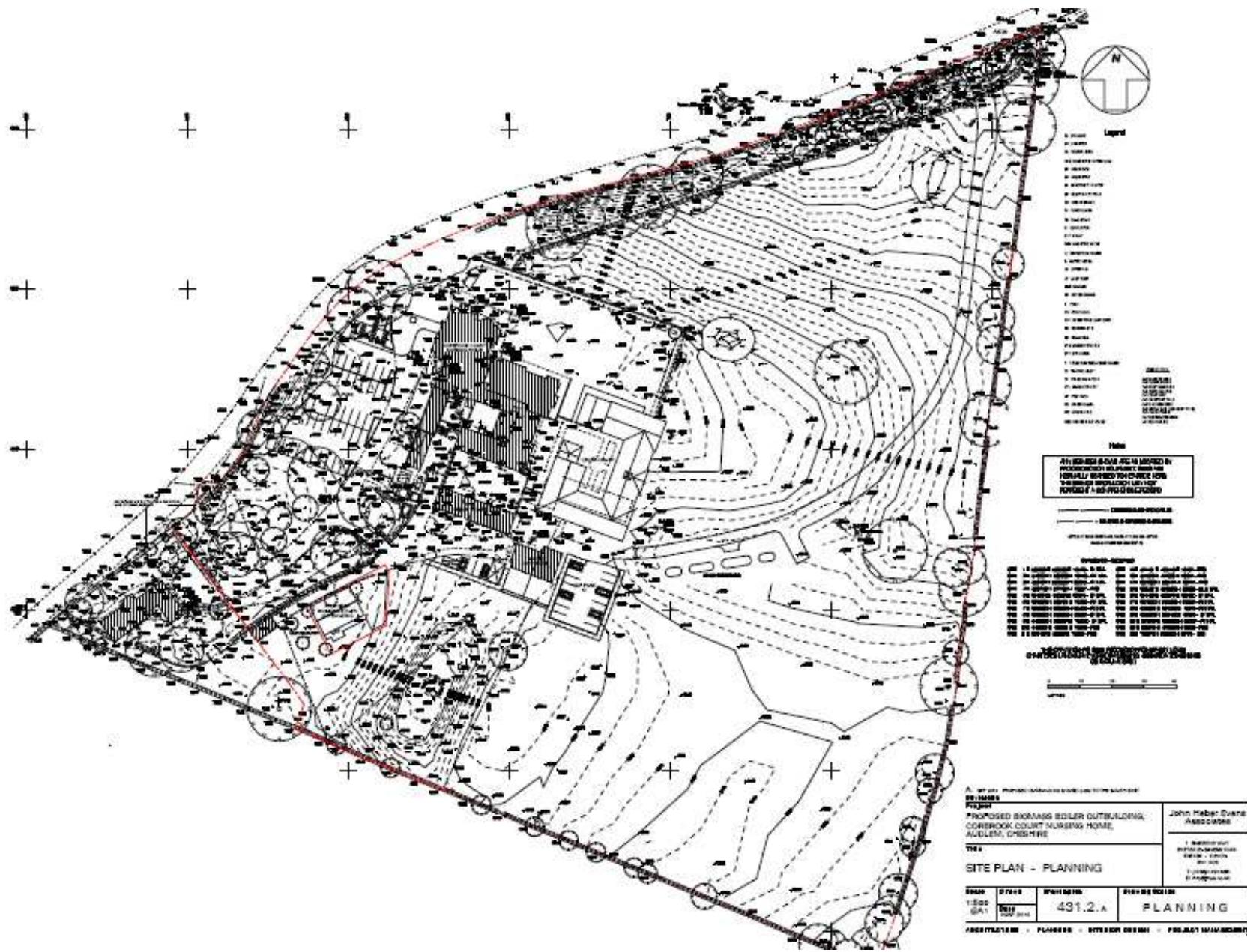
Plans

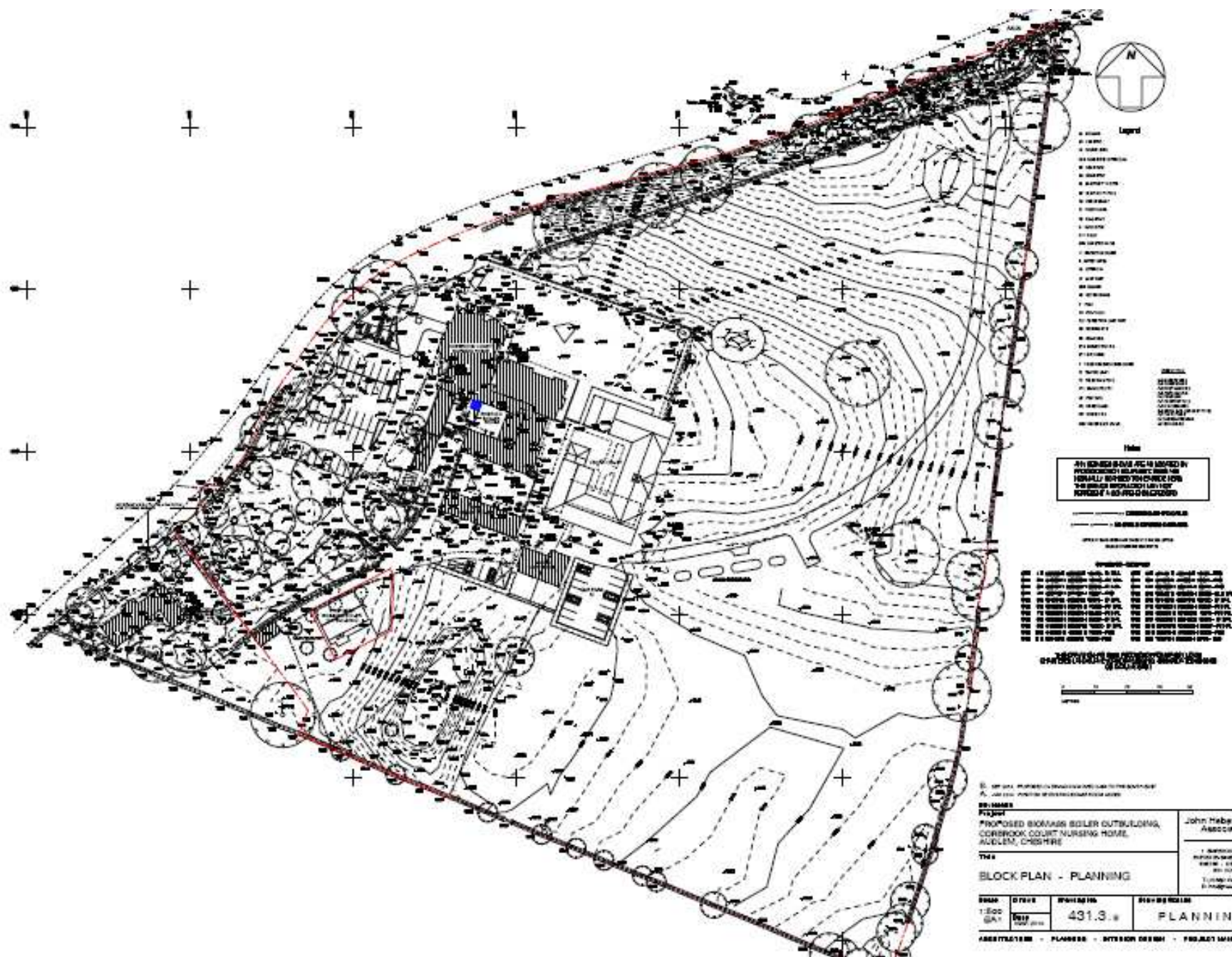
Please note that the Key Plans included with the Committee Agenda contain the incorrect location and block plans. The correct plans, which show the building 2m further away from the hedgerow, are attached to this report.

Recommendation

No change to the recommendation in the report.

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SOUTHERN PLANNING COMMITTEE UPDATE – 24th September 2014

APPLICATION NO: 14/3487N

PROPOSAL: Proposed dwelling adjacent to Karibu, Bunbury Lane, Alpraham

ADDRESS: Karibu, BUNBURY ROAD, ALPRAHAM, CW6 9JD

The objector states that the applicant Mr Dave Evans is a Member of Alpraham Parish Council, and here lies a conflict of interest and requests that the comments made by the Parish Council are removed.

