Public Document Pack



Southern Planning Committee Agenda

Date: Wednesday, 30th July, 2025

Time: 10.30 am

Venue: Council Chamber, Municipal Buildings, Earle Street, Crewe

CW1 2BJ

Members of the public are requested to check the Council's website the week the Southern Planning Committee meeting is due to take place as Officers produce updates for some or all of the applications prior to the commencement of the meeting and after the agenda has been published.

The agenda is divided into 2 parts. Part 1 is taken in the presence of the public and press. Part 2 items will be considered in the absence of the public and press for the reasons indicated on the agenda and at the top of each report.

It should be noted that Part 1 items of Cheshire East Council decision meetings are audio recorded and the recordings are uploaded to the Council's website.

PART 1 – MATTERS TO BE CONSIDERED WITH THE PUBLIC AND PRESS PRESENT

1. Apologies for Absence

To receive apologies for absence.

2. Declarations of Interest/Pre Determination

To provide an opportunity for Members and Officers to declare any disclosable pecuniary interests, other registerable interests, and non-registerable interests in any item on the agenda and for Members to declare if they have pre-determined any item on the agenda.

3. **Minutes of Previous Meeting** (Pages 3 - 6)

To approve the minutes of the meeting held on 4 June 2025.

Please contact Gaynor Hawthornthwaite on 01270 686467

E-Mail: Gaynor.hawthornthwaite@cheshireeast.gov.uk with any apologies or

requests for further information

Speakingatplanning@cheshireeast.gov.uk to arrange to speak at the

meeting

4. Public Speaking

A total period of 5 minutes is allocated for each of the planning applications for the following:

- Ward Councillors who are not members of the Planning Committee
- The relevant Town/Parish Council

A total period of 3 minutes is allocated for each of the planning applications for the following:

- Members who are not members of the planning committee and are not the Ward Member
- Objectors
- Supporters
- Applicants
- 5. **25/0835/VOC Land to the north of Sydney Road, Crewe CW1 5NF: Variation of condition 1 on approval 21/1098N** (Pages 7 20)

To consider the above planning application.

6. 25/0836/FUL - Land to the north of Sydney Road, Crewe CW1 5NF: Construction of 24 houses with associated landscaping, parking, and other works (Pages 21 - 36)

To consider the above planning application.

7. 25/2024/PIP - Land off Bridge Street, Wybunbury: Permission in Principle for the construction of up to six new dwellings (Pages 37 - 56)

To consider the above planning application.

8. 25/0943/FUL - Yard Space Frances Street, Crewe CW2 6HF: The proposal involves the installation of a containerised self-storage facility on land at Frances Street, Crewe, CW2 6HF (Pages 57 - 68)

To consider the above planning application.

9. 25/1642/FUL - 523 West Street, Crewe: Conversion from two flats to one C4 6 person HMO (Pages 69 - 84)

To consider the above planning application.

THERE ARE NO PART 2 ITEMS

Membership: Councillors J Bird, J Bratherton (Chair), L Buchanan, A Burton, R Fletcher, A Gage (Vice-Chair), A Kolker, R Morris, M Muldoon, J Wray and B Wye

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Southern Planning Committee** held on Wednesday, 4th June, 2025 in the Council Chamber, Municipal Buildings, Earle Street, Crewe CW1 2BJ

PRESENT

Councillor A Gage (Vice Chair in the Chair)

Councillors J Bird, A Burton, R Fletcher, A Kolker, R Morris, M Muldoon, J Rhodes, H Seddon, J Wray and B Wye

OFFICERS IN ATTENDANCE

Dan Evans, Principal Planning Officer Neil Jones, Highways Officer Andrew Poynton, Planning and Highways Lawyer Rachel Graves, Democratic Service

1 APOLOGIES FOR ABSENCE

Apologies were received from Councillors J Bratherton and L Buchanan. Councillors J Rhodes and H Seddon attended as substitutes.

2 DECLARATIONS OF INTEREST/PRE DETERMINATION

No declarations of interest were made.

3 MINUTES OF PREVIOUS MEETING

RESOLVED:

That the minutes of the meeting held on 2 April 2025 be approved as a correct record.

4 PUBLIC SPEAKING

The public speaking time procedure was noted.

5 WITHDRAWN 23/4788C - LAND OFF, CLOSE LANE, ALSAGER: ERECTION OF 42 NO. DWELLINGS, INCLUDING ACCESS FROM CLOSE LANE, CONSTRUCTION OF ROADS AND FOOTWAYS, LANDSCAPING, PUBLIC OPEN SPACE, DRAINAGE, AND OTHER ASSOCIATED WORKS, RESUBMISSION FOLLOWING REFUSAL OF APPLICATION REF: 21/6113C

This item was withdrawn prior to the meeting.

6 24/4112/VOC - SANTUNE MEADOWS, MAIN ROAD, SHAVINGTON CREWE, CW2 5DU: VARIATION OF CONDITIONS 2 AND 18 ON APPLICATION 21/1920N - INSTALLATION OF AN ECOLOGICAL BURIAL GROUND WITH ASSOCIATED ACCESS, CAR PARKING AND INFRASTRUCTURE WITH ANCILLARY FACILITIES

Consideration was given to the planning application.

The following attended the meeting and spoke in relation to the application:

Councillor Linda Buchanan (ward councillor), Mr William Atteridge (objector), Mr Bill Cooper (supporter) and Mr Russell Adams (agent).

RESOLVED:

That for the reasons set out in the report the application be APPROVED, subject to following conditions:

- 1 Approved Plans
- 2 Compliance with the Great Crested Newt Reasonable Avoidance Measures
- 3 Landscaping to be submitted
- 4 Landscaping to be implemented
- 5 Burial plots shall not occur within RPA's of retained trees on the site
- No more than two burials a day (coffin and urn burials) and no burials to take place on a Sunday
- 7 Parking spaces to be provided prior to the first use of the coffin burials area
- Prior to commencement of the land levelling works a Construction Management Plan should be submitted and approved which provides details of HGV movements, HGV routing and vehicle type, and wheel washing facilities
- 9 Compliance with the submitted drainage strategy
- 10 SUDS management and maintenance strategy
- 11 Details of the importance of soil
- 12 Protection measures for UU infrastructure
- 13 No burials with the UU easement
- 14 Compliance with the submitted Management Plan
- Restriction on the number of coffin burials of 25 per annum and No coffin burials to take place until the 3 stages of land level raising have taken place
- 16 The submission of the groundwater monitoring scheme
- 17 The results of the groundwater monitoring to be submitted together with any necessary mitigation as a result of the monitoring.

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 Planning, in consultation with the Chair (or in their 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 the issue of the decision notice.

The meeting commenced at 10.30 am and concluded at 12.41 pm

Councillor A Gage (Vice-Chair, in the Chair)



Agenda Item 5

Application No: 25/0835/VOC

Application Type: Variation of Condition

Location: Land To The North Of Sydney Road, Crewe, Cheshire East, CW1

5NF

Proposal: Variation of condition 1 on approval 21/1098N

Applicant: lain Smith, Watkin Jones Group

Expiry Date: 17 July 2025

Summary

This application is linked to application 25/0836/FUL and proposes a re-plan of one area of the site with more smaller units. Application 25/0836/FUL will be determined separately and then proposes the increase in numbers on the site.

Whilst there are outstanding matters to clarify with regards to the plot drainage for the new units, and the PROW surface which Members will need to be updated on, in all other respects there are no objections from consultees with regards to highway changes, design/layout changes, tree impacts, nature conservation/landscaping and amenity considerations.

Summary recommendation

Approve subject to conditions and a Section 106 Agreement to link to the original outline Section 106 and to application 25/0836/FUL

1. DESCRIPTION OF SITE AND CONTEXT

- 1.1. This application relates to a development site to the north of Sydney Road, and close to Maw Green Road in Crewe. The site borders open countryside to the north. The site subject to this application consists of an area adjacent to the northern boundary, which has the benefit of outline and reserved matters approval for residential development. The area in question has permission for 4 bed 2 storey detached dwellings.
- 1.2.A second closely linked application has been submitted on a nearby part of the site to the east, also part of the original housing development and on this Committee agenda:

25/0836/FUL - Construction of 24 houses with associated landscaping, parking, and other works. Land to the North of Sydney Road, Crewe, Cheshire East, CW1 5NF

2. DESCRIPTION OF PROPSAL

2.1. This application title reads "Variation of condition 1 on approval 21/1098N" but in effect it is a re-plan of an area of the site, with an increase in the number of units, with a different mix of house types – giving a development of this area of the site of 32 units consisting of 2 and 3 bed apartments, semi-detached and detached dwellings (originally approved 17 units with this

area). As part of this application an area of housing approved to the southern boundary would be omitted from the development (this area is then the subject of application 25/0836/FUL)

3. RELEVANT PLANNING HISTORY

- 3.1.24/2532N Variation of condition 1 approved plans on application 21/1098N Land to the North of Sydney Road, Crewe Approved
- 3.2.21/1098N Variation of conditions 1, 8 & 14 on application 19/4337N Application for approval of reserved matters (appearance, landscaping, layout and scale) for the erection of 245 dwellings together with associated access, landscaping, car parking and public open space reserved following the grant of planning permission 19/2859N. Land at and to the North of 138 Sydney Road, Crewe Approved
- 3.3.19/4337N Application for approval of reserved matters (appearance, landscaping, layout and scale) for the erection of 245 dwellings together with associated access, landscaping, car parking and public open space reserved following the grant of planning permission 19/2859N (as originally granted under permission 15/0184N) The development was not EIA development Land North of Sydney Road, Crewe, CW1 5NF Approved
- 3.4.19/2859N Variation of conditions on 15/0184N Outline planning application for up to 275 dwellings, open space and associated works, with all detailed matters reserved apart from access 138 Sydney Road, Crewe, CW1 5NF Approved
- 3.5.15/0184N Outline planning application for up to 275 dwellings open space and associated works, with all detailed matters reserved apart from access. 138 Sydney Road, Crewe Approved

4. NATIONAL PLANNING POLICY

4.1. The National Planning Policy Framework (NPPF) was first published by the Government in March 2012 and has since been through several revisions. It sets out the planning policies for England and how these should be applied in the determination of planning applications and the preparation of development plans. At the heart of the NPPF is a presumption in favour of sustainable development. The NPPF is a material consideration which should be taken into account for the purposes of decision making.

5. DEVELOPMENT PLAN POLICY

- 5.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires decisions on planning applications to be made in accordance with the Development Plan unless material considerations indicate otherwise. The Cheshire East Local Plan Strategy (2010 2030) was adopted in July 2017. The Site Allocations and Development Policies Documents was adopted in December 2022. The policies of the Development Plan relevant to this application are set out below, including relevant Neighbourhood Plan policies where applicable to the application site.
- 5.2. Relevant policies of the Cheshire East Local Plan Strategy (CELPS) and Cheshire East Site Allocations and Development Plan Policies Document (SADPD)
 - 1.CELPS Policy MP 1: Presumption in favour of sustainable development
 - 2.CELPS Policy PG 1: Overall development strategy
 - 3.CELPS Policy PG 2: Settlement hierarchy
 - 4.CELPS Policy PG 7: Spatial distribution of development
 - 5.CELPS Policy SD 1: Sustainable development in Cheshire East

- 6.CELPS Policy SD 2: Sustainable development principles
- 7.CELPS Policy SE 1: Design
- 8.CELPS Policy SE 13: Flood risk and water management
- 9.CELPS Policy SE 2: Efficient use of land
- 10.CELPS Policy SE 3: Biodiversity and geodiversity
- 11.CELPS Policy SE 4: The landscape
- 12.CELPS Policy SE 5: Trees, hedgerows and woodland
- 13.CELPS Policy CO 1: Sustainable travel and transport
- 14.CELPS Policy CO 4: Travel plans and transport assessments
- 15.CELPS Policy LPS 7: Sydney Road, Crewe
- 16.CELPS Policy IN 1: Infrastructure
- 17.CELPS Policy IN 2: Developer contributions
- 18.CELPS Policy SC 1: Leisure and recreation
- 19.CELPS Policy SC 2: Indoor and outdoor sports facilities
- 20.CELPS Policy SC 3: Health and well-being
- 21.CELPS Policy SC 4: Residential mix
- 22.CELPS Policy SC 5: Affordable homes
- 23.SADPD Policy GEN 1: Design principles
- 24.SADPD Policy ENV 16: Surface water management and flood risk
- 25.SADPD Policy ENV 2: Ecological implementation
- 26.SADPD Policy ENV 5: Landscaping
- 27.SADPD Policy ENV 6: Trees, hedgerows and woodland implementation
- 28.SADPD Policy HOU 1: Housing mix
- 29.SADPD Policy HOU 12: Amenity
- 30.SADPD Policy HOU 13: Residential standards
- 31.SADPD Policy HOU 14: Housing density
- 32.SADPD Policy INF 1: Cycleways, bridleways and footpaths
- 33.SADPD Policy INF 3: Highway safety and access
- 34.SADPD Policy REC 3: Open space implementation

5.3. Neighbourhood Plan

There is no Neighbourhood Plan in Crewe.

6. Relevant supplementary planning documents or guidance

- 6.1. Supplementary Planning Documents and Guidance do not form part of the Development Plan but may be a material consideration in decision making. The following documents are considered relevant to this application:
- 6.2. Cheshire East Design Guide.
- 6.3. Ecology and Biodiversity Net Gain SPD
- 6.4. Environmental Protection SPD
- 6.5. Developer Contributions SPD.
- 6.6. Housing SPD.
- 6.7. SuDS SPD.

7. CONSULTATIONS (External to Planning)

7.1. **Highways –** No objections.

- 7.2. **Environmental Protection –** No objections, subject to a number of informatives.
- 7.3. **LLFA** Additional information requested.
- 7.4. **PROW** Comments were made in relation to the footpath surfacing material referenced in the landscaping plan, and this has been raised with the applicant to clarify. It does however need to be highlighted this is a matter in relation to the site as a whole not in relation to the part of the site under consideration here, although clearly is a matter that needs to be resolved.
- 7.5. **Education** A financial contribution of some £2m is requested in relation to this application. This is discussed below.
- 7.6. **Housing –** Whilst raising concerns about the application on the adjacent site (as set out in the report for 25/0836/FUL), no comments were made in relation to this site.

8. REPRESENTATIONS

- 8.1. Crewe Town Council No comments received
- 8.2. Representations have been received from 2 residents of Maw Green Road and Cllr Faddes. The comments can be summarised as follows:
 - Many comments relate to previous planning consents granted for the development of this site, and concerns about noncompliance with planning conditions, unauthorised raising of land levels, with particular concerns about flooding and overlooking. These matters have been addressed in previous application reports and enforcement investigations.
 - In relation to this particular application concerns are of a similar nature with residents highlighting the effects of the development on wildlife bats and owls in particular, fears of increased flood risk, concerns about the impacts on the pumping station for foul water should it fail, the figures for flow rates on the drainage plans are questioned.
 - Cllr Faddes highlights the PROW comments about whether Condition 14 has been adequately addressed as the surfacing is unsuitable.

9. OFFICER APPRAISAL

Principle of the development

9.1. The site is allocated for residential development (the delivery of around 525 new homes) under CELPS Policy LPS 7: Sydney Road, Crewe, and has the benefit of outline and reserved matters approval for housing. On this basis the principle of the development has been established.

Key Issues

- 9.2. The key issues here are considered to be site specific and include:
 - Highways amendments
 - Urban design changes
 - Forestry impacts
 - Nature conservation/Landscape changes
 - Flood risk/drainage changes
 - Amenity considerations
 - Education/Affordable housing

Other matters

Highways

10.3 The Head of Strategic Transport states that this application reduces the size of 32 units which were located across the site and now consolidated on the northern boundary as on the site plan. The highways impact will be negligible, and the internal layout and parking remain acceptable, and no objection is raised.

Urban Design

9.3. Whilst there were some detailed comments on the adjacent application, the Council's Urban Design Officer has no comments to make on this re-plan application. The original design concept has been maintained with this revised proposal with similar external treatment and as such there are no objections on design grounds.

Forestry

- 10.5 There are several trees on the open space areas around this application site, although only 2 are in close proximity. The Council's Forestry Officer states that an updated AIA has been submitted which makes some accepted improvements in terms of plot position to protected tree T17 (increase in 3 metres). The improvements relating to T11 are not significantly better with an increase in separation of just 1 metre provided.
- 10.6 It is accepted that the layout has now been slightly improved to address forestry concerns and that the dwellings are largely sited outside the RPAs. The new layout now presents a sustainable relationship with a high-quality A Category tree (T17). The proposed relationship with moderate quality tree T11 still presents concerns but broadly accords with best practice and is considered defendable.
- 10.8 The updated AIA and AMS can be secured via the imposition of a planning condition.

Nature Conservation/Landscape

- 9.4. The Council's Nature Conservation Officer has confirmed the revised scheme subject to this application raises no ecological concerns.
- 9.5. The wider landscaping treatment of the site and open areas remains as approved, and it should be noted that the only changes are to the plot landscaping, and the Council's Principal Landscape Officer has raised no objections to the proposals.

Flood risk/Drainage

- 9.6. The LLFA have requested additional information so they can assess the impacts of this revised layout relative to that previously approved, and the applicant has submitted additional information to address these comments. However, the LLFA still require individual plot drainage information so the total drainage picture can be assessed and at the time of writing this report this was awaited.
- 9.7. Although flood risk and drainage are sensitive issues on this site given the proximity to Maw Green Road an area known to be prone to flooding given the nearby brook, it is not anticipated that this re-design will result in significant changes to the overall flood risk, but Members will need to be updated on this matter.

