

Southern Planning Committee

Updates

Date: Wednesday, 25th March, 2015
Time: 10.30 am
Venue: Council Chamber, Municipal Buildings, Earle Street, Crewe
CW1 2BJ

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

5. **14/3747C Land at Radnor Park Trading Estate, Back Lane, Congleton CW12 4QA: Outline planning application for a residential scheme for up to 24 dwellings, open space and new access off Back Lane for Nigel Moorhouse (Pages 1 - 2)**
6. **14/5285C Former Magistrates Court, Middlewich Road, Sandbach CW11 1HU: Demolition of existing building and erection of three storey accommodation comprising 15 supported living apartments (Use Class C3) with associated parking and open space for HB Community Solutions Living Ltd (Pages 3 - 4)**
7. **14/3215C Leonard Cheshire Home, The Hill, Sandbach, Cheshire CW11 1LA: The conversion of the existing listed building into 12 no. 1,2 and 3 bed apartments with associated parking and landscaping. Demolition of the newer build elements to the north and west elevations for Brookmoor Developments Ltd (Pages 5 - 6)**
8. **14/3217C Leonard Cheshire Home, The Hill, Sandbach, Cheshire CW11 1LA: Listed building consent for the conversion of the existing listed building into 12 no. 1, 2 and 3 bed apartments with associated parking and landscaping. Demolition of the newer build elements to the north and west elevations for Brookmoor Developments Ltd (Pages 7 - 8)**
25. **Urgent Item - 15/0198N Land At School Lane, Bunbury: Erection of two dwellings and the creation of a 38 space car park for use by the cricket club and primary school for Mr & Mrs A C Bird (Pages 9 - 10)**

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 – 25th March 2015

APPLICATION: 14/3747C

PROPOSAL: Outline planning application for a residential scheme for up to 24 dwellings, open space and new access off Back Lane

ADDRESS: Land at Radnor Park Trading Estate, BACK LANE, CONGLETON, CW12 4QA

APPLICANT: Johnson Roman Lodge property LLP

Officer Comments

Highways & Parking

Since publication of the agenda, The Head of Strategic Infrastructure (HSI) has provided comments confirming that there is no objection to the proposals. The HIS has stated that the level of traffic generation will be non-material in real terms against the background traffic flows in the area and would have a negligible impact on the A34 corridor. The proposed junction achieves the required geometry for a residential road of this scale and the available visibility complies with the required standards. The indicative layout shows acceptable geometry and parking provision. The proposals are therefore found to be acceptable in terms of highway safety as discussed in the main agenda reports pack.

Education

With respect to the impact that the proposal would have on local education provision, the Council's Education Department has now commented. Education has confirmed that the proposed development of 24 houses is expected to generate 5 primary and 4 secondary children.

The primary schools within a 2 mile radius from the development that were assessed were Astbury, Blackfirs, Buglawton, Daven, Havannah, Marlfields, St Mary's Roman Catholic and The Quinta. Forecasts indicate a cumulative surplus of 227 primary places by 2019. In terms of secondary provision, Congleton and Eaton Bank would serve the proposed development. Forecasts indicate a surplus of 201 places by 2019. As such, a cumulative surplus remains for both primary and secondary provision.

Consequently, there is sufficient capacity within the local schools to absorb the children generated by this development as well as other developments which have been approved

RECOMMENDATION - No change to recommendation.

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SOUTHERN PLANNING COMMITTEE – 25TH MARCH 2015

UPDATE TO AGENDA

APPLICATION NO.

14/5285C

LOCATION

Former Magistrates Court, Middlewich Road, Sandbach, CW11 1HU.

UPDATE PREPARED

23rd March 2015

Housing Comments

The Strategic Housing Section has no objection to the application subject to a condition requiring retention of supported accommodation.

Highways

The highways issues are resolved therefore there is no requirement for condition 7 as put forward in the main report.

Neighbourhood Plan

The Sandbach Neighbourhood Development Plan 2015 – 2030 (Draught for Consultation), Our Town – Our Decisions has now been published and is therefore a material consideration in the determining of this application.

This is a 'Brownfield' site within the settlement zone line of Sandbach and the development is for 15 units.