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SOUTHERN PLANNING COMMITTEE – 24th SEPTEMBER 2014

APPLICATION NO: 14/3306N

PROPOSAL: Conversion of existing barns into 10 dwellings. Demolition of outbuildings sheds. Listed archway – Minor remedial work externally – removal of timber floor/wall and installation of Bat roost

ADDRESS: Ridley Hall Farm, Wrexham Road, Ridley

APPLICANT: Mr Steve Gildea, Goldcrest Finance Ltd

Additional Representation

One letter of representation received raising the following comments:

- The new site appears to have access to the site across the road in-between Ridley Hall and the barns. This will be subject to a great deal of construction traffic and on completion the concrete yard should be improved to the same standard as the tarmac road leading to the yard.
- There are proposals for two post and rail fences opposite Ridley Hall. These should be sandstone in keeping with the sandstone walls opposite.

RECOMMENDATION

No change to the recommendation

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SOUTHERN PLANNING COMMITTEE – 24th SEPTEMBER 2014

APPLICATION NO: 14/3312N

PROPOSAL: Listed Building Consent for conversion of existing barns into 10 dwellings. Demolition of outbuildings sheds. Listed archway – Minor remedial work externally – removal of timber floor/wall and installation of Bat roost

ADDRESS: Ridley Hall Farm, Wrexham Road, Ridley

APPLICANT: Mr Steve Gildea, Goldcrest Finance Ltd

Additional Representation

One letter of representation received raising the following comments:

- The new site appears to have access to the site across the road in-between Ridley Hall and the barns. This will be subject to a great deal of construction traffic and on completion the concrete yard should be improved to the same standard as the tarmac road leading to the yard.
- There are proposals for two post and rail fences opposite Ridley Hall. These should be sandstone in keeping with the sandstone walls opposite.

RECOMMENDATION

No change to the recommendation

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SOUTHERN PLANNING COMMITTEE – 24th SEPTEMBER 2014

APPLICATION NO: 14/3052N

PROPOSAL: Outline application for 18 dwellings with access to Mill Lane including 8 no. two bedroom and 6 no. three bedroom houses and bungalows. Resubmission of 14/0943N

ADDRESS: Land off Mill Lane, Bulkeley, Cheshire

APPLICANT: Mr M Schofield

Additional Consultations

Strategic Highways Manager: The TS and submitted plans for this application are inadequate in many respects. The proposed site access layout is unclear as are proposals relating to footway provision.

On the basis of the submitted information the SHM can only recommend REFUSAL on the basis that insufficient and contradictory information has been submitted regarding the proposed site access and that insufficient information has been provided in other respects.

Applicant's Supporting Information

The applicant has now submitted a Landscape and Visual Impact Assessment in support of this application.

Officer Comment

Landscape

The Landscape and Visual Impact Assessment identifies that the application site is located within the boundary of a Local Landscape Designation Area and refers to saved Policy NE3 - Areas of Special County Value, although confusingly it also notes that there are no planning landscape designations attached to this site. To be precise the application site is located within the boundary of the Beeston/Peckforton/Bolesworth/Bickerton Hills Local Landscape Designation Area (formerly ASCV). This is characterised by the dramatic wooded sandstone ridge that forms a distinctive landform from long distances and the surrounding landscape, creating rich texture and character. The wooded slopes of Bulkeley Hill are clearly visible to the north of the application site.

With regards to the landscape assessment the Council's Landscape Officer considers that the landscape sensitivity is greater than the submitted assessment indicates and consequently he feels that the significance of landscape effects would also be greater.

The visual assessment identifies a number of viewpoints in proximity to the application area. The significance of visual effect would also be greater for a number of these viewpoints than the assessment indicates. In addition Public Footpath 4 Bulkeley is located in very close proximity to the south east corner of the site, but has not been included as one of the viewpoint locations. Footpaths are generally considered to be the most sensitive receptors.