Amenity

9.8. The layout is considered acceptable from a design perspective and Environmental Protection raise no concerns.

Education

- 10.10 Education requested a financial contribution in excess of £2.7m for this Variation of Condition application based on a development of 245 dwellings. This is then reduced to £2,082,917.92 due to the amount already agreed as part of the original application.
- 10.11 It is not considered that the overall terms should be re-visited, especially considering most of the site has already been built out and as such it is considered that would be unreasonable. To be clear the numbers proposed do not change from the original approval and only relates to the replan of 32 units.
- 10.12 The linked application (25/0836/FUL) which increases numbers on the site is treated separately, as set out in that report.

Affordable Housing

10.10 As noted above Housing have raised concerns about the level of affordable housing on the adjacent site no comments were made in relation to this site. It must be noted that the number of dwellings has remained the same as approved, so in policy terms no additional affordable housing units can be required. They have not commented on the housing mix now proposed, but introducing a greater mix of housing (and smaller units) into this larger development is generally supported.

Other matters

- 10.12 Although no comments have been received for the Councils Open space Officer, the proposed development does not impact on approved areas of public open space. Finally, the development of this part of the site has no impact on the PROW which lies to the south, although the surfacing material matter needs to be addressed and Members will be updated on this matter.
- 10.13 Members will be updated on contributions already made in relation to the Section 106 Agreement made in relation to this site.

10. PLANNING BALANCE/CONCLUSION

- 10.1. This application is linked to application 25/0836/FUL and proposes a re-plan of one area of the site with more smaller units. Application 25/0836/FUL will be determined separately and then proposes the increase in numbers on the site.
- 10.2. Whilst there are outstanding matters to clarify with regards to the plot drainage for the new units, and the PROW surface which Members will need to be updated on, in all other respects there are no objections from consultees with regards to highway changes, design/layout changes, tree impacts, nature conservation/landscaping and amenity considerations.

11. RECOMMENDATION

Approve subject to conditions and the completion of a S106 Agreement.

The S106 would only be required in the event that application 25/0836/FUL is refused and would ensure that the developer agrees not carry out the permission approved

under the original Reserved Matters 21/1098N for the area shaded grey on the site layout.

Should the Southern Planning Committee resolve to approve application 25/0836/FUL then there is no requirement for a S106 Agreement.

Conditions:

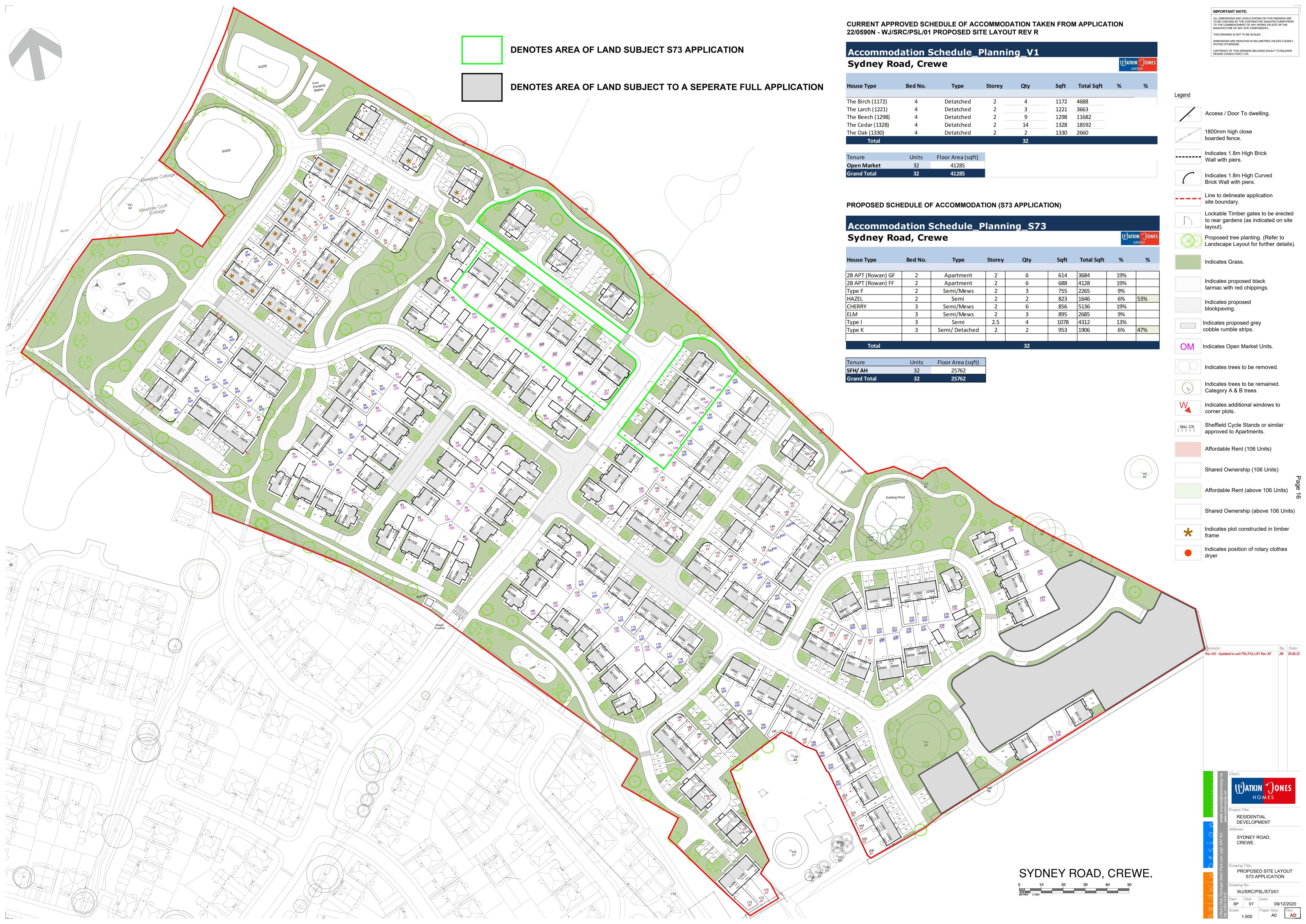
- 1. Approved plans
- 2. Accord with the Arboricultural Impact Assessment and Method Statement
- 3. Foul & surface water on separate systems
- 4. Sustainable drainage management and maintenance plan
- 5. Features to enhance the biodiversity value of the site

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 Head of Planning has delegated authority to do so in consultation with the Chairman of the Strategic Planning Board, provided that the changes do not exceed the substantive nature of the Committee's decision.

Page 14

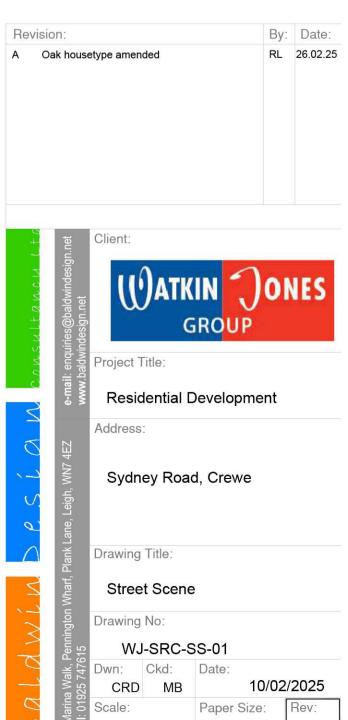


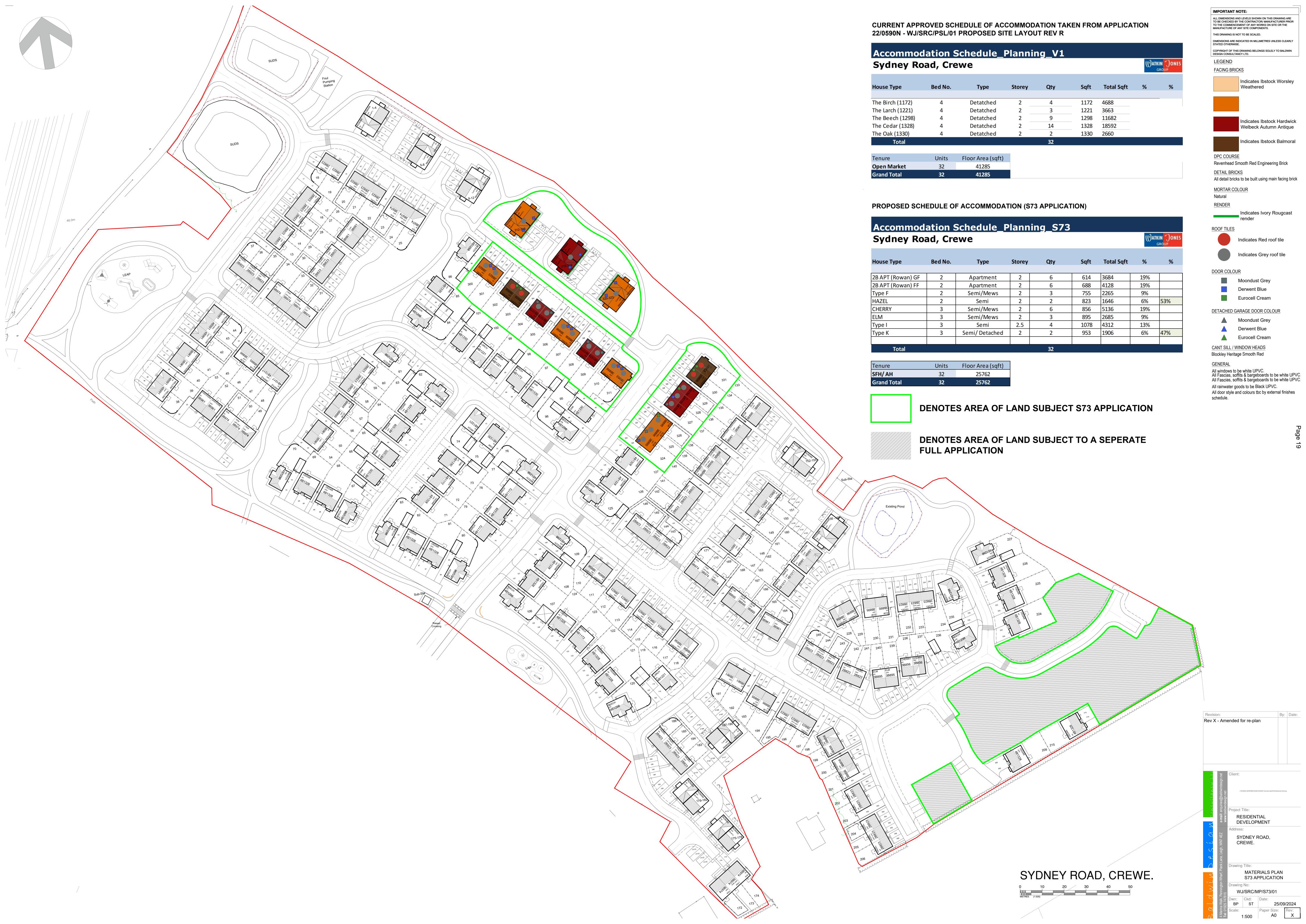
25/0835/FUL Land To The North Of Sydney Road, Crewe, CW1 5NF













Agenda Item 6

Application No: 25/0836/FUL
Application Type: Full Planning

Location: Land to the North of Sydney Road, Crewe, Cheshire East, CW1 5NF

Proposal: Construction of 24 houses with associated landscaping, parking, and

other works.

Applicant: lain Smith, Watkin Jones Group

Expiry Date: 02 June 2025

Summary

This application is linked to application 25/0835/VOC. This application proposes the increase in numbers on the site, by adding an additional 24 dwellings to an area omitted as part of application 25/0835/VOC.

Whilst United Utilities (UU) have asked for further information with regards to the pumping station capacity, the LLFA have raised no issues and UU have stated the matter can be conditioned. In all other respects there are no objections from consultees with regards to highway changes, design/layout changes, tree impacts, nature conservation/landscaping and amenity considerations. Housing and Education raise no objections subject to meeting Section 106 policy requirements.

Summary recommendation

Approve subject to conditions and a Section 106 Agreement to link to application 25/0835/VOC and to contribute to Affordable Housing and Education

1. REASON FOR REFERRAL

1.1. This application is referred to Southern Planning Committee at the request of Cllr Faddes for the following reasons:

The application is for 24 new properties and due to the number of properties this should be heard by a committee. Although there are 17 properties already agreed and the 24 properties are planned to replace them, the style and size of housing, as well as the provision of parking and waste facilities for the new properties should be considered. I agree with the comments from the Strategic Housing team, who are concerned about the number of affordable houses. I also have concerns about whether the properties are disability friendly.

It has been some time since the first application plan for the full estate was passed and since then there have been changes to the local bus services, meaning the Travel Plan should be updated. The Travel Plan on the application does still provide incorrect information which may mislead anyone reading this document.

The recommendations from the Flood Risk team on application 25/0836/FUL are not available, though they have been added to the portal on 14/04/2025 the file will not open. Surely comments from stakeholders should be visible.

The drainage plans on planning application 25/0836/FUL do not show drainage plans which have been added to planning application 24/2532N. This application is still undecided but shows a drainage plan around the two Maw Green cottages adjacent to the site. The drainage was proposed to combat water run-off from the higher ground around the cottages. As on planning application 24/2532N there are planting plans which were added at a similar time to the drainage plans and the planting plans are shown on the application 25/0836/FUL, it does seem strange that the drainage plans around the cottages are not shown.

Residents living near to the full site have raised many objections and there have been several breaches on the site, though most have been resolved.

2. DESCRIPTION OF SITE AND CONTEXT

- 2.1. This application relates to a development site to the north of Sydney Road, and close to Maw Green Road in North Crewe. The site borders open countryside. The site has the benefit of outline and reserved matters approval for residential development. The area of the site subject to this application has permission for some 15 detached dwellings, which have not been built.
- 2.2. A second application has been submitted on a nearby part of the site to the west, also part of the original housing development and on this Committee agenda:

25/0835/VOC Variation of condition 1 on approval 21/1098N Land to the North of Sydney Road, Crewe, Cheshire East, CW1 5NF

3. DESCRIPTION OF PROPSAL

- 3.1. The application title reads "Construction of 24 houses with associated landscaping, parking, and other works."
- 3.2. The application proposes an additional 24 dwellings on the site. The 15 dwellings originally proposed as part of this application will be re-sited as part of application 25/0835/VOC.

4. RELEVANT PLANNING HISTORY

- 4.1.24/2532N Variation of condition 1 approved plans on application 21/1098N Land to the North of Sydney Road, Crewe Approved
- 4.2.21/1098N Variation of conditions 1, 8 & 14 on application 19/4337N Application for approval of reserved matters (appearance, landscaping, layout and scale) for the erection of 245 dwellings together with associated access, landscaping, car parking and public open space reserved following the grant of planning permission 19/2859N. Land at and to the North of 138 Sydney Road, Crewe Approved
- 4.3.19/4337N Application for approval of reserved matters (appearance, landscaping, layout and scale) for the erection of 245 dwellings together with associated access, landscaping, car parking and public open space reserved following the grant of planning permission 19/2859N (as originally granted under permission 15/0184N) The development was not EIA development Land North of Sydney Road, Crewe, CW1 5NF Approved
- 4.4.19/2859N Variation of conditions on 15/0184N Outline planning application for up to 275 dwellings, open space and associated works, with all detailed matters reserved apart from access 138 Sydney Road, Crewe, CW1 5NF Approved

4.5.15/0184N Outline planning application for up to 275 dwellings open space and associated works, with all detailed matters reserved apart from access. 138 Sydney Road, Crewe - Approved

5. NATIONAL PLANNING POLICY

5.1. The National Planning Policy Framework (NPPF) was first published by the Government in March 2012 and has since been through several revisions. It sets out the planning policies for England and how these should be applied in the determination of planning applications and the preparation of development plans. At the heart of the NPPF is a presumption in favour of sustainable development. The NPPF is a material consideration which should be taken into account for the purposes of decision making.

6. DEVELOPMENT PLAN POLICY

- 6.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires decisions on planning applications to be made in accordance with the Development Plan unless material considerations indicate otherwise. The Cheshire East Local Plan Strategy (2010 2030) was adopted in July 2017. The Site Allocations and Development Policies Documents was adopted in December 2022. The policies of the Development Plan relevant to this application are set out below, including relevant Neighbourhood Plan policies where applicable to the application site.
- 6.2. Relevant policies of the Cheshire East Local Plan Strategy (CELPS) and Cheshire East Site Allocations and Development Plan Policies Document (SADPD)

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1.CELPS Policy MP 1: Presumption in favour of sustainable development
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^{2.}CELPS Policy PG 1: Overall development strategy

^{3.}CELPS Policy PG 2: Settlement hierarchy

^{4.}CELPS Policy PG 7: Spatial distribution of development

^{5.}CELPS Policy SD 1: Sustainable development in Cheshire East

^{6.}CELPS Policy SD 2: Sustainable development principles

^{7.}CELPS Policy SE 1: Design

^{8.}CELPS Policy SE 13: Flood risk and water management

^{9.}CELPS Policy SE 2: Efficient use of land

^{10.}CELPS Policy SE 3: Biodiversity and geodiversity

^{11.}CELPS Policy SE 4: The landscape

^{12.}CELPS Policy SE 5: Trees, hedgerows and woodland

^{13.}CELPS Policy CO 1: Sustainable travel and transport

^{14.}CELPS Policy CO 4: Travel plans and transport assessments

^{15.}CELPS Policy LPS 7: Sydney Road, Crewe

^{16.}CELPS Policy IN 1: Infrastructure

^{17.}CELPS Policy IN 2: Developer contributions

^{18.}CELPS Policy SC 1: Leisure and recreation

^{19.}CELPS Policy SC 2: Indoor and outdoor sports facilities

^{20.}CELPS Policy SC 3: Health and well-being

^{21.}CELPS Policy SC 4: Residential mix

^{22.}CELPS Policy SC 5: Affordable homes

^{23.}SADPD Policy GEN 1: Design principles

^{24.}SADPD Policy ENV 16: Surface water management and flood risk

^{25.}SADPD Policy ENV 2: Ecological implementation

^{26.}SADPD Policy ENV 5: Landscaping

^{27.}SADPD Policy ENV 6: Trees, hedgerows and woodland implementation

^{28.}SADPD Policy HOU 1: Housing mix

^{29.}SADPD Policy HOU 12: Amenity

- 30.SADPD Policy HOU 13: Residential standards
- 31.SADPD Policy HOU 14: Housing density
- 32.SADPD Policy INF 1: Cycleways, bridleways and footpaths
- 33.SADPD Policy INF 3: Highway safety and access
- 34.SADPD Policy REC 3: Open space implementation

6.3. Neighbourhood Plan

There is no Neighbourhood Plan in Crewe.