Relevant policies within the plan are H1 – Housing Growth, H2 – Design and H5 – Preferred Locations. The proposal is in compliance with these policies.

Recommendation

Approve subject to the following conditions:

1. Commencement
2. Approved plans
3. Submission of landscaping scheme
4. Implementation of landscaping scheme
5. Submission of materials for approval
6. Development to be carried out in accordance with the Arboricultural Impact Statement

7. Development to be carried out in accordance with the noise mitigation scheme
8. Piling operations only undertaken between 9am and 5.30pm Monday to Friday, 9am to 1pm Saturday, with no piling on Sundays and public holidays
9. Submission of a construction management plan
10. Restriction of the accommodation to 'Supported Living' (Use Class C3.

SOUTHERN PLANNING COMMITTEE – 25TH MARCH 2015

UPDATE TO AGENDA

APPLICATION NO.

14/3215C

LOCATION

Leonard Cheshire Home, The Hill, Sandbach, CW11 1LA.

UPDATE PREPARED

23rd March 2015

Comments

Councillor Sam Corcoran, the ward councillor has submitted the following comments:

“As ward councillor I have not received any objections from local residents on this application and I have no objection.

I agree with the comments from members of the public and the Sandbach Heath Neighbourhood Forum about parking and I note that condition 3 relates to this issue. I also share concerns about the safety of the access onto The Hill, but in my opinion, these concerns do not justify holding up this application. I support the officer recommendation for approval subject to conditions.”

Neighbourhood Plan

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Relevant policies within the plan are H1 – Housing Growth, H2 – Design, H5 – Preferred Locations and HC1 – Historic and Cultural Environment. The proposal is in compliance with these policies.

Recommendation

No change to the recommendation.

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SOUTHERN PLANNING COMMITTEE – 25TH MARCH 2015

UPDATE TO AGENDA

APPLICATION NO.

14/3217C

LOCATION

Leonard Cheshire Home, The Hill, Sandbach, CW11 1LA.

UPDATE PREPARED

23rd March 2015

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Councillor Sam Corcoran, the ward councillor has submitted the following comments:

“As ward councillor, I have not received any objections from local residents on this application and I have no objection. I support the officer recommendation for approval subject to conditions..”

Neighbourhood Plan

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Recommendation

No change to the recommendation.

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SOUTHERN PLANNING COMMITTEE – 25th March 2015

UPDATE TO AGENDA

APPLICATION No.

15/0198N – Erection of two dwellings and the creation of a 38 space car park for use by the cricket club and primary school

LOCATION

Land at School Lane, Bunbury

UPDATE PREPARED

23rd March 2015

OTHER REPRESENTATIONS:

4 further neighbouring letters have been received since the completion of the committee report. 3 of these are letters of objection and the main areas of concern raised include;

- Principle of the development
- Loss of countryside / green space
- Impact upon the landscape
- No need for more executive housing
- Pressure for further development / Future loss of cricket pitch / Concerns that the car park is 'temporary'
- Amenity – visual intrusion, noise pollution during construction
- Design – Impact upon local character
- Nature Conservation – Loss of hedgerow
- Concerns that a neighbouring property had not been notified
- Highways – Increase in traffic volume

1 additional letter of support was also received.

OFFICER REPORT

Other Matters

Procedural

Concerns were raised by a member of the public that they did not receive a letter of notifying them of the development proposal. The applicant advises that they live directly adjacent to the application site.

Their property is known as 'The Gables' and the adjoining property is known as 'Whitehouse Cottage'.

Our records only show the presence of 'Whitehouse Cottage', but not 'The Gables' and as such a letter was sent to 'Whitehouse Cottage' only.

The Planning Officer has notified the Council's naming and numbering team to ensure that 'The Gables' is shown on our mapping system so such an issue should not occur again in the future.

Notwithstanding the above, a site notice was also erected for this application on a lamp post in front of the site try and ensure as many people as possible were made aware of the application or in the event that a neighbour did not receive a letter for any particular reason.

Irrespective of the above, a neighbouring letter of objection has been received from the occupiers of this property and is now considered as part of this written update to committee.

CONCLUSION

The additional letters of objection received do no raise any new issues that were not considered within the original committee report. As such, no change to the recommendation is proposed.

RECOMMENDATIONS

No change to recommendation