Policy NE.3 provides additional protection to areas which have been designated in order to preserve and enhance their special landscape quality. It further notes that any development will therefore need to be of a high standard consistent with the quality of the area, and wherever possible enhance this further. Since this is an outline application for housing in an area that is currently in open countryside, it is not clear how this application will comply with Policy NE.3.

As a result the landscape reason for refusal will be altered to reflect the comments made by the Councils Landscape Officer.

Highways

Site access

A simple priority access is proposed to Mill Lane. Mill Lane is subject to the national speed limit (60mph for cars on a single carriageway road). The Transport Statement (TS) indicates that lighting and a footway are present from Wrexham road to Mill Close just to the south of the site. Street lighting does not appear to be present.

The proposals for the site access are far from clear. The Bower Edleston Architects (BEA) drawing 6106-03 shows a site access that is splayed out to provide tapers from what appears to be an access road carriageway width of 5.0m with Mill Lane having a width of 4.0m widened to a maximum of 5.5m within the taper. The drawing appears to provide 2.0m footways along its frontage but no linkage to the existing footway to the south.

The TS, on the other hand, provides a drawing (Appendix I but no drawing number) indicating access details suggesting a 5.5m access road carriageway and a 2.0m footway from the access only in the southward direction to link into the existing footway network at Mill Close.

The access proposal is therefore unclear and, at present, the SHM recommends refusal on the basis of a lack of a clear access proposal.

The application is in outline. The access includes 'rumble strips' on the BEA drawing. These are not appropriate in residential areas – they are too noisy - and would not be supported although some form of change of surface in the locations proposed for the strips would be acceptable.

Off-Site Traffic Impact and Safety

The traffic generation of the access proposal is likely to be minimal with a likely maximum traffic generation of less than 14 vehicle movements in any peak hour.

Mill Lane is shown at a width of 4.0m to 4.3m on the BEA drawing. This width is below that which would usually be deemed acceptable for residential access for the number of dwellings applied for, let alone the existing development (and associate traffic) accessed off Mill Lane. The BEA drawing indicates limited local widening on Mill Lane and the TS drawing indicates no widening on this route.

The SHM considers that it is important that this applicant provides a topographic survey to demonstrate the actual carriageway width available along Mill Lane and to indicate what highway measures (if any) would be suitable to support the proposed development.

The TS indicates 85th percentile traffic speeds along Mill Lane of less than 30mph. Given the constrained width of the road the SHM considers that such traffic speeds are likely.

The TS also indicates visibilities at from Mill Lane to/from Wrexham Road of 2.4m x 120m+ in each direction. The visibility to/from the west appears to be more constrained than this and Mill Lane forms a crossroads with Wrexham Road and Cholmondeley Lane. However, whilst all personal injury accidents are regrettable, the accident data provided for this junction does not indicate any particular accident/safety issue.

Construction Traffic

Given the constrained width of Mill Lane the SHM considers it appropriate that the applicant deals with the routing and timing of heavy vehicle traffic to/from the site during the construction period.

Refuse Collection

Given the constrained width of Mill Lane the SHM considers it appropriate that the applicant provides details of how refuse will be collected at the site including tracking at the site access and the ability of such vehicles to turn within the site to leave in forward gear.

RECOMMENDATION

REFUSE for the following reasons:

- 1. The proposed residential development is unsustainable because it is located within the Open Countryside, contrary to Policies NE.2 and RES.5 of the Crewe and Nantwich Replacement Local Plan 2011 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, consequently the application is premature to the emerging Development Strategy since there are no material circumstances to indicate that permission should be granted contrary to the development plan.