7. Relevant supplementary planning documents or guidance

- 7.1. Supplementary Planning Documents and Guidance do not form part of the Development Plan but may be a material consideration in decision making. The following documents are considered relevant to this application:
- 7.2. Cheshire East Design Guide
- 8. CONSULTATIONS (External to Planning)
- 8.1. Cheshire Brine Board A Halite Risk Assessment, previously prepared by Wardell Armstrong LLP (reference ST16352/0001) dated May 2019, was submitted for the wider Phase 2 site and reviewed by the CBSCB. The Halite Risk Assessment was considered to be appropriate, and the Brine Board are satisfied with the presented information. Therefore, the developer would need to adopt the recommendations and foundation requirements as set out within the halite risk assessment, and which should comprise reinforced strip foundations.
- 8.2. United Utilities UU can confirm that whilst the strategy for the disposal of foul and surface water is acceptable in principle, there are elements of the detailed drainage design that might not be acceptable and will require resolution by the applicant. For this reason, and to avoid any unnecessary delays or costs for the applicant, UU request that the proposed drainage strategy is not approved until such time as all concerns are resolved. UU need to understand if the existing foul pump station can accommodate the additional 24 dwelling flows and if the pump station was designed to accommodate the additional 24 dwellings. Should planning permission be granted without resolution of all drainage concerns, UU request a condition is attached to any subsequent Decision Notice requiring the detailed drainage design to be approved.
- 8.3. **Highways** No objections.
- 8.4. **Environmental Protection –** No objections, subject to a number of conditions and informatives.
- 8.5. **LLFA** No objections subject to conditions.
- 8.6. **PROW** No comments made in relation to this application as the site is detached from the PROW to the south.
- 8.7. **Education** No objections subject to a financial contribution.
- 8.8. **Housing** Object to the applicant on the basis no additional affordable housing is proposed by the development.

9. REPRESENTATIONS

9.1. Crewe Town Council – No comments received

- 9.2. Cllr Faddes has raised concerns about the ability of the existing drainage/sewerage system to accommodate the proposed additional 24 units. She highlights the comments of United Utilities as set out above.
- 9.3. Four neighbour representations raising the following issues:
 - The development is not proposing additional affordable housing units which is not policy compliant
 - Concerns about the Travel Plan, and need for access to the bus stop(s) on Sydney Road to be improved. Request for a S106 contribution to improve public transport provision.
 - Concerns about flooding issues associated with the increased number of units on the site. Questions are raised about the drainage and flood risk assessments and concerns about increased flooding of Maw Green Road.
 - Some comments relate to previous planning consents granted for the
 development of this site, and concerns about non compliance with planning
 conditions, unauthorised raising of land levels, with particular concerns about
 flooding and overlooking. These matters have been addressed in previous
 application reports and enforcement investigations.

10. OFFICER APPRAISAL

Principle of the development

10.1. The site is allocated for residential development under CELPS Policy LPS 7: Sydney Road, Crewe, and has the benefit of outline and reserved matters approval for housing. On this basis the principle of the development has been established (the outline gave consent for 275 units whereas only 245 were proposed under the reserved matters) and given the Council's lack of a 5 year housing supply there can be no issue with increasing housing numbers on the site. The only issues therefore are site specific and concerning the increase in numbers of units.

Key Issues

- Highways amendments
- Urban design changes
- Forestry impacts
- Nature conservation/Landscape changes
- Flood risk/drainage changes
- Amenity considerations
- Education/Affordable housing
- Other matters

Highways

- 10.2 The proposal is for 24 additional dwellings within a site which was approved for 245 units. This application is related to application 25/0835/VOC which reduces the size of 32 units within the wider site, free up land for these additional units.
- 10.3 Although this is for 24 additional units, when taking into consideration the difference in the number of units between outline and reserved matters approvals, there is a negligible difference in the housing number overall. There will be no material impact upon the highway network.

- 10.4 The layout also reflects the previous approved layout and parking is acceptable.
- 10.5 In terms of the Travel Plan, the Head of Strategic Transport does not consider that the proposal will require any changes to the bus provision and the Travel Plan does not need to be revisited given the modest increase (<10%) in dwelling numbers.
- 10.6 There are no highways objections to this application.

Urban Design

- 10.7 The Council's Urban Design Officer states that he has no objection in principle to the intensification proposed in the southeast corner of the site and the proposed changes to house types and variation of approved plans. This proposal is not considered to weaken the scheme from that previously approved.
- 10.8 As part of this application, amendments have been secured to the southeastern boundary landscape to provide sufficient filtering landscape (the retention of the existing hedgerow, its strengthening/gap-filling). The other issue was the parking for plots 350-351 which has been moved forward to allow a native hedge to be planted on the eastern boundary to continue the hedgerow in the SE corner of the site. There was no need for a hardened service strip around the turning head, and it has been reduced to a metre to allow sufficient space for the hedge.
- 10.9 Following the submission of revised plans, these issues are considered to have been addressed and there are no design objections to the changes to the layout in this part of the site.

Forestry

10.10 The Council's Forestry officer writes that the layout as submitted with the full application for 24 houses has been appraised and supported by Arboricultural Impact Assessment (AIA/SRC/02/25) dated 26/2/2025 and is not considered to arise in a significantly inferior relationship with retained and protected trees within and adjacent to the site boundary. It is considered that this full application could be implemented without detrimental impacts to retained trees subject to strict adherence with the AMS and Tree protection Scheme contained within the AIA.

Nature conservation/Landscape

- 10.6 The Councils Nature Conservation officer does not anticipate there being any significant ecological issues associated with the proposed development.
- 10.7 The application site falls within the CEC ecological network which forms part of the SADPD. Policy ENV1 therefore applies to the determination of this application.
- 10.8 As the application site is relatively small opportunities for ecological enhancement are limited, but it is suggested that a condition is sufficient to fulfil the requirements of this policy and Policy SE3.
- 10.9 The wider landscaping treatment of the site and open areas remains as approved, and it should be noted that the only changes are to the plot landscaping, and the Council's Principle Landscape Officer has raised no objections to the proposals.

Flood Risk/Drainage

- 10.11 The LLFA have been in discussion with the developer regarding this application. The LLFA states that the scheme is acceptable in principle, there are no SuDS on this specific 24 house development.
- 10.12 Water is managed by ponds at the end of the drainage network. The LLFA have requested permeable paving and rainwater harvesting butts on each of these additional dwellings.
- 10.13 This would help towards meeting principles of the new 2025 SuDS Technical Standards. The LLFA would recommend conditions relating to approving the submitted drainage design and seeking additional SuDs features for the individual properties.

Amenity considerations

10.11 The layout is considered acceptable from a design perspective and Environmental Protection raise no concerns – subject to conditions regarding approving the noise mitigation measures, electrical vehicle charging and contaminated land.

Education

10.12 Education requires a contribution of £277,330.00 from this development for the additional 24 units. This will cover the costs of the additional impacts on Primary, Secondary and SEN Education.

Affordable Housing

- 10.13 The applicant has submitted an Affordable Housing Statement for the application, however, they have proposed that no further social or affordable housing be provided for this development, even though the application would mean an increase of 24 dwellings on the site (from 245 to 269 dwellings). There is a clear policy requirement to provide 30% social or affordable housing under the Councils adopted Housing Supplementary Planning document (HSPD) and Policy SC5 (affordable homes) in the Cheshire East Local Plan Strategy (CELP) and the S106 agreement signed as part of the outline permission (15/0184N) clearly states that 30% affordable housing would be provided in the development for up to 275 dwellings.
 - 10.14 In the Housing Officers previous comments it stated that to date only 74 of the social or affordable housing on the development were secured through the S106 obligations and the remaining 85 dwellings stated were bought independently by a Registered provider (Plus Dane) either through Homes England grant funding or from their own funds for use as social or affordable rental and Intermediate tenures. These do not form part of the 30% affordable housing S106 obligations.
 - 10.15 Therefore for the additional 24 dwellings there is a requirement that 30% of the total onsite units at this site are affordable, which equates to 8 (7.2) affordable dwellings. The HSPD also states that the tenure mix split the Council requires is 65% social or affordable rented units and 35% affordable intermediate units. This means that 6 social or affordable rented and 2 affordable intermediate tenure properties should be provided.
 - 10.16 As no affordable housing has been provided on this site even though there has been an increase in the number of dwellings on the development (from 245 to 269) and there is a clear policy requirement to do so. Housing therefore object to this application.

This matter has been discussed with the applicant, and although they feel that the overall provision across the site – which greatly exceeds the 30%, should be taken into consideration,

they accept this is not secured and as such will accept the 30% requirement (8 units) which will address Housings concerns.

11 PLANNING BALANCE/CONCLUSION

- 11.11 This application is linked to application 25/0835/VOC. This application proposes the increase in numbers on the site, by adding an additional 24 dwellings to an area omitted as part of application 25/0835/VOC.
- 11.12 Whilst United Utilities (UU) have asked for further information with regards to the pumping station capacity, the LLFA have raised no issues and UU have stated the matter can be conditioned. In all other respects there are no objections from consultees with regards to highway changes, design/layout changes, tree impacts, nature conservation/landscaping and amenity considerations. Housing and Education raise no objections subject to meeting Section 106 policy requirements.

12 RECOMMENDATION

Approve subject to conditions and a Section 106 Agreement attached to planning approval 15/0184N to secure the following:

S106	Amount	Trigger
Affordable Housing	30% 6 social or affordable rented and 2 intermediate tenure	
Education contribution	£277,330.00	Prior to the first occupation of the development.
Link this application to 25/0835/VOC		

Conditions:

- 1. Three year commencement
- 2. Approved plans
- 3. Materials to be approved
- 4. Landscaping as submitted
- 5. Landscaping implementation and maintenance
- 6. Implementation of noise mitigation measures
- 7. Electric Vehicle Charging
- 8. Phase 1 Contaminated Land
- 9. Verification report
- 10. Importation of soils
- 11. Unexpected contamination
- 12. Strict adherence with the AMS and Tree protection Scheme contained within the AIA.
- 13. United Utilities Detailed Drainage Design to address in particular the pumping station capacity
- 14. Incorporation off localised SuDS in the layout design
- 15. Ecological enhancements

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 Head of Planning has delegated authority to do so in consultation with the Chairman of the Strategic Planning Board, provided that the changes do not exceed the substantive nature of the Committee's decision.



25/0836/FUL Land To The North Of Sydney Road, Crewe, CW1 5NF



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Indicates Land In Applicants control Indicates application Areas

Revision:

Rev A - Amended to client comments

Rev B - Co-ordinates added

Rev C - Co-ordinates removed

Rev D - Revised Location Plan

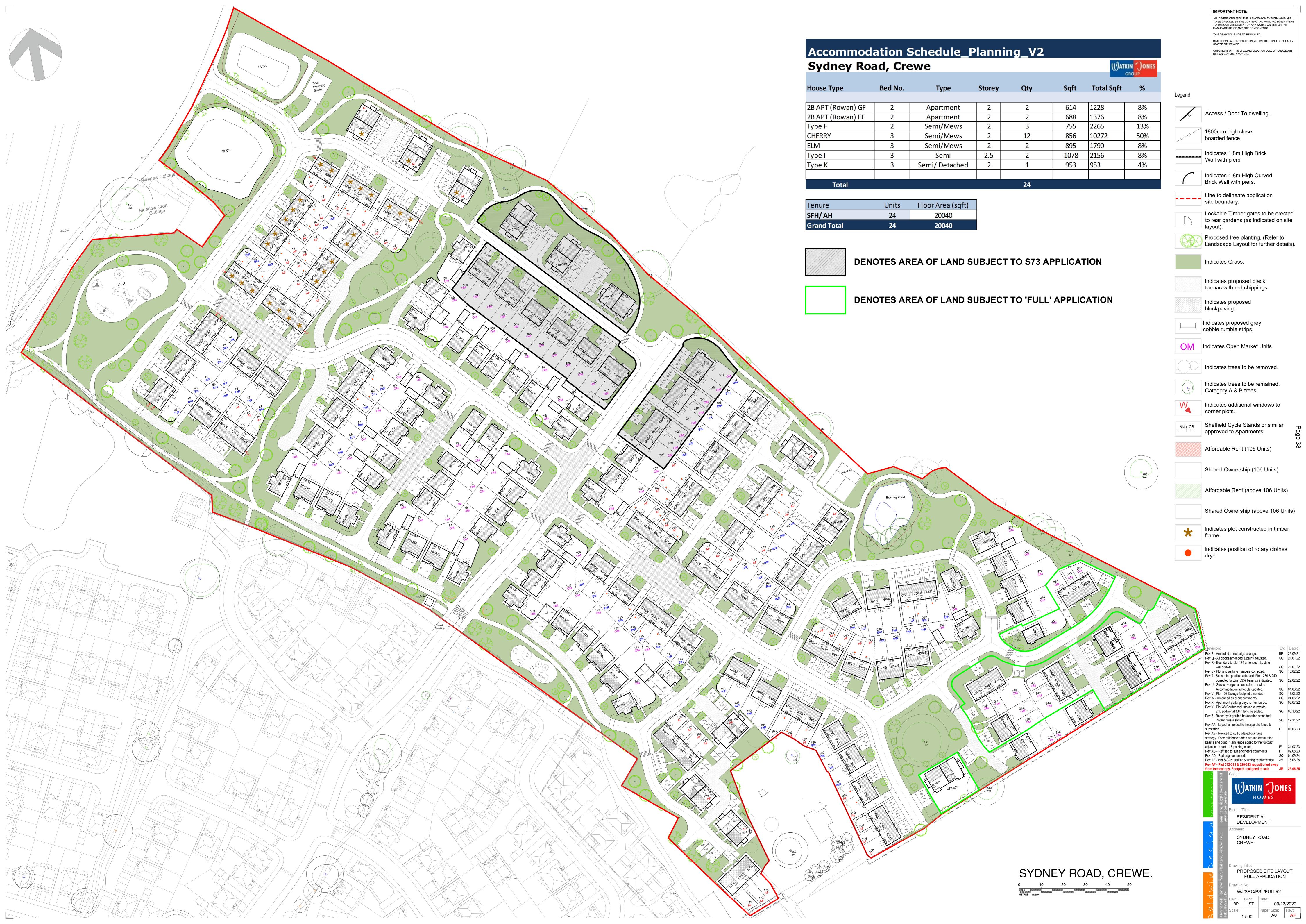
Rev E - Location plan amended to clients comments

Rev B - Co-ordinates removed

CRD 28/02/25

CRD 28/02/25

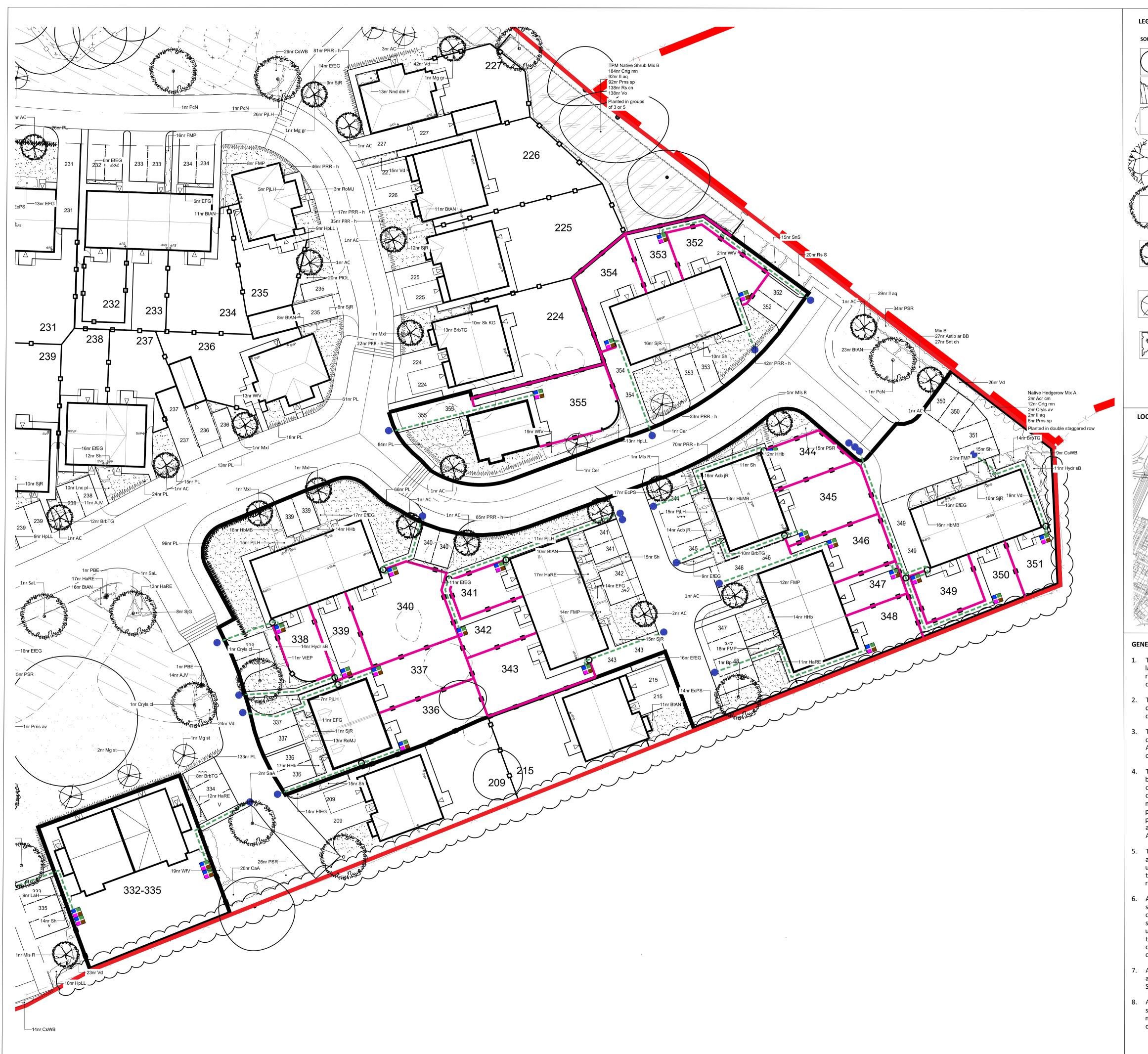




GENERAL NOTES

LEGEND

Refers to drawing 3786 101



LEGEND

SOFT LANDSCAPE



Existing Trees and Hedges to be RetainedTrees to be retained and protected as agreed with

Please refer to Amenity Tree Care Tree

Semi-mature standard, 20-25cm girth, to

Advanced Heavy Standard, 16-18cm or

18-20cm girth, 4.0-6.25m high to be

planted with a double timber stake secured

timber stakes secured with a rubber tree

Existing Tree to be Removed

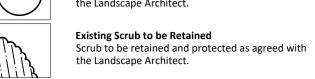
Survey for more information.

