

SOUTHERN PLANNING COMMITTEE – 11th JANUARY 2023

UPDATE TO AGENDA

APPLICATION NO.

22/0882C

LOCATION

Land at Wrights Lane, Sandbach

UPDATE PREPARED

REVISED PLANS

The applicant has submitted revised plans with the following amendments;

- A landscape buffer has now been provided to the rear of plots 16 and 17. This area will be outside the rear garden space for these dwellings and maintained as part of the onsite POS.
- An informal footpath connection has been added between plots 7 and 8 and this provides access onto the existing footpath. Plot 8 is now a dual-aspect house-type which does not turn its back on the footpath.
- The housing mix has been amended to reduce the number of four bed units and provide additional three bed units. The houses are the same size with the same elevations (this is due to internal reconfiguration and changes to floor plans).
- There has been a slight change to the Lawson and Lawson Flex house type to relocate an en-suite window from the rear elevation to the side elevation.

OFFICER COMMENT

Amenity

The amended plans now show a landscape buffer to the rear of the dwelling known as No 2 Heath Close. This would help to protect the privacy of the future occupants of plots 16 and 17. However, the proposed landscaping buffer could have the potential to have an overbearing impact upon the occupants of 2 Heath Close and as such an acceptable relationship has not been demonstrated.

Housing Mix

The revised plans show that the development would provide the following mix:

2 x one bedroom dwellings

2 x two bedroom dwellings

11 x three bedroom dwellings (increase from 8 units)

10 x four bedroom dwellings (decrease from 10 units)

For the entire site the development would now provide 8% one bed units, 8% two bed units, 44% three-bed units and 40% four-bed units.

Although there has been an improvement in the housing mix, the scheme still contains a large proportion of four-bedroom open market units. No evidence has been provided to demonstrate that this meets an up-to-date housing need (as required by H3 of the SNP and HOU1 point 2 of the SADPD).

Design

The design amendments in terms of the footpath link and the additional bay window to the side elevation of plot 8 are welcomed. However, these changes are minor and do not address the design reason for refusal.

National Health Service (NHS)

The alteration to the housing mix has had a knock-on effect upon the required NHS contribution. The required contribution is now £29,759.

Recommendation

REFUSE for the following reasons;

- 1. The application site lies within allocation LPS53 of the Cheshire East Local Plan Strategy. The proposal does not comply with Criteria 1 & 2 of LPS53 as the development site straddles the buffer planting area and encroaches into the employment area as defined on Figure 15.64 of that policy. The piecemeal loss of parcels from the employment area to alternative uses has the potential to prejudice delivery of the employment site as a whole. The proposed development is contrary to Policies LPS53 and EG3 of the Cheshire East Local Plan Strategy.**
- 2. The proposed development would not make a positive contribution to its surroundings. It would result in an inward facing development which turns its back on the footpath to the north and SuDS area to the east, it fails to provide an appropriate mix of open market house sizes, fails to comply with the CEC Design Guide in terms of surfacing and utilises standard house types which do not reflect local character. It is considered that the proposed development would not represent an acceptable design solution and conflicts with Polies SE1, SC4 and SD2 of the Cheshire East Local Plan Strategy, GEN1 and SC4 of the Site Allocation and Development Policies Document, H2 and H3 of the Sandbach Neighbourhood Plan and the CEC Design Guide.**
- 3. The proposed development would create additional vehicle movements past the properties at 2-10 Wrights Lane and cause harm due to increased environmental disturbance and traffic generation. Furthermore, the proposed development does not demonstrate that an acceptable relationship can be achieved**

between the existing dwelling at No 2 Heath Close and the proposed dwellings at plots 16 and 17. The proposed development would fail to provide an acceptable level of amenity for future and existing occupants contrary to Policies HOU12 and HOU13 of the Site Allocation and Development Policies Document.

4. The proposed development would not provide sufficient public open space/children play space in quantum or quality. The open space which would be provided lacks natural surveillance, would be dominated by the SuDS feature and would not provide a useable level of open space. The proposed development would conflict with Policies SD2 and SE6 of the Cheshire East Local Plan Strategy and REC3 of the Site Allocation and Development Policies Document.

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 Chair of the Strategic Planning Board, provided that the changes do not exceed the substantive nature of the Committee's decision.

If the application is subject to an appeal approval is given to enter into a S106 Agreement with the following Heads of Terms;

S106	Amount	Triggers
Education	£43,385.16 (primary education) £49,028.07 (secondary education)	Primary – full amount prior to first occupation Secondary – full amount prior to first occupation of the 15 th dwelling
Outdoor recreation	Contribution of £23,000	Full amount prior to first occupation of the 15 th dwelling
Open Space	Scheme of Management	Scheme of Management to be secured and agreed with the LPA
Health Care Contribution	£29,759	Full amount prior to first occupation
Affordable Housing	Affordable housing	In accordance with details to be submitted and approved.
Car parking Provision	Scheme for the provision of car-parking for the occupants of 2-10 Wrights Lane for Long Term Lease at Peppercorn Rent	Prior to the commencement of development. Parking to be made available prior to first occupation of the development.