2. There are a number of trees located onto the boundaries of the site (including TPO trees) and no arboricultural information has been provided to assess the impact upon these trees. Furthermore the indicative layout does not demonstrate that the proposed development can be accommodated on the site without resulting in the loss or future pressures to remove the trees which would be harmful to nature conservation and the character and appearance of the area. The development would be contrary to Policy NE.5 (Nature Conservation and Habitats) of the Borough of Crewe and Nantwich Replacement Local Plan 2011 and the NPPF.
3. The proposal would result in loss of the best and most versatile agricultural land and given that the Authority can demonstrate a housing land supply in excess of 5 years, the applicant has failed to demonstrate that there is a need for the development, which could not be accommodated elsewhere. The use of the best and most versatile agricultural land is unsustainable and contrary to Policy NE.12 of the Borough of Crewe and Nantwich Replacement Local plan 2011 and the provisions of the National Planning Policy Framework.
4. No protected species/ecological information has been submitted as part of this application to identify the impact upon biodiversity or whether or not protected species are present in this area or any mitigation measures to protect the protected species during the construction works. In the absence of this information, to allow this development would be contrary to Policies NE.5 (Nature Conservation and Habitats) and NE.9 (Protected Species) and advice advocated within the National Planning Policy Framework.
5. The Local Planning Authority considers that the proposed development by reason of incursion of built form into the open countryside and Area of Special County Value, would detract from the generally open and rural landscape of the site and wider area. This would be a harmful effect which would fail to take account of the different roles and character of different areas or recognise the intrinsic character and beauty of the countryside and ASCV. The development would be contrary to policies NE.2 (Open Countryside), NE.3 (Areas of Special County Value) and BE.2

(Design Standards) of the Borough of Crewe and Nantwich Replacement Local Plan 2011 and guidance contained within the NPPF.

- 6. The application plans and Transport Statement include insufficient information. As a result the position of the proposed site access is unclear and it is not possible to assess whether the development would have a detrimental impact upon highway safety. Therefore the proposed development would be contrary to Policy BE.3 (Access and Parking) of the Borough of Crewe and Nantwich Replacement Local Plan 2011.**

In order to give proper effect to the Board's/Committee's intentions and without changing the substance of the decision, authority is delegated to the Head of Strategic & Economic Planning, in consultation with the Chair (or in his absence the Vice Chair) of Southern Planning Committee, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

Should this application be the subject of an appeal, authority be delegated to the Principal Planning Manager in consultation with the Chair 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.

S106 Heads of Terms:

1. A scheme for the provision of 30% affordable housing – 65% to be provided as social rent/affordable rent with 35% intermediate tenure. The scheme shall include:

- The numbers, type, tenure and location on the site of the affordable housing provision**
- The timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing**
- The arrangements for the transfer of the affordable housing to an affordable housing provider or the management of the affordable housing if no Registered Social Landlord is involved**
- The arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and**
- The occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.**

2. A commuted payment of £32,539 towards primary school education

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SOUTHERN PLANNING COMMITTEE – 24th September 2014

UPDATE TO AGENDA

APPLICATION No.

14/2351C – Construction of 14no semi-detached houses

LOCATION

Land off Sandbach Road, Church Lawton, ST7 3RB

UPDATE PREPARED

22nd September 2014

APPLICANT'S SUPPORTING INFORMATION

Since completion of the Committee Report, the applicant has submitted a Reptile Method Statement.

OTHER REPRESENTATIONS:

1 further letter of objection has been received since the completion of the committee report. The main areas of concern raised include;

- Principle of development on site
- Design – dwellings do not reflect local design
- Highway safety – increased traffic, poor visibility, pedestrian safety, speed limits regularly exceeded
- Inaccuracies on the revised plans – Incorrect road names

OFFICER REPORT

Amenity

The concerns raised in relation to the principle of the development, design and highway safety have already been addressed in the committee report.

Ecology

A Reptile Method Statement has been submitted to the Local Planning Authority at the request of the Council's Nature Conservation Officer.

This has now been reviewed and it has been advised by the Nature Conservation Officer that the method statement is acceptable to mitigate the potential risk posed by the development to reptiles

As such, subject to an additional condition to secure the implementation of this method statement, no ecology objections are raised.

Other Matters

It is assumed that the inaccuracy of the road name on the submitted plan raised by the objector refers to the naming of a road on the opposite side of the development site. It is confirmed that this is indeed incorrect and should be referenced as Betchton Lane and not Sandbach Road.

Whilst unfortunate, this inaccuracy has no bearing on the determination of the application.

CONCLUSION

The additional letter of objection received does not raise any new issues that were not considered within the committee report.