Proposed Extra Large Trees

secured with a rubber tree tie.

Proposed Large Trees

with a rubber tree tie.



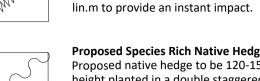
the Landscape Architect. **Existing Scrub to be Retained**



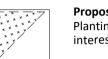
Proposed Native Plant Mix To be whip planting, 60-80cm height at 4 plants per sq.m.



Proposed Ornamental Hedge to Gardens Proposed ornamental hedge to be planted as 80-100cm height in 10L pots at 4 per



Proposed Species Rich Native Hedgerow Proposed native hedge to be 120-150cm height planted in a double staggered row at 300mm apart. Proposed in locations that continue to provide linear habitat



be planted with a double timber stake Proposed Bulb Planting Planting along access track for seasonal interest.



Grass in Front Gardens and POS Front gardens to be turfed with a general amenity grass from a local supplier.

connections across the site. To have

minimum 5 species.



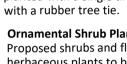
Back gardens to be seeded. Grass within POS to be seeded with hard wearing grass. **Proposed Ornamental Trees in Front Proposed Wet Meadow Mix Gardens and Back Gardens** To be seeded with Emorsgate EP8 Wet Extra-heavy Standard, 12-14cm girth, 3.5-Meadow Mixture, supply by Emorsgate or 4.25m high to be planted with a double



Proposed Wildflower Meadow Mix Small Ornamental Tree/Large Shrub To be Emorsgate EM2 Standard General Heavy Standard trees, 10-12cm girth, Purpose Meadow Mix, supply by 3-3.5m high or large shrub 30-50L to be Emorsgate or similar approved. Including planted with a single timber stake secured



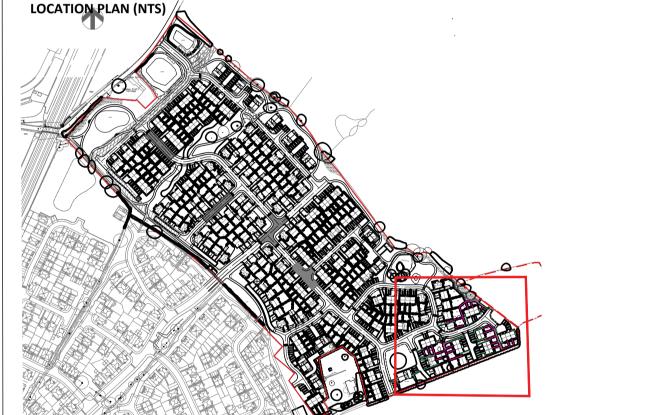
Ornamental Shrub Planting Proposed shrubs and flowering herbaceous plants to be planted as 3-5L pots at 3-5 per sq.m. planted with feature specimen, 10-12L pots.



80% of ornamental grasses and 20% of wildflowers. Sowing rate 4/gm2.

similar approved. Sowing rate 4/gm2.

Please refer to 3786 202 for Planting Schedule



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- 5. The Contractor is responsible for accurately ascertaining the position of underground services and responding to all relevant service easement requirements.
- 6. All dimensions are in millimetres unless stated otherwise, for the purposes of construction this drawing must not be scaled and only written dimensions used. Written and scaled dimensions to be checked on site, any discrepancies reported prior to work commencing. IF IN DOUBT PLEASE ASK.
- 7. All work and materials are to be in accordance with the relevant British Standards and Code of Practice.
- 8. All Proprietary products are to be used strictly in accordance with the manufacturer's instructions and details.

REVISION NOTES

Rev	Ву	Description	Date
Α	TJ	Updated in line with Masterplan	31.03.21
В	LJ	Landscape updated following Architecture	08.07.21
С	TK	Updated following comments	16.07.21
D	JL	Updated in line with the latest Masterplan	24.03.23
Ε	TS	Updated in line with the comment	08.10.24
F	TS	Revised in line with Landscape Masterplan	20.02.25
G	JS	Revised in line with Landscape Masterplan	26.06.25

Watkin Jones

Sydney Road, Crewe

Planting Plan - Sheet 8 of 8

For Approval

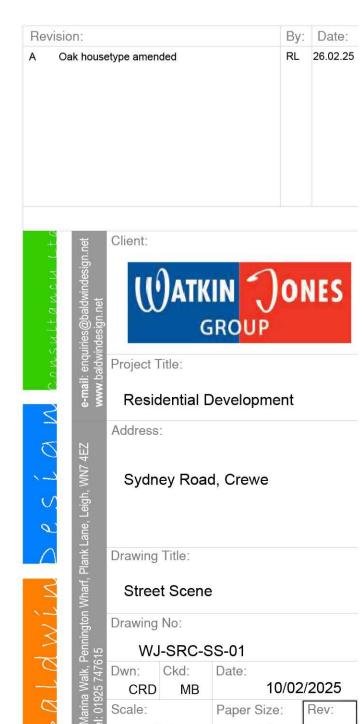
Date Checked 04.03.21 FΥ Job number Drawing number Revision 3786 208



address: 4th Floor Studio 10 Little Lever St Manchester M1 1HR tel: 0161 235 0600 fax 0601 email info@tpmlandscape.co.uk



PROJECT TITLE



Agenda Item 7

Application No: 25/2024/PIP

Application Type: Permission in Principle

Location: Land Off Bridge Street, Wybunbury, Cheshire East,

Proposal: Permission in Principle for the construction of up to six new dwellings.

Applicant: Mr Martin and Simon Poole,

Expiry Date: 01-August 2025

Summary

The proposed development would result in residential development located beyond the Wybunbury Infill Village Boundary Line and would conflict with policies PG6 of the CELPS and H1 of the WCPNP. This would also result in a change to the rural character of the site and a small loss of agricultural land.

The proposal is considered to be sustainably located, but despite this the proposal conflicts with the Development Plan as a whole.

However, the Council is unable to demonstrate a five-year supply of housing, and paragraph 11d of the NPPF is engaged. The NPPF seeks to boost significantly the supply of housing and the development of up to 6 houses would make a small contribution to meeting the Councils housing need.

Small and medium sized sites can make an important contribution and be built out very quickly (this is emphasised in Policy HOU16 of the SADPD and paragraph 73 of the NPPF). There would also be economic benefits through the construction and occupation of the proposed development. Social benefits would also be provided in terms of the proposed housing provision.

The adverse impacts of the proposal would not significantly and demonstrably outweigh the benefits when assessed against the policies within the NPPF. The proposed development would benefit from the presumption in favour of sustainable development which weighs heavily in support of the proposed development. Therefore, the application is recommended for approval.

Summary recommendation

Approve

1. Reason for Referral

- 1.1 This application is referred to Southern Planning Committee at the request of Cllr Clowes for the reasons as summarised below:
 - The site is in the Open Countryside and is contrary to policies PG6 of the CELPS and H1 of the WCPNP. The site is located outside the Wybunbury Settlement Boundary.

- This elevated site is part of an open vista looking down Bridge Street, towards Wybunbury Brook that flows to the north and around the rough pasture fields to the east of the site.
- This site lies adjacent to the Wybunbury Conservation Area and is in clear view of significant listed buildings at the edge of the Village, including the Swan public house and the Wybunbury Tower. It also lies in the hinterland of two fort sites (both are listed ancient monuments).
- The site will be highly visible to all those using PROW to the village and around the village, (Wybunbury FP6, FP1 and FP2) due to its elevated position on leaving Wybunbury Village.
- The development will negatively impact on the rural character of the village when approaching from the south via Wybunbury Road to Bridge Street or when leaving from the west via Main Road to Bridge Street.
- Impact upon Wybunbury Moss. The applicant has not addressed the ecological value of the site.
- The most recent Wybunbury Housing Needs assessment identified some interest by older people downsizing and some younger residents wishing to purchase smaller affordable housing units. However, in both cases, the preference was for 2-bed dwellings.
- The Wybunbury/Shavington Triangle site (Persimmon has completed 360 homes to date) is currently nearing completion in the north of the Wybunbury Parish.
- Phase 3 of the Wybunbury/Shavington Triangle (Queens Meadow), is also under construction. Anwyl is also providing two-bed first floor and ground floor apartments and a two-bed bungalow.
- There is no identified local need.
- Wybunbury Village is a small community with limited facilities. It does not satisfy the criteria to be classified as a local Service Centre.
- This site is not an identified gap between linear development and so does not qualify as "In-fill" development.
- Irrespective of the design or number of dwellings, this is not identified as "affordable housing" or "social rented housing".
- Potential over-development of the site if tree root radii and established hedgerows fronting the site are to be retained and protected.
- Inadequate parking provision, lack of a feasible access, lack of on-road parking along Bridge Street, the access is directly opposite the Tower View development.
- The cumulative complexity of highway access points in this constrained section of Bridge Lane, requires a full highways management investigation.
- This site has been subject to a number of previous applications in recent years, all of which have been strongly opposed by the Wybunbury Parish Council and residents for various material planning reasons.
- This application should be refused.

2. Proposed Development

2.1. This application seeks Permission in Principle for the erection of up to 6 dwellings to the eastern side of Bridge Street. The site lies within the Open Countryside adjacent to the Village Infill Boundary for Wybunbury.

3. Site Description

3.1. The site of the proposed development extends to 0.16 ha and is located to the east of Bridge Street. The site is within the open countryside and just outside the Conservation Area boundary.

- 3.2. To the west of the site is residential development which fronts Bridge Street and Tower Hill Close. Further to the west and north is Wybunbury Brook and there are significant level changes beyond the site boundary where levels drop towards the watercourse. Wybunbury Brook is classified as a main river and the application site is located within Flood Zone 1.
- 3.3. There are 4 trees to the south-east boundary and a group of trees to the north-east which are covered by a Tree Preservation Order.

4. Relevant Planning History

- 4.1. 21/5357N Construction of 8 dwellings for over 55's housing Withdrawn 26th April 2023
- 4.2. 18/1786N Construction of new residential development Withdrawn 15th June 2018
- 4.3. 15/5644N Construction of new access Approved 14th December 2015

5. National Planning Policy

5.1. The National Planning Policy Framework (NPPF) was first published by the Government in March 2012 and has been through several revisions. It sets out the planning policies for England and how these should be applied in the determination of planning applications and the preparation of development plans. At the heart of the NPPF is a presumption in favour of sustainable development. The NPPF is a material consideration for the purposes of decision making.

6. <u>Development Plan Policy</u>

- 6.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires decisions on planning applications to be made in accordance with the Development Plan unless material considerations indicate otherwise. The Cheshire East Local Plan Strategy (2010 2030) was adopted in July 2017. The Site Allocations and Development Policies Documents was adopted in December 2022. The policies of the Development Plan relevant to this application are set out below, including relevant Neighbourhood Plan policies where applicable to the application site.
- 6.2. Relevant policies of the Cheshire East Local Plan Strategy (CELPS) and Cheshire East Site Allocations and Development Plan Policies Document (SADPD)

Cheshire East Local Plan Strategy (CELPS)

MP1 - Presumption in Favour of Sustainable Development

PG1 - Overall Development Strategy

PG 2 - Settlement Hierarchy

PG 6 - Open Countryside

PG7 – Spatial Distribution of Development

SD1 - Sustainable development in Cheshire East

SD2 - Sustainable development principles

SC4 – Housing Mix

SE1 - Design

SE2 - Efficient Use of Land

SE 4 - Landscape

SE3 - Biodiversity and Geodiversity

SE5 - Trees, Hedgerow and Woodland

SE7 - The Historic Environment

SE12 - Pollution, Land Contamination and Land Instability

SE13 - Flood Risk and Water Management

C01 – Sustainable Travel and Transport

IN1 – Infrastructure

IN2 - Developer contributions

Site Allocations and Development Policies Document (SADPD)

PG10 - Infill Villages

GEN 1 - Design principles

ENV1 - Ecological Network

ENV2 - Ecological Implementation

ENV5 - Landscaping

ENV6 – Trees, Hedgerow and Woodland Implementation

ENV16 – Surface Water Management and Flood Risk

HER1 – Heritage Assets

HER3 - Conservation Areas

HER4 - Listed Buildings

HER8 - Archaeology

HER 7- Non-designated heritage assets

HOU1 - Housing Mix

HOU8 - Space, Accessibility and Wheelchair Housing Standards

HOU 12 - Amenity

HOU 13 - Residential standards

HOU14 - Housing Density

HOU15 – Housing Delivery

HOU16 - Small and Medium-sized Sites

INF3 - Highway Safety and Access

6.3. Neighbourhood Plan

The Wybunbury Combined Neighbourhood Plan (WCPNP) was made on 6th April 2020

H1 – Location of New Houses

H2 – Housing Mix

H3 – Affordable Housing on Rural Exception Sites

H4 – Design

H5 - Adapting to Climate Change

E1 - Woodland, Trees, Hedgerows and boundary Fencing

E2 – Wildlife Corridors

E3 – Biodiversity

E5 - Landscape Quality, Countryside and Open Views

TI1 - Traffic Management

TI2 - Parking

TI3 - Traffic Generation

TI4 - Drainage

7. Relevant supplementary planning documents or guidance

- 7.1. Supplementary Planning Documents and Guidance do not form part of the Development Plan but may be a material consideration in decision making. The following documents are considered relevant to this application:
- 7.2. Biodiversity and Net Gain SPD
- 7.3. Environmental Protection SPD
- 7.4. SuDS SPD

7.5. Cheshire East Design Guide SPD

8. Consultation Responses

- 8.1. **Environmental Health:** General advice provided, informatives suggested.
- 8.2. **United Utilities:** General drainage advice provided and a drainage condition is suggested.
- 8.3. **Natural England:** No objection. Based on the plans submitted the proposal will not have an adverse impact upon statutory protected nature conservation sites or landscapes.
- 8.4. Head of Strategic Transport: No objection.

9. <u>Views of the Town or Parish Council</u>

- 9.1. **Wybunbury Parish Council:** The Parish Council object to the application on the following grounds:
 - The application site is in open countryside and occupies a small restrained corner of a larger field. Application does not show any access points being given to the remainder of this field, which would presumably be necessary to maintain the land and there are no other possible access points.
 - The main sewer also runs through/very close to the application site. United Utilities report quite clearly states that they "will not allow buildings or structures to be erected over or in close proximity to a public sewer."
 - Application 15/5644N for construction of new "agricultural" access to the field was approved on 10/02/16 with the condition that the applicant contacted the councils Transport services Department to arrange re-location of the bus stop (which was in the way of proposed access). As far as Wybunbury Parish Council is aware, this condition has never been met.
 - Wybunbury PC is currently developing an amenity area for all to use in Sally Clarkes Lane (virtually opposite the proposed access). One of the main aims of creating this area is to encourage exercise and walking to school and visiting the area using the local bus network. The Bridge Street bus stop plays a large role in the Parish Councils aims. Sally Clarkes Lane is one of the main routes for children walking to school along its public footpath and is also very well used by walkers and dog walkers. Although the applicants supporting planning statement says the local bus stop would be immediately outside and opposite the site this is incorrect as one bus stop opposite due to the Tower View development being built has already been lost. Concern that this bus stop will be lost and that there is no suitable alternatives.
 - The plans show only 7 parking spaces for 6 properties. Most households nowadays have at least 2 cars, which would be 12 spaces needed plus visitor parking. There is absolutely no other parking available in the area and any on street parking would result in the blocking of the road due to the narrow bridge and other access roads and driveways. There is no turning room for refuse or emergency vehicles which presumably would have to park on the highway which is not acceptable and would cause chaos for residents and other road users.
 - The proposals would create 2 new access points and the existing two way road, Tower View access and Sally Clarkes Lane access, existing driveways and a bus stop all within a 20m stetch combined with school traffic and on road parking within 30m of the "pinch point" created by the Bridge which narrows to a single lane. Any further development in this area would be extremely hazardous to all.
 - Wybunbury is defined as an "infill village" which means development should only
 happen where there is a small gap between existing buildings, and "does not involve
 the loss of undeveloped land that makes a positive contribution to the character of the

area" (taken from Cheshire East policy PG10 infill villages) and does not give rise to unacceptable impacts. PG10 also states that "Outside of the village infill boundaries shown on the adopted policies map development proposals will NOT be considered to be "limited infilling in villages".

- The proposed site lies outside Wybunbury Village Settlement Boundary and is within open countryside. Proposals would have a negative impact on the rural character and street scene.
- The site lies within part of a series of important wildlife corridors associated with the Brook and adjacent woodland and Hough Mill Quarry restoration area. Ancient hedgerow would be lost due to development.
- Parts of this field are known to flood and flooding in this area is increasing year after year.
- Wybunbury is a village that is well catered for with regard to varied housing stock, especially bungalows. There is certainly no shortage of available housing stock (including bungalows) within the village.
- Whether or not Cheshire East can demonstrate a 5 year housing supply this piece of land is entirely unsuitable for housing development due to its location in terms of Highway, Flood risk, Main sewer crossing the land and loss of amenity for existing residents.
- Wybunbury Parish Council is of the opinion that the proposals are not suitable in terms of location/land use or development and objects most strongly to this application.

10. Representations

- 10.1. Letters of objection have been received from 16 households which raise the following points:
 - The location is inappropriate and would have a detrimental impact upon the quality of life and the local area.
 - Loss of an open view.
 - Loss of a natural vista.
 - Loss of visual amenity.
 - Inconsistent with the principles of good design.
 - Overlooking/loss of privacy.
 - Increased traffic, congestion and pressure on local roads.
 - Safety concern for pedestrians, cyclists and other road users.
 - The site is informal green space and part of a wildlife corridor.
 - Loss of habitat.
 - The development will cause flooding.
 - Impact upon wildlife.
 - Lack of consultation.
 - Bridge Street is narrow and there are limited passing places.
 - Traffic problems during school drop-off/collection times.
 - Proximity to a planned children's play area.
 - The development only provides 7 parking spaces for 6 dwellings
 - Existing traffic problems along Bridge Street (including HGV movements).
 - Impact upon a National Nature Reserve and SSSI.
 - There have been previous refused applications on this site.
 - The site is outside the infill village boundary and is contrary to planning policies.
 - The site is unsuitable for housing and the area is over-developed.
 - Proximity to the junctions of Tower View Close and Sally Clarkes Lane, a bus stop, the base of a hill, and driveways.
 - Speeding vehicles along Bridge Street.
 - No visitor parking.
 - No refuse/emergency vehicle turning provision.
 - No access for the remaining field to allow maintenance.

- Loss of the bus stop on Bridge Street.
- Flooding in the locality.
- The area gets icy in winter, and the site is an unsuitable location for people with limited mobility.
- Lack of public transport.
- Disruption during construction.
- Proximity to a large sewer.
- The site is within a flood plain.
- The existing conifers are dangerous (one has recently fallen) and it is unsafe to develop new dwellings on the site.
- Impact upon the water table and water run-off.
- Impact upon sewage infrastructure.
- The area has seen significant housing development.
- Impact upon the rural identity of the village.
- United Utilities have highlighted concerns with this application.
- Impact upon the wildlife corridor.
- The development is not infill and is an incursion into the countryside.
- Incremental development in the locality.
- There should be greater respect for the neighbourhood plan.
- The development would result in urban sprawl.
- Contaminated land.
- The 5-year supply argument is irrelevant across the vast geographical area of Cheshire East, given the importance of preserving the historic village of Wybunbury.

11. Officer Appraisal

Principle of Development and Key issues

- 11.1. The permission in principle consent route is an alternative way of obtaining planning permission for housing-led development which separates the consideration of matters of principle for proposed development from the technical detail of the development. The permission in principle consent route has 2 stages: the first stage (or permission in principle stage) establishes whether a site is suitable in-principle and the second ('technical details consent') stage is when the detailed development proposals are assessed.
- 11.2. The scope of Permission in Principle is limited to the following;
 - Location
 - Land Use
 - Amount of Development
- 11.3. Issues relevant to these 'in principle' matters should be considered at the Permission in Principle Stage. Other matters should be considered at the technical consent stage (Local Authorities cannot list the information they require for applications for Permission in Principle in the same way they can for planning permission).
- 11.4. It is not possible for conditions to be attached to a grant of permission in principle and its terms may only include the site location, the type of development and the amount of development. The LPA can inform the applicants what they expect to see at the technical details stage.
- 11.5. It is not possible to secure a planning obligation at the permission in principle stage.
- 11.6. Following a grant of permission in principle, the site must receive a grant of technical details consent before development can proceed. The granting of technical details consent has

the effect of granting planning permission for the development. Other statutory requirements may apply at this stage such as those relating to protected species or listed buildings.

- 11.7. A local planning authority may not grant permission in principle for a major development. This means where the number of houses is 10 or more, the floor space created is 1,000sqm or more or the development is carried out on a site having an area of 1 hectare or more. The proposed development would not be classed as a major development.
- 11.8. The LPA may not grant Permission in Principle for Schedule 1 development. This proposal would not be Schedule 1 development (Schedule 1 is development which requires an Environmental Impact Assessment).
- 11.9. Local Planning Authorities must not grant permission in principle for development which is likely to affect a Habitat Site (as defined within the NPPF).

Development Plan

- 11.10. The site adjoins the Village Infill boundary of Wybunbury but is located within the Open Countryside.
- 11.11. CELPS Policy PG6 (Open Countryside) states that within the Open Countryside only development that is essential for the purposes of agriculture, forestry, outdoor recreation, public infrastructure, essential works undertaken by public service authorities or statutory undertakers, or for other uses appropriate to a rural area will be permitted. Exceptions include:
 - where there is the opportunity for limited infilling in villages; the infill of a small gap with one or two dwellings in an otherwise built-up frontage elsewhere; affordable housing in accordance with Policy SC6 or a dwelling of exceptional design.
 - for the replacement of existing buildings (including dwellings) by new dwellings not materially larger than the buildings they would replace.
- 11.12. Policy PG6 is similar in wording to Policy H1 of the WCPNP which also restricts housing development in the open countryside in a similar manner.
- 11.13. The proposed development would not comply with the requirements of policy PG6 of the CELPS or Policy H1 of the WCPNP. The proposal would conflict with the Development Plan as a whole.

Site Accessibility

- 11.14. The site is located on the edge of Wybunbury (an Infill Village). The CELPS identifies that in other settlements in rural areas that 'In the interests of sustainable development and the maintenance of local services, growth and investment in the other settlements should be confined to proportionate development at a scale commensurate with the function and character of the settlement and confined to locations well related to the existing built-up extent of the settlement'.
- 11.15. In this case there are bus stops located on Bridge Street a short distance from the site. There is one bus service (Crewe-Nantwich) with 4-5 services a day Monday-Saturday.
- 11.16. In addition to the bus services above, the site is located on the Cheshire Cycleway which provides links onto the National Cycleway Network (to Crewe and Nantwich). There are

also footways to the opposite side of Bridge Street which would provide access to the services and facilities in Wybunbury.

- 11.17. Wybunbury is one of the larger Infill Villages and has a good range of local services (primary school, public houses, shop/post office, post box, church, village hall, open space/play area, and access to public transport (bus)). The site is also located on the Cheshire Cycleway.
- 11.18. Despite the above, there would be some instances where there would be a need to travel beyond the settlement (employment, secondary education, healthcare and some retail needs). Despite this, there is employment within the wider area and there is a greater reliance on home working. Healthcare, secondary education and some retail needs could be accessed via public transport. On this basis, the development site is sustainably located given its location on the edge of Wybunbury.

Efficient Use of Land

- 11.19. Policy HOU14 of the SADPD states that residential developments will generally be expected to achieve a net density of 30 dwellings per hectare. The proposed development would achieve a density of 25 dwellings per hectare and would fall below the density suggested within Policy HOU14.
- 11.20. However, the density would not be out of character with the character of development along Bridge Street and given the edge of settlement location is considered to be appropriate.

Housing Land Supply

- 11.21. Cheshire East's latest published housing land supply position is set out in the Housing Monitoring Update (HMU) 22/23 (base date 31st March 2023). This identifies a 5-year deliverable supply of 11,845 dwellings.
- 11.22. The new local housing need (LHN) figures (calculated using a revised Standard Method) were published for LPAs alongside the revised NPPF on 12th December 2024. Cheshire East's LHN is now 2,461 dwellings (was previously 977dpa). This figure will be updated annually.
- 11.23. The following table shows the calculation of 5-year housing land supply based on the published supply in the HMU 22/23 and on the new LHN figure (+ 5% buffer).

Five Year Supply Calculator - New standard method	
22/23 Forecast	11845
Basic annual requirement	2461
Buffer	123
Annual requirement	2584
Five year supply	4.6

11.24. Cheshire East is now, therefore, not able to demonstrate a 5-year supply of deliverable housing sites. Applications for the provision of housing may therefore subject to the tilted balance under paragraph 11d of the Framework. Please note that paragraph 11d) has been revised, particularly 11d) ii. which highlights the need have particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination. Footnote 9 says where the relevant policies covering these matters are to be found in the NPPF.

Character and Appearance

- 11.25. The application site is undeveloped and is located on the edge of Wybunbury. To the south of the site is a ribbon of residential development fronting Bridge Street, to the west are residential properties on the opposite side of Bridge Street with a residential development to the rear (Tower View Close), to the north and west is undeveloped land.
- 11.26. The layout, scale, and appearance of the development is not for determination. There would be some loss of the rural character of the site through the proposed residential development (as there would be with any housing development located beyond a settlement boundary). However, the proposed development could be designed in a way that would not appear intrusive. The proposed development would be seen in the context of the adjacent housing along Bridge Street and as such the impact upon the character and appearance of the countryside would be acceptable.

Trees/Hedgerows

- 11.27. The Borough of Crewe & Nantwich (Wybunbury No.3) Tree Preservation Order 1985 affords protection to trees along the eastern field boundary. Although these protected trees are located outside the site edged red and will not be substantially affected.
- 11.28. A group of Cypress trees is located to the south of the site and provides boundary screening to No. 21 Bridge Street. These trees are prominent in the immediate locale and will cause significant shading to the southernmost plot. The Root Protection Area of a small group of early mature trees to the north, located immediately offsite, could be potentially affected by the proposed north access and turning area. These impacts will therefore require careful design consideration to ensure compliance with BS5837:2012 guidelines. Any future detailed proposals should therefore be supported by an Arboricultural Impact Assessment that considers and addresses these concerns and informs the Tree Protection Plan.
- 11.29. The proposed development has the potential to impact upon the boundary hedgerow. An ecological assessment should therefore be provided at the Technical Details Stage to evaluate the potential impact on hedgerows and proposed measures to protect their habitat. Where removal is deemed unavoidable, details of compensatory planting should be provided to replace any hedgerows affected and to enhance local biodiversity.

Ecology

- 11.30. Local Planning Authorities must not grant permission in principle for development which is likely to affect a Habitat Site (as defined within the NPPF). In this case the Councils Ecologist has confirmed that:
 - The site is not covered by a statutory or non-statutory nature conservation designation.
 - The site does not trigger Natural England's Impact Risk Zones for Sites of Special Scientific Interest.

- The application is 400m from Wybunbury Moss, which is a SSSI and Ramsar site. However, works are unlikely to have a harmful effect on this statutory nature designated site.
- The site does not fall within a Nutrient Neutrality Catchment area.
- 11.31. The Councils Ecologist has stated that there are no ecological constraints for this permission in principle application. This is supported by the comments from Natural England who state that the proposals will not have an adverse impact upon statutorily protected nature conservation sites.
- 11.32. All other ecological matters will be dealt with at the Technical Details stage.

Heritage

11.33. To the north and west of the site is the Wybunbury Conservation Area, there are also Scheduled Ancient Monument within the vicinity of the site (Moated site 300m Southeast of St Chads Church, Hall Bank Moated Site, and the Site of the Church of St Chad). The impact upon the Conservation Area and the setting of the Scheduled Ancient Monuments can only be considered at the Technical Details Stage once the design/layout is provided. Given the separation distance, the nearby residential development and the possibility to secure additional landscaping, it is likely that an acceptable scheme could be secured.

Other Matters

- 11.34. The proposal would result in the loss of a small parcel of agricultural land, but given its small size it is not considered that any harm would be determinative within the planning balance.
- 11.35. Concerns have been raised in terms of flooding on this site. The Environment Agency flood maps identify that the site is located within Flood Zone 1 and has a low probability of flooding. Although there are areas of flooding within the vicinity of the site, they are located off-site. The matter of drainage will be dealt with at the Technical Details stage.
- 11.36. Concerns raised in terms of the loss of hedgerow, amenity, noise/disturbance, contaminated land, and design would all be covered at the Technical Details stage and are not for determination as part of this application.

12. Planning Balance/Conclusion

- 12.1. The proposed development would result in residential development located beyond the Wybunbury Infill Village Boundary Line and would conflict with policies PG6 of the CELPS and H1 of the WCPNP. This would also result in a change to the rural character of the site and a small loss of agricultural land.
- 12.2. The proposal is considered to be sustainably located, but despite this the proposal conflicts with the Development Plan as a whole.
- 12.3. However, the Council is unable to demonstrate a five-year supply of housing, and paragraph 11d of the NPPF is engaged. The NPPF seeks to boost significantly the supply of housing and the development of up to 6 houses would make a small contribution to meeting the Councils housing need.
- 12.4. Small and medium sized sites can make an important contribution and be built out very quickly (this is emphasised in Policy HOU16 of the SADPD and paragraph 73 of the NPPF). There would also be economic benefits through the construction and occupation of the

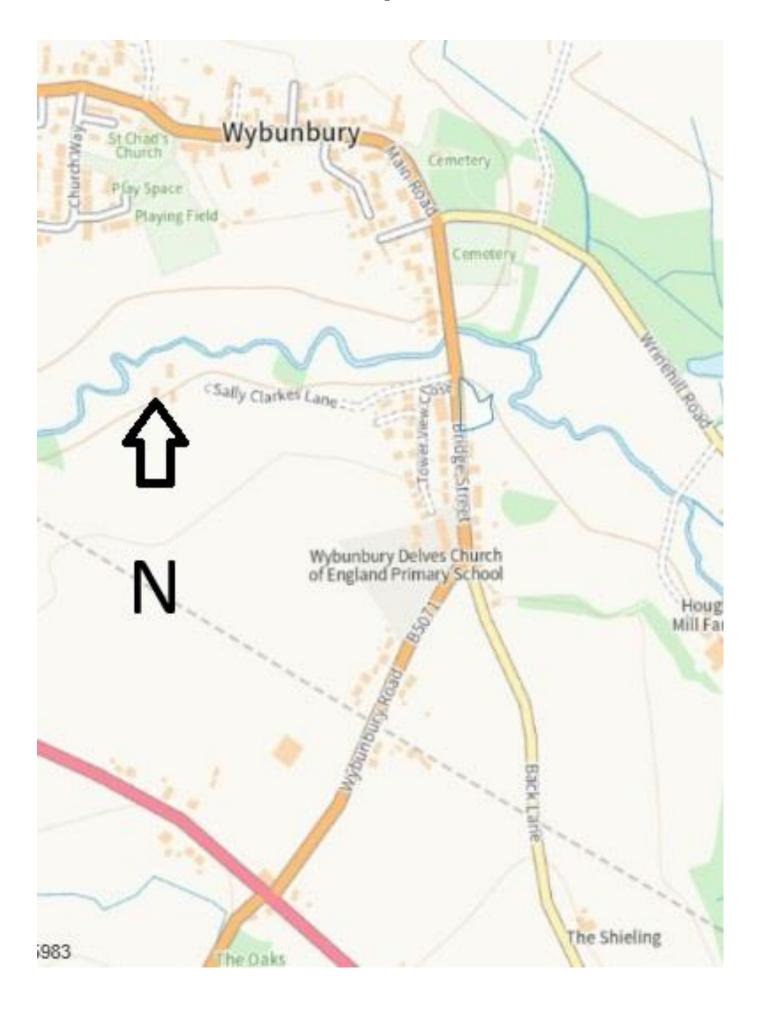
proposed development. Social benefits would also be provided in terms of the proposed housing provision.

12.5. The adverse impacts of the proposal would not significantly and demonstrably outweigh the benefits when assessed against the policies within the NPPF. The proposed development would benefit from the presumption in favour of sustainable development which weighs heavily in support of the proposed development. Therefore, the application is recommended for approval.