Whilst the inaccuracy of the road name on the latest plan is unfortunate, it does not have an impact upon the recommendation.

Subject to an additional condition to ensure that the submitted Reptile Method Statement is implemented, no change to the overall recommendation is proposed.

RECOMMENDATIONS

APPROVE subject to S106 Agreement to secure;

- 1. LEAP (At least 5 items of play equipment)**
- 2. £12,502.50 for Open Space maintenance**
- 3. £2000 to fund offsite Barn Owl works**
- 4. A scheme for the provision of 100% affordable housing – 50% to be provided as social rent/affordable rent with 50% intermediate tenure.**
The scheme shall include:
 - The numbers, type, tenure and location on the site of the affordable housing provision**
 - The arrangements for the transfer of the affordable housing to an affordable housing provider or the management of the affordable housing if no Registered Social Landlord is involved**
 - The arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and**
 - The occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.**

And conditions

- 1. Time (3 years)**
- 2. Plans**
- 3. Materials – Prior submission**
- 4. Obscure Glazing (First-floor side windows)**
- 5. Piling method statement – Including piling hours**
- 6. Environmental Management Plan – Prior submission**

- 7. Dust mitigation scheme – Prior submission**
- 8. Contaminated Land**
- 9. New junction, access road and footpath to be completed prior to first occupation**
- 10. Levels to be submitted and approved**
- 11. Foul drainage scheme – Prior submission**
- 12. Surface water scheme – Prior submission**
- 13. Prior submission of updated Badger Survey**
- 14. Breeding birds – Timing of works**
- 15. Provision of Bat and Bird boxes – In accordance with submitted Extended Phase One habitat survey dated 20 November 2013**
- 16. Landscaping (Details)**
- 17. Landscaping (Implementation)**
- 18. Boundary Treatment to be submitted and approved**
- 19. Removal of PD – A-E**
- 20. Implementation of Reptile Method Statement**

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Head of Strategic & Economic Planning, in consultation with the Chair (or in his absence the Vice Chair) of Southern Planning Committee, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

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SOUTHERN PLANNING COMMITTEE – 24th SEPTEMBER 2014

APPLICATION NO: 14/3393N

PROPOSAL: Outline Planning Permission for the Construction of up to 45 no. dwellings (Resubmission of 13/4632N)

ADDRESS: Land North of Pool Lane, Winterley

APPLICANT: Footprint Land and Developments

Corrections to original report

Within the other representations section under principal of development there are 3 points which have not been raised and should be deleted they are:

- The existing buildings should be retained on site
- The farm house should be considered for listed status
- Impact upon the setting of Winterley Cottage a Grade II Listed Building

The would 'and' should be removed from line 9 of the first reason for refusal.

RECOMMENDATION

Recommendation as follows:

REFUSE for the following reasons:

1. The proposed residential development is unsustainable because it is located within the Open Countryside 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 creates harm to interests of acknowledged importance. The Local Planning Authority can demonstrate a 5 year supply of housing land 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 proposal would result in loss of the best and most versatile agricultural land and given that the Authority can demonstrate a housing land supply in excess of 5 years, the applicant has failed to demonstrate that there is a need for the development, which could not be accommodated elsewhere. The use of the best and most versatile agricultural land is unsustainable and contrary to Policy NE.12 of the Borough of Crewe and Nantwich Replacement Local

plan 2011 and the provisions of the National Planning Policy Framework.

In order to give proper effect to the Board's/Committee's intentions and without changing the substance of the decision, authority is delegated to the Head of Strategic & Economic Planning, in consultation with the Chair (or in her absence the Vice Chair) of Southern Planning Committee, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

Should this application be the subject of an appeal, authority be delegated to the Principal Planning Manager in consultation with the Chair 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. S106 Heads of Terms:

1. A scheme for the provision of 30% affordable housing – 65% to be provided as social rent/affordable rent with 35% intermediate tenure. The scheme shall include:

- The numbers, type, tenure and location on the site of the affordable housing provision
- The timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing
- The arrangements for the transfer of the affordable housing to an affordable housing provider or the management of the affordable housing if no Registered Social Landlord is involved
- The arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
- The occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

2. Provision of POS and a LEAP (with a minimum of 6 pieces of equipment) and a scheme of management

3. A commuted payment of £96,544 will be required towards primary education and a contribution of £98,056 will be required towards secondary education.