13. Recommendation

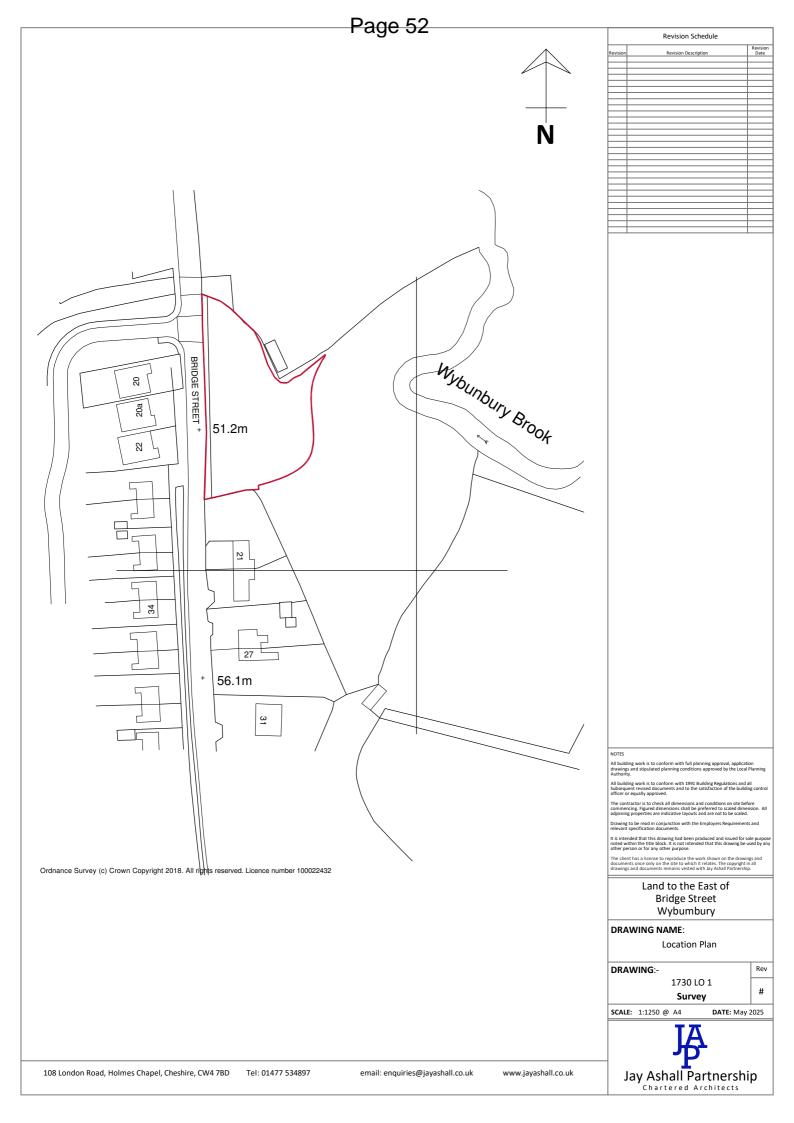
APPROVE

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 Head of Planning has delegated authority to do so in consultation with the Chairman of the Strategic Planning Board, provided that the changes do not exceed the substantive nature of the Committee's decision.



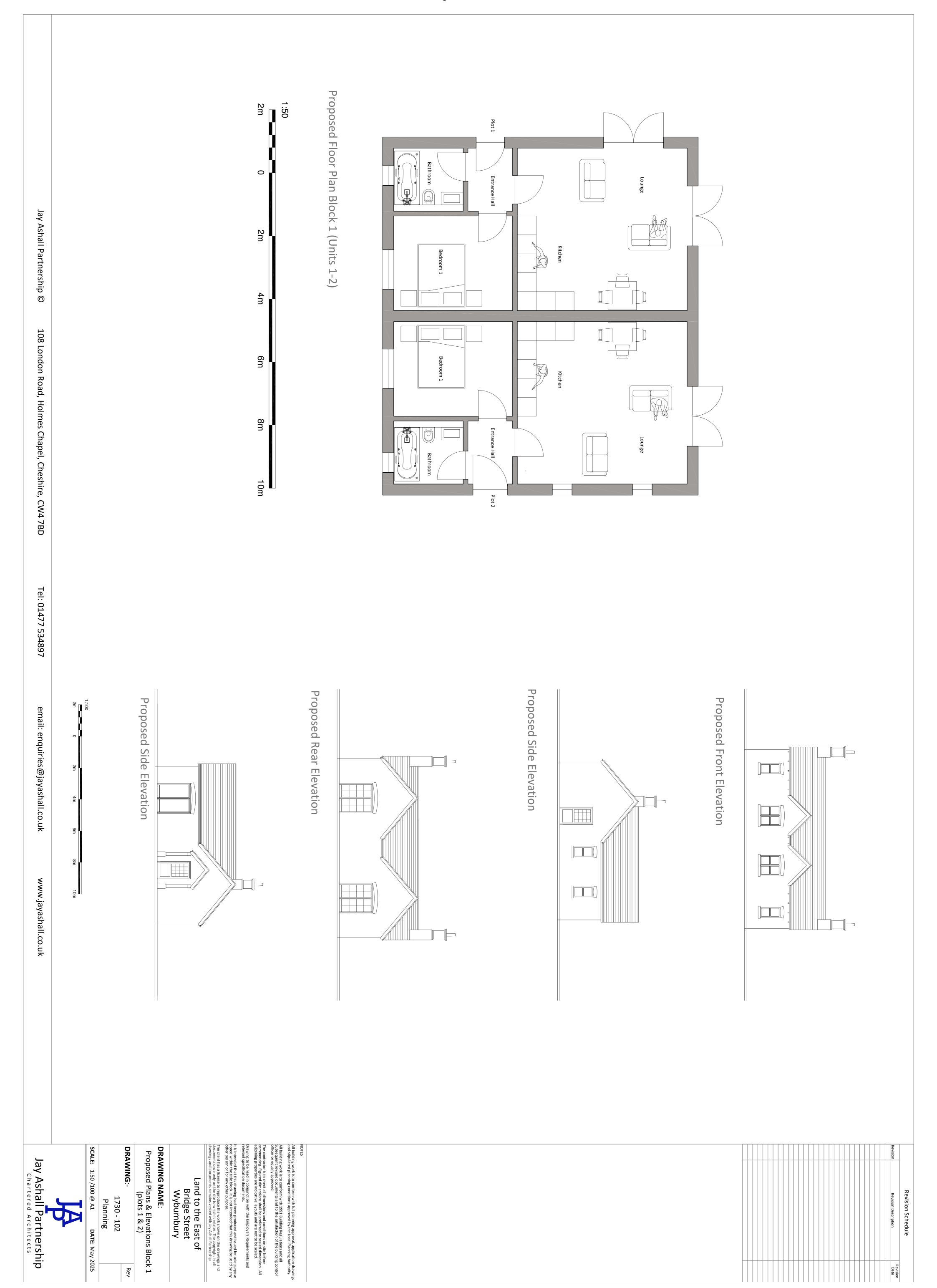


25/2024/PIP Land off Bridge Street Wybunbury









Rev



Rev

Agenda Item 8

Application No: 25/0943/FUL
Application Type: Full Planning

Location: Yard Space Frances Street, Crewe, Cheshire East, CW2 6HF

Proposal: The proposal involves the installation of a containerised self-storage

facility on land at Frances Street, Crewe, CW2 6HF.

Applicant: Ms Jen Lawson, LOCK STOCK SELF STORAGE LIMITED

Expiry Date: 03 June 2025

Summary

This is a site which was recently within an industrial use within the settlement boundary of Crewe. As such the proposed use is considered to be acceptable in principle.

The impact of the site in design and layout terms is considered to be acceptable on this former industrial site.

The impact on residential amenity is considered to be acceptable.

Highway safety and parking implications are considered to be acceptable.

Summary recommendation

Approve subject to conditions

1. REASON FOR REFERRAL

1.1. The application was called in to Southern Planning Committee by Cllr Dawn Clark on the following grounds:

"Concerns re the use proposed and the issues re traffic and concerns raised by residents."

Impact on air quality, noise 24/7 for residents."

2. DESCRIPTION OF SITE AND CONTEXT

2.1. The application site comprises a vacant area of hardstanding which formerly housed a large printworks. The buildings on site were destroyed by fire and demolished in 2024. The site is designated as being within the settlement boundary of Crewe and the surrounding area is predominantly residential.

3. DESCRIPTION OF PROPOSAL

3.1. The application proposes the use of the site as a containerised self-storage facility. Vehicular access will be taken from the junction of Catherine Street and Frances Street.

3.2. Internally the containers will be arranged in a grid pattern with vehicular and pedestrian circulation routes around the site.

4. RELEVANT PLANNING HISTORY

- 4.1.24/2259N Prior approval for the demolition of former printworks consisting of up and over warehouses and a two-storey office to the front Withdrawn
- 4.2.7/09408 Alterations to fire escape Approved 7th October 1982

5. NATIONAL PLANNING POLICY

5.1. The National Planning Policy Framework (NPPF) was first published by the Government in March 2012 and has since been through several revisions. It sets out the planning policies for England and how these should be applied in the determination of planning applications and the preparation of development plans. At the heart of the NPPF is a presumption in favour of sustainable development. The NPPF is a material consideration which should be taken into account for the purposes of decision making.

6. DEVELOPMENT PLAN POLICY

- 6.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires decisions on planning applications to be made in accordance with the Development Plan unless material considerations indicate otherwise. The Cheshire East Local Plan Strategy (2010 2030) was adopted in July 2017. The Site Allocations and Development Policies Documents was adopted in December 2022. The policies of the Development Plan relevant to this application are set out below, including relevant Neighbourhood Plan policies where applicable to the application site.
- 6.2. Relevant policies of the Cheshire East Local Plan Strategy (CELPS) and Cheshire East Site Allocations and Development Plan Policies Document (SADPD)

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SADPD Policy PG 9: Settlement boundaries
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SADPD Policy GEN 1: Design principles

SADPD Policy ENV 12: Air Quality

SADPD Policy ENV 14: Light Pollution

SADPD Policy ENV 15: New development and existing uses

SADPD Policy ENV 16: Surface water management and flood risk

SADPD Policy HOU 12: Amenity

SADPD Policy INF 3: Highway safety and access

CELPS Policy MP 1: Presumption in favour of sustainable development

CELPS Policy SD 1: Sustainable development in Cheshire East

CELPS Policy SD 2: Sustainable development principles

CELPS Policy EG 1: Economic prosperity

CELPS Policy EG 3: Existing and allocated employment sites

CELPS Policy SE 1: Design

CELPS Policy SE 12: Pollution, land contamination and land instability

CELPS Policy SE 13: Flood risk and water management

CELPS Policy SE 2: Efficient use of land

CELPS Policy SE 8: Renewable and low carbon energy

CELPS Policy SE 9: Energy efficient development

CELPS Policy CO 1: Sustainable travel and transport

6.3. Neighbourhood Plan

There is no neighbourhood plan for Crewe.

7. CONSULTATIONS (External to Planning)

- 7.1. **Environmental Protection** No objection subject to contaminated land conditions
- 7.2. Crewe Town Council Object on the following grounds:
 - Loss of amenity for the neighbouring residences due to light pollution
 - Loss of amenity for neighbouring residences dues noise and disturbance, specifically associated with the 24 hour and 7 days a week operational model proposed.
 - Concerns relating to inadequate highways access for traffic access to the site on a nonscheduled basis as well as impact of on street parking in the area causing traffic flow issues.
 - The onsite parking capacity does not demonstrate adequacy and may lead to additional on street parking pressures in the access streets.
- 7.3. Head of Strategic Transport No objection.

8. REPRESENTATIONS

- 8.1. At the time of report writing, six representations have been received. They express concerns about the following issues:
 - Increase in traffic causing danger for children
 - On-street parking
 - Light pollution
 - Loss of privacy
 - Air pollution
 - Noise and disturbance
 - Industrial appearance
 - Increased risk of crime
 - Site should be used for housing
 - Lack of consultation
 - No evidence of need

9. OFFICER APPRAISAL

Principle of the development

- 9.1. The site was formerly occupied by a printworks, and this former industrial use existed on the site for a number of years. Whilst it is not ideal to have commercial uses adjacent to residential properties, in this case the former industrial use of the site represents a material planning consideration. The use as proposed is considered to be acceptable in principle on this former industrial site.
- 9.2. Objectors have asked why the site could not be used for alternative uses such as housing, a community garden, playground or residents parking. Whist it is acknowledged that these alternative uses would be preferable, the land is in private ownership and not in the control of the Council. As such it cannot dictate the uses of the site that are applied for. The matters to be assessed here are whether the storage use and containers are acceptable in terms of the design, amenity and highways implications.

Design

- 9.3. The application proposes the siting of storage containers within the site for use as self-storage. The containers would be bottle green. Whilst utilitarian in appearance, this is a former industrial site and the containers would not exceed 2.6m in height, as such it is not considered that they would create an oppressive outlook for the surrounding residential properties. In addition, the proposed containers would be significantly lower than the former buildings which covered nearly the entire site.
- 9.4. There is also perimeter fencing, a gated entrance, CCTV and lighting columns, all of which would be of a design that reflects their function. Given that the site is a former industrial site accommodated large buildings which covered the entire site, it is not considered that the proposed development would have an overbearing impact in design terms on the neighbouring residential properties.
- 9.5. The issue of the advertisements proposed will be dealt with as part of a separate application for advertisement consent.
- 9.6. The proposal is therefore considered to comply with Policies SD 2 and SE1 of the CELPS, Policy GEN1 of the SADPD

Amenity

- 9.7. As discussed above, the site is a former industrial site, and this is a material planning consideration.
- 9.8. Lighting is proposed as part of the development. This would be directed down into the site and not towards neighbouring properties. It would work on a motion sensor and would dim to 100 lumens until triggered when it would brighten to 1.600 lumens, remaining at this level for a period of 20 seconds, before returning to 100 lumens. Environmental Protection officers are satisfied that the levels of luminance and the siting of the lighting columns would not have an adverse impact on the amenity of nearby residential properties.
- 9.9. In terms of privacy, it is not considered that customers accessing the site to place items into storage, or to collect them would compromise privacy levels to nearby residential properties.
- 9.10. In terms of outlook, as discussed in the design section of this report, the proposed development would be low level and significantly reduced in terms of the previous use on the site.
- 9.11. The site would be used for secure storage and there would be no industrial processes taking place within the site. It is not considered that any noise generated from loading or unloading the proposed containers on the site would exceed that of the previous use on the site. In addition, Environmental protection officers have raised no objections in terms of noise.
- 9.12. In terms of land contamination, Environmental Protection officers requested that a Phase I Preliminary Risk Assessment be submitted. This did not identify any significant potential contaminant linkages. This is subject to the recommendations in the report being adhered to. This can be controlled by condition.
- 9.13. It is not considered that the proposal would have an adverse impact on air quality and Environmental Protection officers have raised no objections.
- 9.14. The hours of opening applied for are for a 24-hour operation as this is the business model of the applicant. There were no restrictions on the opening hours of the previous use, and it

is considered that the proposed use would not generate as much noise as the former printworks. Environmental Protection officers do not consider that this would lead to a statutory nuisance and raise no objection to it.

- 9.15. A search on sites where the company operates currently, it appears that they are largely in industrial areas, but with some in very close proximity to residential properties. Given the nature of the proposed use (self-storage), it is considered that a 24-hour operation would not lead to significant noise generation to the detriment of neighbouring residential properties.
- 9.16. The proposal is therefore considered to comply with Policy HOU12 of the SADPD and Policy SE12 of the CELPS.

Highways

- 9.17. The site is within a residential area with access off Frances Street/Catherine Street which consists of terraced properties with on-street parking. The site was an industrial/warehousing site with ancillary offices, and the buildings associated with this have been demolished.
- 9.18. To gauge the number of vehicle trips the site will generate, the applicant has carried out traffic surveys of another site they operate which compares in size to the application site. When comparing this with other similar sites the number of vehicle movements during the busiest hour would be around 20 (10 in, 10 out), with almost all of these being cars and LGVs.
- 9.19. Customers could enter the site either from Gresty Road/Chambers Street/Edward Street and onto Catherine Street. Customers could the exit onto Catherine Street and then onto Frances Street/Wood Street/Gresty Road. A number of these are one-way streets which would reduce vehicle conflict and although Catherine Street is two-way, there are parking restrictions and side streets to provide passing areas.
- 9.20. Any development in this location to replace the previous industrial site will generate traffic movement. Given the limited additional vehicle numbers this proposal will generate, the number of access points, and the existing one-way systems, the traffic generation and access to the site does not raise a highways concern.
- 9.21. The access point will have adequate visibility and the gate into the site will be set back from the highway to allow a vehicle to fully rest within the site. The access point will have sufficient width for 2-way vehicle movement.
- 9.22. The proposal will not generate a significant number of vehicle movements and the access to the site is acceptable, and parking and sufficient manoeuvring area will be available within the site. No objection is raised by the Head of Strategic Highways.
- 9.23. The issue of on-street parking has been raised. However, given that visitors to the site would be delivering to or collecting items from the containers, it is highly unlikely that they would park on the street and then carry the items into the site.
- 9.24. The proposal is therefore considered to comply with saved Policy INF3 of the SADPD.

Other Matters

9.25. Objectors have raised the issue of an increased risk of crime as the site has recently been subject to this. Given that CCTV and motion sensor lighting would be installed if the application is approved, it is considered that the risk of crime would not be an issue that would warrant the refusal of this application.

10. PLANNING BALANCE/CONCLUSION

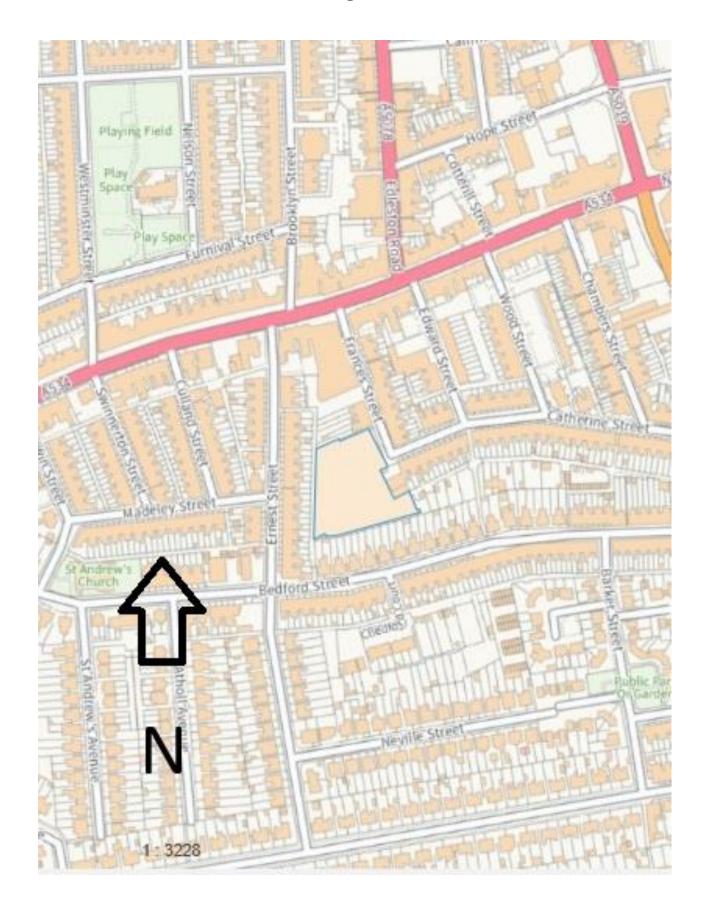
- 10.1. This is a site which was recently within an industrial use within the settlement boundary of Crewe. As such the proposed use is considered to be acceptable in principle.
- 10.2. The impact of the site in design and layout terms is considered to be acceptable on this former industrial site.
- 10.3. The impact on residential amenity is considered to be acceptable.
- 10.4. Highway safety and parking implications are considered to be acceptable.

11. RECOMMENDATION

Approve subject to the following conditions:

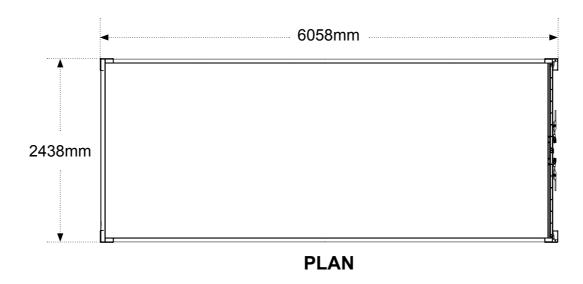
- 1.Commencement of development
- 2. Materials in accordance with the application
- 3. Approved drawings
- 4. Remediation Strategy
- **5.Verification Report**
- 6. Unexpected contamination
- 7. Containers shall not be stacked and shall be single-storey only.
- 8. Lighting to be carried out in accordance with submitted details.

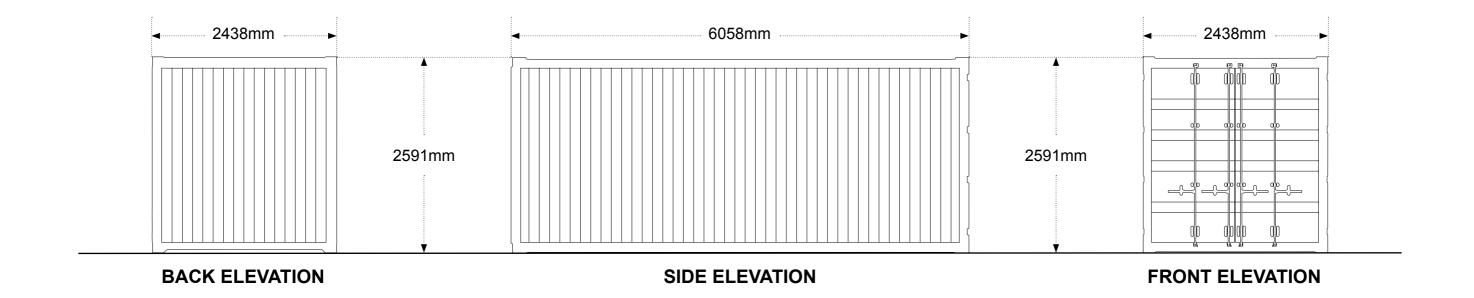
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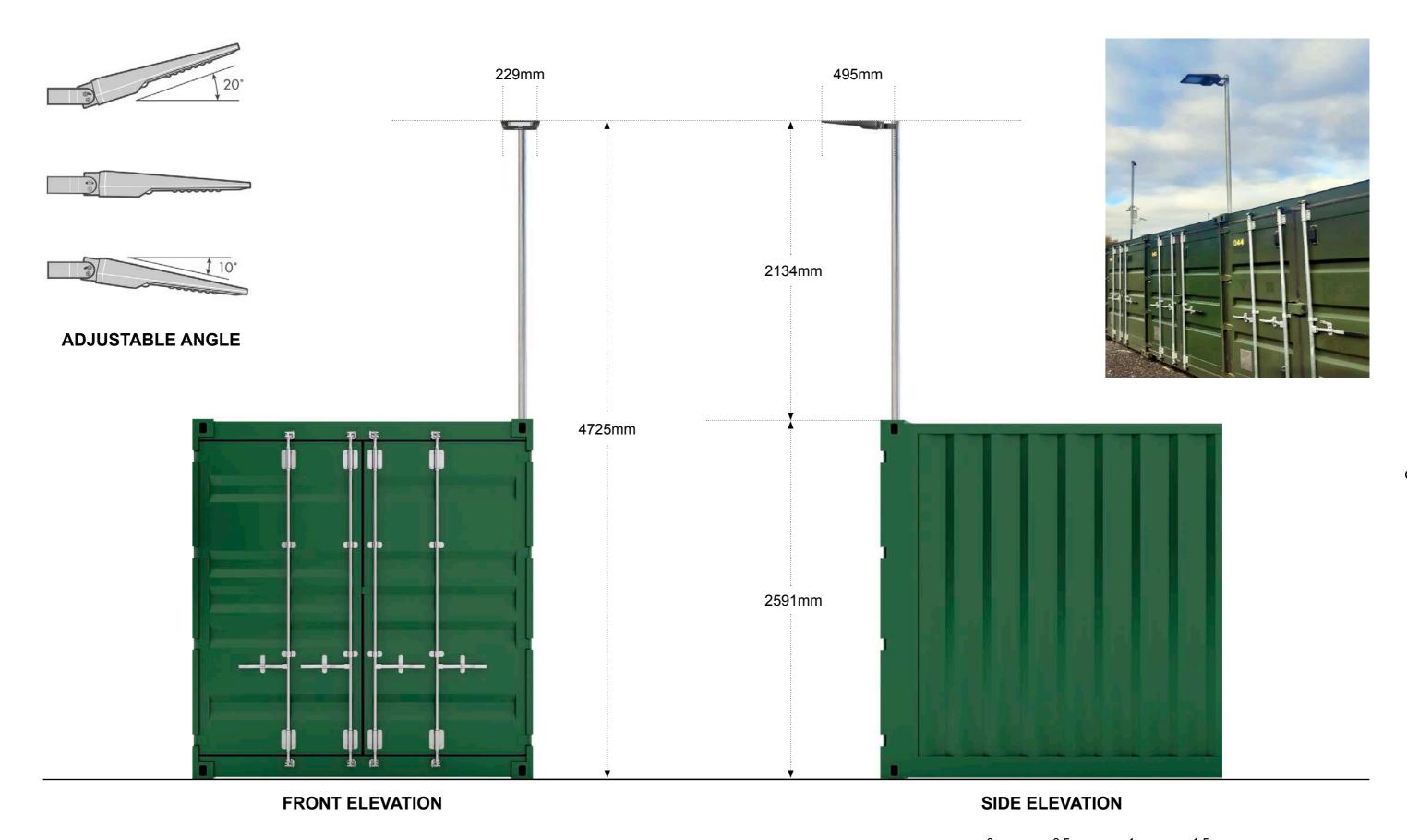


25/0953/FUL Yard Space Frances Street, Crewe, CW2 6HF











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DATE: 18 / 05 / 2023



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Application No: 25/1642/FUL
Application Type: Full Planning

Location: 523 West Street, Crewe, Cheshire East,

Proposal: Conversion from two flats to one C4 6 person HMO.

Applicant: Meera Ananadakumar, MPA Property Investments Ltd

Expiry Date: 18-July 2025

Summary

The proposed development is compliant with adopted planning policy and the HMO SPD. The scheme would not result in overconcentration of HMOs and offers acceptable living conditions for future occupiers. Issues around parking, waste, and environmental health can be addressed through appropriate conditions. The proposal contributes to housing choice and affordability in a sustainable location.

Summary recommendation

Approve with conditions

1. Reason for Referral

1.1. This application is referred to Southern Planning Committee at the request of Cllr Pratt for the following reasons:

Lack of parking provision - the property is located on a stretch of road with double yellow lines and only offers a single parking space

Existing parking pressures in the area due to Bentley staff and contractors parking on nearby residential streets

The majority of neighbouring properties do not have off-street parking, compounding the issue

The area already suffers from high levels of waste management issues and frequent flytipping. HMO's often contribute to this.

The proposed HMO would negatively impact the amenity of the area for existing residents

The property is a very small two-up, two-down terraced house and would not provide an adequate standard of living for potential tenants

Several residents have also opposed this on the planning application for similar reasons.

2. Proposed Development

- 2.1. The application seeks full planning permission for the conversion of a two and a half storey end-terrace property from two self-contained flats (C3 use) into a 6-person House in Multiple Occupation (HMO) under use class C4.
- 2.2. The proposal does not involve any external alterations other than the removal of a door and window to the side elevation. The internal reconfiguration would provide six ensuite bedrooms across three floors, with shared kitchen.
- 2.3. One off-street parking space is retained, with refuse storage and a covered cycle shelter for six bicycles proposed in the rear yard.

3. <u>Site Description</u>

- 3.1. The property is located within the settlement boundary of Crewe and lies near the Merrill's railway bridge. The area is predominantly residential, with some nearby commercial units.
- 3.2. West Street is a busy through-route with double yellow lines immediately outside the property, limiting on-street parking.
- 3.3. The site lies within an Ecological Network Restoration Area but is not subject to heritage or environmental constraints.
- 3.4. The site is located outside of the Article 4 Direction areas.

4. Relevant Planning History

- 4.1. 14/4937N: Change of use of B1 (Business) Office and ground floor to D1 childcare use Approved
- 4.2. 14/2555N: Prior approval for change of use from B1 to children's day nursery to ground floor Withdrawn
- 4.3. 09/1205N: Change of Use from Office Use to Revert Back to Domestic Use Only. Internal Decoration Works Only to be Undertaken Approved

5. National Planning Policy

- 5.1. The National Planning Policy Framework (NPPF) was first published by the Government in March 2012 and has been through several revisions. It sets out the planning policies for England and how these should be applied in the determination of planning applications and the preparation of development plans. At the heart of the NPPF is a presumption in favour of sustainable development. The NPPF is a material consideration for the purposes of decision making.
- 5.2. National Planning Practice (NPPG) provides detailed guidance on the implementation of the NPPF.

5. <u>Development Plan Policy</u>

5.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires decisions on planning applications to be made in accordance with the Development Plan unless material considerations indicate otherwise. The Cheshire East Local Plan Strategy (2010 – 2030) was adopted in July 2017. The Site Allocations and Development Policies Documents

was adopted in December 2022. The policies of the Development Plan relevant to this application are set out below, including relevant Neighbourhood Plan policies where applicable to the application site.

5.2. Relevant policies of the Cheshire East Local Plan Strategy (CELPS) and Cheshire East Site Allocations and Development Plan Policies Document (SADPD)

Cheshire East Local Plan Strategy (CELPS):

MP 1: Presumption in Favour of Sustainable Development

PG 2: Settlement Hierarchy

SD 1: Sustainable Development in Cheshire East

SD 2: Sustainable Development Principles

SC 3: Health and Wellbeing

SC 4: Residential Mix

SE 1: Design

SE 2: Efficient Use of Land

SE 12: Pollution, Land Contamination and Land Instability

CO 1: Sustainable Travel and Transport

Appendix C: Parking Standards

Site Allocations and Development Policies Document (SADPD):

PG 9: Settlement Boundaries

GEN 1: Design Principles

ENV 1: Ecological Network

ENV 7: Climate Change

HOU 1: Housing Mix

HOU 4: Houses in Multiple Occupation

HOU 8: Space, Accessibility and Wheelchair Housing Standards

HOU 12: Amenity

HOU 13: Residential Standards

INF 3: Infrastructure and Developer Contributions

5.3. Neighbourhood Plan

5.3.1. There is no Neighbourhood Plan in Crewe.

6. Other Material Considerations

- 6.1. Cheshire East Design Guide SPD (2017)
- 6.2. HMO SPD (2021)

7. Consultation Responses

- 7.1. **Highways:** No objection. One off-street parking space and cycle provision acceptable in this sustainable location.
- 7.2. **Environmental Protection:** No objection. Recommend conditions re: ultra-low NOx boilers and construction hours.

- 7.3. **Housing Standards:** No objection in principle. Loft room ceiling height to meet HMO standards.
- 7.4. **Strategic Planning:** No objection. No overconcentration of HMOs within 50m. Recommends EV charging point, drying area, secure waste and cycle storage.

8. <u>Views of the Town or Parish Council</u>

- 8.1. **Crewe Town Council:** Object to the application on the following grounds:
- That the proposals constitute over development of the site, which demonstrates lack of sustainability in the application.
- Lack of internal amenity space for the proposed high-density accommodation.
- Lack of external amenity for potential residents
- Loss of amenity for neighboring residences due to noise and on street waste.
- Lack of off-street parking, which will lead to adverse impacts on existing residents and traffic due to lack of on-street parking availability locally

9. Representations

- 9.1. Eight letters of objection have been received which raise the following points:
- Concerns about parking.
- Living standards
- Waste
- Noise
- Cumulative HMO impact.
- 9.2. One letter of support has been received which raises the following points:
- Large, terraced house can easily accommodate 6 people.
- The large kitchen is able to accommodate 6 people.
- If sufficient bins are provided, then waste will not be an issue.
- Lack of affordable rental property in Crewe. Especially for single people.
- People living in a HMO do not tend to be car owners.

10. Officer Appraisal

Principle of Development

- 10.1. The site is located within the Crewe settlement boundary, identified as a Principal Town in the CELPS (Policy PG 2), where development to support a sustainable mix of housing is acceptable in principle. Policy SD 1 of the Local Plan Strategy seeks to ensure that development is appropriately located and encourages the reuse of existing buildings, which this proposal achieves by converting an existing residential building.
- 10.2. Policy HOU 4 of the SADPD sets out criteria for the assessment of Houses in Multiple Occupation. The proposal meets the threshold criteria in that fewer than 10% of residential properties within a 50m radius are currently in HMO use (0% based on Council records), and there is no "sandwiching" of non-HMO residential dwellings. As such, the proposed use would not result in an overconcentration of HMOs or create an adverse cumulative impact on the character of the area.
- 10.3. The proposal also complies with the aims of Policy SC 4 (Residential Mix), which seeks to promote choice and affordable housing across Cheshire East and is consistent with national objectives in the NPPF (para. 63) to create inclusive and mixed communities. While concerns regarding intensification and perceived harm to neighbourhood character have been raised in public representations, no policy conflict or quantifiable harm has been

Page 73

identified by consultees. The proposal is therefore considered acceptable in principle, subject to an assessment of amenity, design, highways and infrastructure implications.

Living Conditions for Future Occupants

- 10.4. The proposed HMO provides six bedrooms across three floors, with sizes ranging from 10.4 to 15.8 square metres. Each of the rooms exceeds the minimum size requirements set out under the Nationally Described Space Standards and the Council's HMO guidance, ensuring that future occupants will have a satisfactory amount of personal living space. Additionally, all bedrooms benefit from windows that provide natural light and ventilation, which supports a healthy internal environment in accordance with Policy HOU 12 of the SADPD.
- 10.5. The shared kitchen measures 16.5 square metres, which is significantly above the 15 square metre minimum for combined kitchen/dining rooms set out for six-person HMOs in the Council's Amenity and Facilities Standards. This ensures adequate space for food preparation, storage, and circulation, complying with Policy HOU 4 (Houses of multiple occupation) and Policy HOU 12 (Amenity) of the CELPS and the HMO SPD.
- 10.6. The proposal includes external amenity provision, and this would include a bin store, a six-space cycle shelter located in the rear yard and some space for the drying of clothes and for sitting outside. The site is located approximately five minutes' walk from Queen's Park, a large and well-equipped public park offering extensive recreational and amenity value. Furthermore, the Hulme Street Allotments are directly behind the application site, and residents may apply to lease an allotment plot through the local authority. These nearby green spaces offer opportunities for informal recreation and community interaction. This arrangement is considered sufficient to satisfy the requirements of Policy SC 3 (Health and Wellbeing) of the Cheshire East Local Plan Strategy and Policy HOU 12 of the SADPD, which seek to ensure that residential development provides appropriate and accessible amenity opportunities.
- 10.7. The applicant stated that the second-floor loft accommodation meets the spatial requirements in terms of floor area. An updated plan/section drawing has been requested to confirm this.