SOUTHERN PLANNING COMMITTEE UPDATE – 24th SEPTEMBER 2014

APPLICATION NO: 14/1242C

PROPOSAL: Proposed development of 80 Houses

ADDRESS: Former Arclid Hospital Site

APPLICANT: Morris Homes

Officer Comments

Amended drawing N270/P/PL02 Revision G has been submitted with an accompanying air quality assessment. The proposal has been reduced to 80 units (3 Five-bed, 46 Four-bed, 3 Two-bed and 3 One-bed) in order to address concerns in respect of highways and proximity to trees. The Highways Officer has commented that concerns remain in respect of footways, road hierarchy and technical details but there is sufficient space on site for these concerns to be rectified. These comments have been relayed to the applicants and are in the process of being addressed.

The comments of the Landscape Officer, Nature Conservation Officer, Education Officer and Play Space Officer are all awaited.

No Section 106 terms have yet been submitted.

RECOMMENDATION

The recommendation remains unchanged at time of writing.

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SOUTHERN PLANNING COMMITTEE – 24 SEPTEMBER 2014

UPDATE TO AGENDA

APPLICATION NO: 14/3053C

LOCATION The Woodlands Whitchurch Rd Aston CW5 8DB

UPDATE PREPARED 22 SEPTEMBER 2014

CONSULTEE RESPONSE

The Flood Risk Manager advises as follows

A Flood Risk Assessment is submitted. Part of the site is subject to surface water flood risk and it would appear that there are a number of ordinary watercourses within or in close proximity to this site (culverted and other land drainage infrastructure).

There is also a risk of elevated water table and/or groundwater at this location which may require treatment during construction phases.

The applicant is advised to contact the Cheshire East Council Flood Risk Manager to discuss and agree in detail the proposals for surface water disposal from this site (permanent and temporary discharges). Certain works affecting these important drainage systems may be subject to formal approvals and/or land drainage consent under Land Drainage Act 1991 from Cheshire East Council as Lead Local flood Authority (LLFA). Restricted surface water discharges and flow attenuation is required for this site and will require a full submission of drainage design details for approval prior to commencement of development.

Suggested Condition:

No development shall commence until such time as a detailed scheme for the disposal of surface water has been submitted and agreed in writing with this authority as identified under the submitted Flood Risk Assessment and Drainage Strategy (Betts Associates dated March 2014).

Further Information from the Applicant

In the light of the comments/objections by Members of the Cricket Club the Applicant has confirmed that they are willing to enter into discussions with the cricket club to provide the suitable funding for ball stop fencing on the cricket club boundary with the site.

They do not wish the ball stop fence to be on the application site due to the need to retain boundary trees within the application site, nor do they wish the Cricket Club to be a party to any S106 Agreement since the 3rd party may

refuse to enter any S106 Agreement and render any permission unimplementable.

The 1st test of the CIL Regulations is that any such mitigation must be required to make an unacceptable development acceptable. It is not considered that a requirement to fund ball stop fencing within the cricket would pass this clause of the CIL Regulations. It would also be inappropriate to condition any such provision

It is however noted that the Applicant has confirmed that they will approach the Cricket Club directly with a view to providing the funding for ball stop netting on cricket club at the developers expense.

Education Mitigation and requirements for Public Open space and children's play space are as confirmed within the clauses of the suggested Heads of Terms detailed within the report, for the purposes of any appeal.

RECOMMENDATION

The recommendation is unchanged

SOUTHERN PLANNING COMMITTEE – 24th SEPTEMBER 2014

APPLICATION NO: 14/3267N

PROPOSAL: Construction of up to 53 dwellings including details of access

ADDRESS: Land East of Rope Lane, Shavington, Crewe

APPLICANT: Wainhomes (North West) Ltd

Additional Representations

A representation has been received from Cllr Brickhill which states as follows;

'I am at Fire HQ for a meeting that day and have to attend an evening meeting in Chester.