Design

10.8. The proposal involves very minor external changes (the bricking up of one door and one window to the side elevation) and thus retains the existing character and appearance of the property and the surrounding street scene. The property is a traditional end-of-terrace dwelling constructed in brick with a slate roof, typical of the area. The internal works, while substantial, do not alter the external character or frontage of the building. As such, the development respects the local vernacular and complies with Policy SE 1 (Design) of the Cheshire East Local Plan Strategy and Policy GEN 1 (Design Principles) of the SADPD, both of which seek high quality and locally appropriate design that contributes positively to the built environment.

Amenity

10.9. The use of the property as a 6-person HMO would intensify residential use, but not to a degree that would be out of keeping with the established character of the area. The internal layout provides acceptable space standards, with shared and private facilities meeting relevant guidance. While concerns have been raised by residents regarding potential noise and disruption, there is no evidence to suggest that a 6-person HMO would result in undue harm to residential amenity. The Council's Environmental Protection team

Page 74

has raised no objection, and the property will be subject to HMO licensing which will address management and standards. The proposal therefore complies with Policy HOU 12 (Amenity) and Policy SD 2 (Sustainable Development Principles), which require development to safeguard residential amenity.

Parking & Highways

10.10. The application provides one off-street parking space. Due to double yellow lines immediately outside the property, there is no on-street parking available on West Street. It is acknowledged that surrounding streets, including Hulme Street, are heavily parked, partly due to existing residential demand and overspill from nearby employment uses. However, the site is located within walking and cycling distance of the town centre and is close to frequent public transport links, including Crewe railway station and bus services. The Strategic Transport team have confirmed that HMOs generally have lower levels of car ownership and have raised no objection, concluding the level of provision to be acceptable in this sustainable location. Secure cycle storage for six bicycles is proposed in the rear yard.

Waste and Recycling

10.11. The proposed plans show the provision of two 240L wheeled bins (one for general waste and one for recycling) to be stored in the rear yard. This arrangement is consistent with the Council's domestic waste collection standards for a six-person HMO. Subject to a condition securing their provision and retention, the waste storage arrangements are considered acceptable and compliant with Policy INF 3 of the SADPD.

Energy and Climate Considerations

10.12. The Environmental Health Officer has recommended the installation of an electric vehicle (EV) charging point in the parking area and ultra-low NOx boilers to mitigate the environmental impact of the development. EV Charging is now dealt with via Building Regulations, but the low emission boiler can be secured by planning condition and will support the Council's broader objectives for sustainable and low-emission development under Policies SE 12 (Pollution, Land Contamination and Land Instability) and INF 3 (Sustainable Transport and Infrastructure) of the development plan.

11. Planning Balance/Conclusion

11.1. The proposed development is compliant with adopted planning policy and the HMO SPD. The scheme would not result in overconcentration of HMOs and offers acceptable living conditions for future occupiers. Issues around parking, waste, and environmental health can be addressed through appropriate conditions. The proposal contributes to housing choice and affordability in a sustainable location.

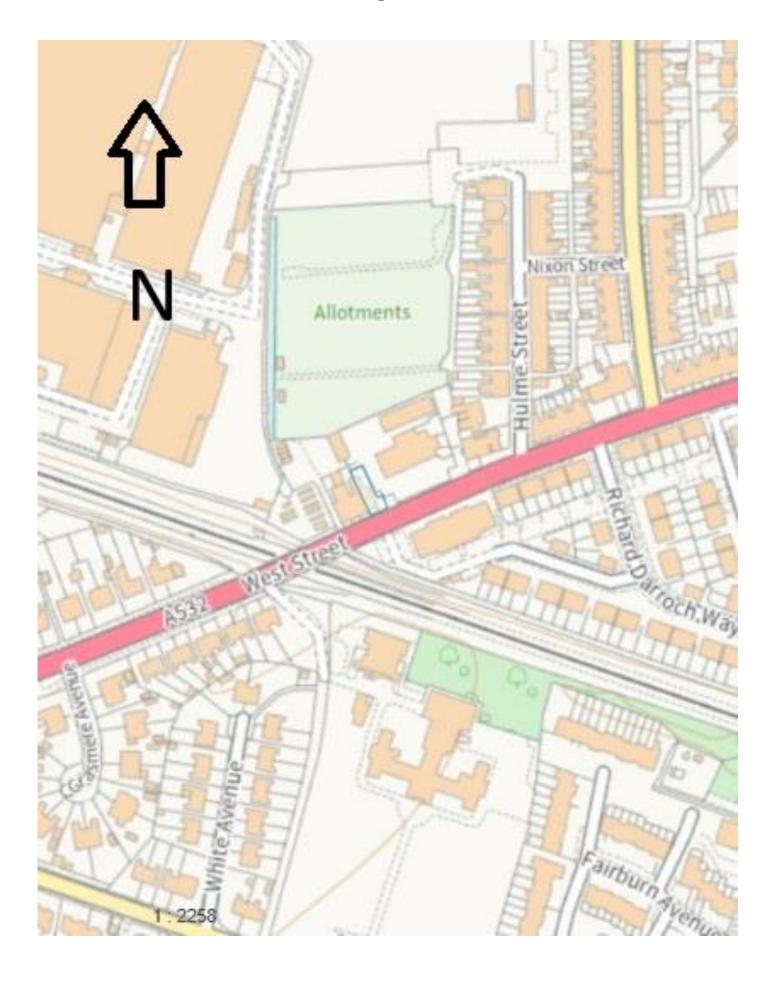
12. Recommendation

Approve subject to the following conditions:

- 1. Standard time 3-year commencement
- 2. Development in accordance with approved plans
- 3. Maximum 6 persons (use class C4 only)
- 4. Provision of secure 6-space cycle shelter before occupation
- 5. Provision and retention of bin storage before occupation
- 6. Installation of ultra-low NOx boilers (max 40mgNOx/kWh)

Page 75

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 Head of Planning has delegated authority to do so in consultation with the Chairman of the Strategic Planning Board, provided that the changes do not exceed the substantive nature of the Committee's decision.



25/1642/FUL 523 West Street, Crewe

0.1 Location Plan 1:1250

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No.	Description	Date

14/04/2025 Date drawn Date revised Drawn by

Paper size Scale As indicated 523 West Street Crewe CW1 3PA Conversion to 6 person C4 HMO

Location block and site plans

E085- DR-A01



24/04/2025 17:11:58

0.2 Proposed Block Plan 1:500





24/04/2025 17:12:02

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ARC Survey & Design Consultants Ltd Architectural Services Peterborough, PE7 8HP e: info@arcsurvey.co.uk e: arcpb.co.uk

No. Description Date

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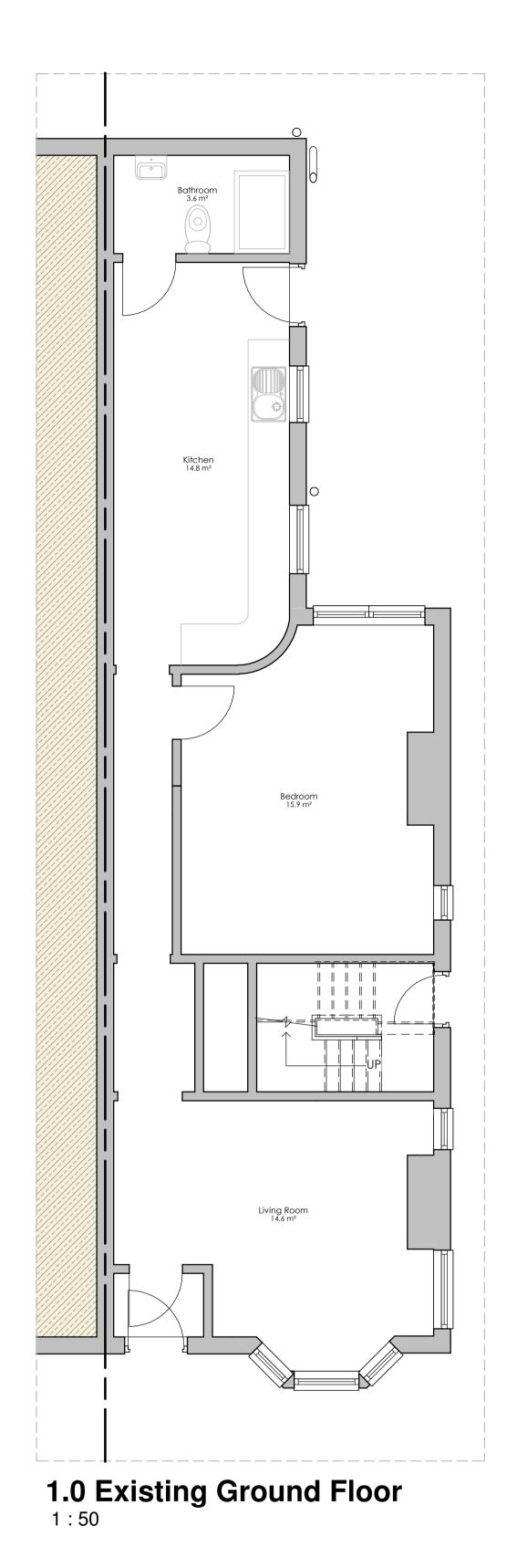
Conversion to 6 person C4 HMO

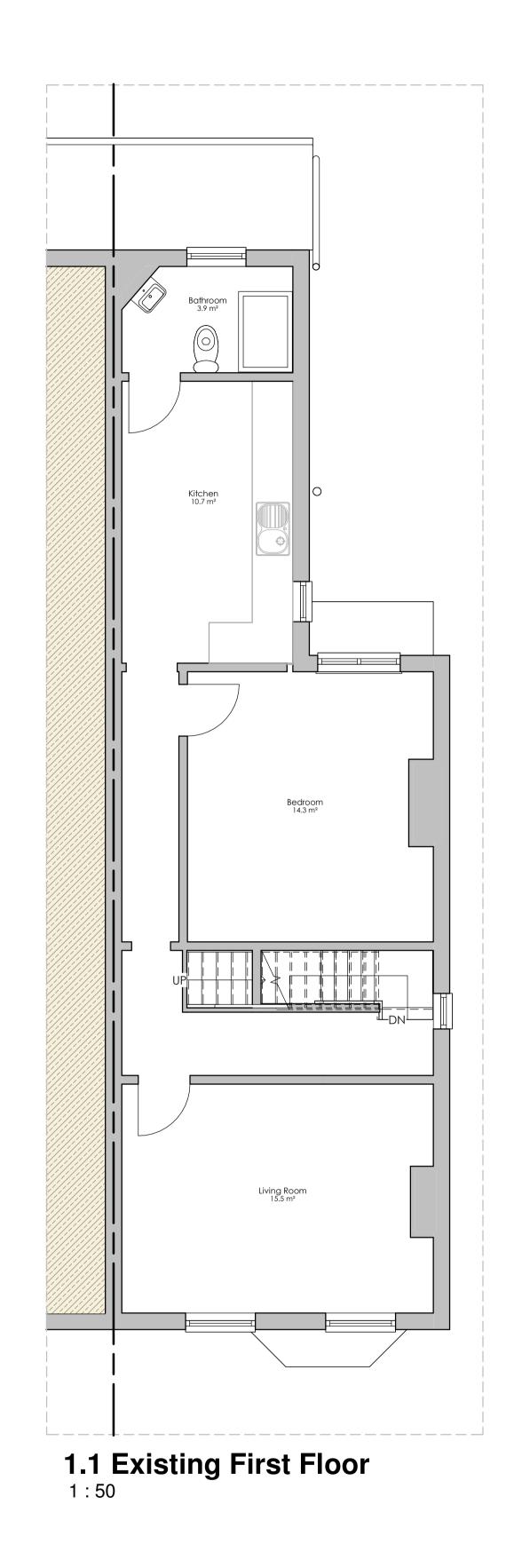
Proposed block and site plans

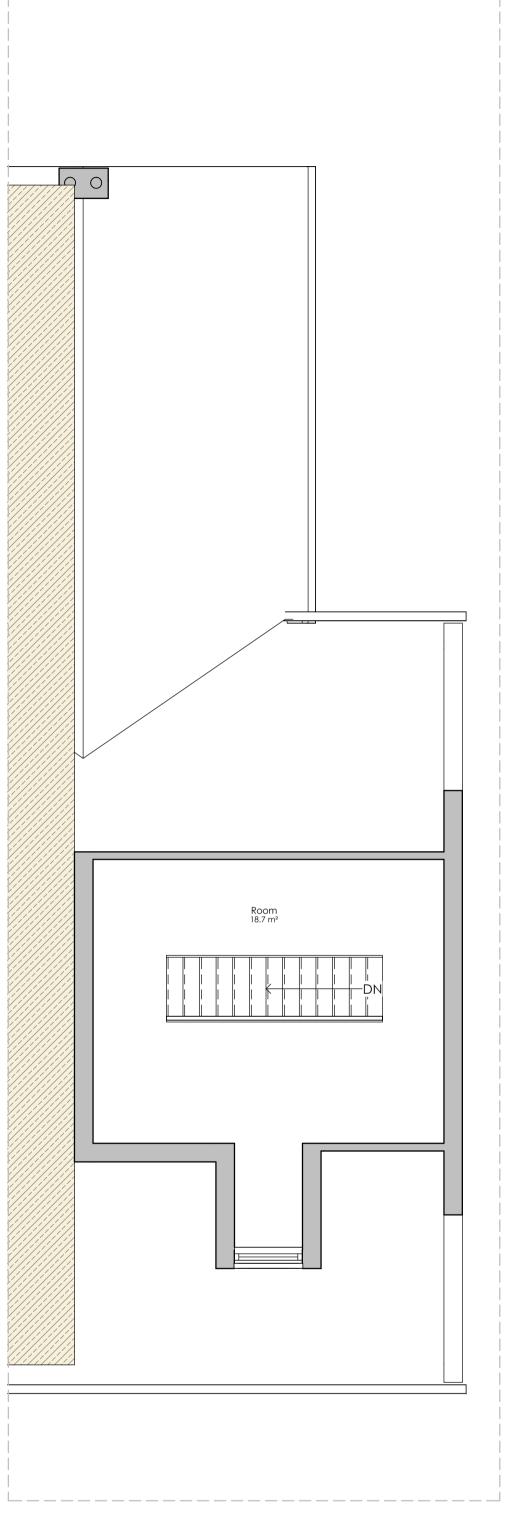
E085- DR-A04

523 West Street Crewe CW1 3PA









1.2 Existing Second Floor
1:50

NOT SURVEYED

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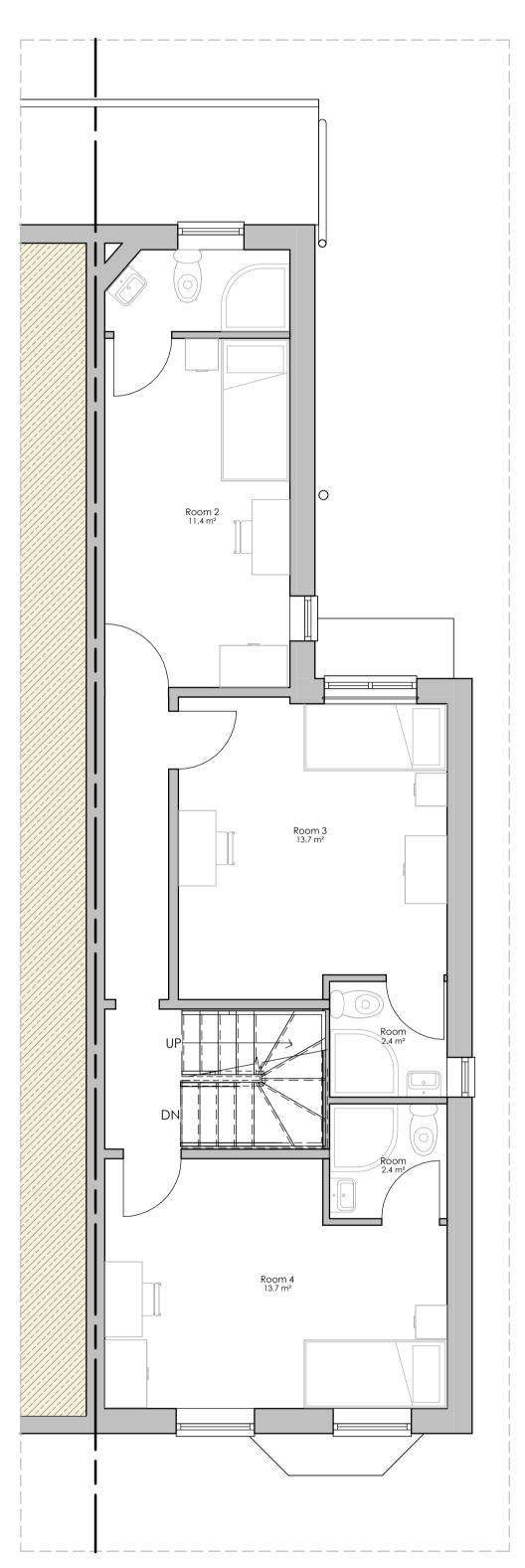
Date drawn 14/04/2025 Date revised Drawn by Paper size Scale 1:50

523 West Street Crewe CW1 3PA Conversion to 6 person C4 HMO Existing floor plans

E085- DR-A02



1.0 Proposed Ground Floor
1:50



1.1 Proposed First Floor
1:50

4.2 Proposed Second Floor 1:50



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No. Description Date

14/04/2025 Date drawn Date revised Drawn by Paper size

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523 West Street Crewe CW1 3PA Conversion to 6 person C4 HMO

Proposed floor plans E085- DR-A05

arc

24/04/2025 17:12:03

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24/04/2025 17:12:01



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Conversion to 6 person C4 HMO Existing elevations E085- DR-A03





24/04/2025 17:12:05

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No.	Description	Date

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Conversion to 6 person C4 HMO

Proposed elevations

E085- DR-A06



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