I think you will find the agenda very long and tiring for members. So please read out my comments:-

I do not wish to add to your agony by coming to speak on item 15 (Wain Homes in Rope Lane) but I would like to make clear that I fully concur with the officers' conclusions and recommendation to refuse. I would add that I believe that Wain Homes are not a Builder who cares either for residents or workers. Residents had to call in the health and safety executive to stop them working at all hours without safety clothing or helmets. Their staff and deliveries park on adjacent residential roads instead of on site and their reaction to criticism is unacceptable. They have at no time consulted local people or the parish council and I believe they have tried to drive the elderly lady at Rose Cottage out of her own house.

Please ensure this application is refused. As they will certainly go to appeal again, please ensure that the recommended conditions (if approved by an Inspector) include limited hours of working in accordance with the recommendations of this council's environmental health department. (8-6 weekdays 9-2 Saturdays and not on Sundays or bank holidays)'

A representation has been received from Cllr Silvester which states as follows;

'In 2012 Wain Homes had an application for 80 houses off Rope Lane refused because it was in the Green Gap. They gained permission on appeal. In the decision letter the Inspector said that the 'the development would not materially reduce the physical or perceived separation of Shavington and Crewe.' This latest application will virtually obliterate the green gap between Shavington and the A500 and if the Gresty Oaks development is passed it will be gone for good. It would virtually destroy the Green Gap and the beautiful open countryside at the edge of Shavington and many acres of good agricultural land would be lost forever. It would be the latest step towards joining Crewe up with its surrounding villages. Most people are aware

of the ugly urban sprawl in places like Stoke on Trent and we do not want that on our doorstep.

Rope Lane is the main route to Shavington High School and Shavington village. Rope lane is congested and dangerous now at peak times. To have an additional 100 cars added to the traffic movements can only lead to further highway congestion and add to the accident and pollution problems.

No apparent regard has been taken of the fact that Swill Brook is a flood zone and that there is significant potential for flooding at the location of the proposed junction. Gresty Lane and gardens adjacent to the brook regularly flood now and this further development will only exasperate the flooding problems. Also the development would put extra pressure on local schools and NHS facilities which are already under pressure.

In summary there are good planning reasons to refuse this application. The Local Plan has been adopted by the Council and is now awaiting Government approval. This site has not been included as one of the strategic housing sites in the Local Plan. The site is marked in the submitted local plan as 'Proposed Green Belt Broad Area of Search'. I strongly feel that this application should be rejected. It is detrimental to the open countryside, it would mean the permanent loss of good agricultural land, it would bring further traffic problems, it would exasperate the current flooding problems, it impinges massively on the green gap between our towns and is unsustainable.

RECOMMENDATION

No change to the recommendation

SOUTHERN PLANNING COMMITTEE UPDATE – 24th September 2014

APPLICATION NO: 13/4608N and 13/4614N

PROPOSAL: Retrospective application covers the proposed change of use of woodland tracks and quarry

ADDRESS: Forestry Tracks Peckforton Woods, Tarporley, Cheshire

APPLICANT: Randal Turner, Andy Foster Architects

The applicant has submitted the following additional information in relation to the proposed conditions.

Condition 2, which limits the number of vehicles per day to 10. The Peckforton Castle Land Rover Experience (which is one of a number of national franchises) have 12 vehicles (as per all LRE Centres) and on extremely busy times or corporate events LRE could have 12 cars out in the morning then the same 12 cars out again in the afternoon! On this basis we would ideally like to see this condition revised to 24.

Condition 4, which states times of use. These are slightly restrictive in that on occasions in the summer LRE need vehicles to be available to be used on the tracks until 8pm. Also, as LRE caters to the hospitality industry as well as corporate, the facilities are open 7 days a week. The morning sessions start at 9am, so the Sunday & Bank holiday proposed 10am start is restrictive.

Officer Comments

It is considered that altering the no. of vehicles up to 24 vehicles per day and increasing the hours will not have a significant detrimental impact on the local environ or residential amenity and as such the conditions should be amended accordingly in light of the agents comments.

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