

Application No: 11/2556C

Location: Land Adjacent to 26, MILLMEAD, RODE HEATH, CHESHIRE, ST7 3RX

Proposal: Construction of Two Detached Houses as per Footprint Layout Indicated

Applicant: Mr B Jarvest

Expiry Date: 01-Sep-2011

SUMMARY RECOMMENDATION: Approve with conditions.

MAIN ISSUES:

- Principle of the development
- Highways
- Layout and scale
- Impact on the amenities of neighbouring properties
- Amenities of future occupiers
- Landscaping

REASON FOR REFERRAL

Called in by Councillor Rhoda Bailey on the grounds that: *"This development would involve the acquisition of council amenity land for vehicular access, and could have a detrimental effect on the visual aspects of this already developed area."*

DESCRIPTION AND SITE CONTEXT

The application site was previously part of the garden of 26 Millmead and also comprises a small parcel of Council owned amenity land. It is designated as being within a village inset in the Green Belt in the adopted Local Plan. The surrounding development comprises semi-detached dwellings to the east, a church to the north and a relatively new residential development on the opposite side of Sandbach Road, to the west. There are several trees on the site; however none of these are the subject of preservation orders.

DETAILS OF PROPOSAL

This is an outline application, with details of the access, layout and scale being determined at this stage, with appearance and landscaping being reserved for later approval.

The proposal is for two dwellings, which would be sited in such a way as to appear as a continuation of the existing properties on Millmead. As this is an outline application full details of the appearance of the dwellings is not provided, however the submitted scale parameters show that they would be a maximum of 11m deep at the longest part, 6.5m wide with a maximum ridge height of 8m.

Access would be taken from Millmead by way of a shared drive adjacent to number 26 Millmead. This would involve the purchase of small parcel of Council owned amenity land.

A previous application was refused in 2002 (34871/3), for a large detached dwelling facing on to and accessed from Sandbach Road. The reasons for refusal were that the dwelling would appear out of character with the scale and character of the existing form of development and adverse impact on highway safety because the access would be on to Sandbach Road.

RELEVANT HISTORY

34781/3 2002 Refusal for the erection of 5 bed detached dwelling

POLICIES

National Guidance

PPS3 – Housing

Regional Spatial Strategy

DP1 Spatial Principles

DP2 Promote Sustainable Communities

DP4 Making the Best Use of Existing Resources and Infrastructure

DP5 Manage Travel Demand: Reduce the Need to Travel, and Increase Accessibility

DP7 Promote Environmental Quality

DP9 Reduce Emissions and Adapt to Climate Change

RDF1 Spatial Priorities

L2 Understanding Housing Markets

L4 Regional Housing Provision

RT2 Managing Travel Demand

RT9 Walking and Cycling

EM1 Integrated Enhancement and Protection of the Region's Environmental Assets

Congleton Local Plan 2005

PS5 – Plan strategy

GR1 - General criteria for new development

GR2 - Design

GR6 – Amenity & health

GR9 - Highways safety & car parking

H1 – Provision of new housing development

H2 – Housing supply

H4 – Residential development in towns

SPG2 –Private Open Space

Other Material Considerations

Written Ministerial Statement: Planning for Growth (23rd March 2011)

The Minister of State for Decentralisation issued this statement on 23rd March 2011 and advice from the Chief Planner, Steve Quartermain states that it is capable of being regarded as a material consideration. Inter alia it includes the following:

*“When deciding whether to grant planning permission, local planning authorities should support enterprise and facilitate **housing**, economic and other forms of sustainable development. Where relevant – and consistent with their statutory obligations – they should therefore:*

- (i) Consider fully the importance of national planning policies aimed at fostering economic growth and employment, given the need to ensure a return to robust growth after recent recession;*
- (i) Take into account the need to maintain a flexible and responsive supply of land for key sectors, including housing;*
- (ii) Consider the range of likely economic, environmental and social benefits of proposals; including long term or indirect benefits such as increased customer choice, more viable communities and more robust local economies (which may, where relevant, include matters such as job creation and business productivity);*
- (iii) Be sensitive to the fact that local economies are subject to change and so take a positive approach to development where new economic data suggest that prior assessments of needs are no longer up-to-date;*
- (iv) Ensure that they do not impose unnecessary burdens on development.*

The Government has also stated that there should be a presumption in favour of sustainable development. This states inter alia that: *“There is a presumption in favour of sustainable development at the heart of the planning system, which should be central to the approach taken to both plan-making and decision-taking. Local planning authorities should plan positively for new development, and approve all individual proposals wherever possible.”*

CONSIDERATIONS

Environmental Health:

None received at the time of report writing.

Highways:

This development requires a properly constructed vehicular crossing with construction in accordance with Cheshire East Council Highways specification. It is also noted that the proposed access will likely be impeded by the telegraph pole, however it is the responsibility of the applicant to arrange for that utility apparatus to be moved. Traffic generation from two dwellings will not have a material effect on the traffic conditions on Mill Mead.

The S.H.M. therefore recommends that any permission which may be granted for this application be accompanied with the following informative:

Informative:- The applicant/developer will provide a properly constructed vehicular crossing in accordance with CEC specification, and enter into a Section 184 Agreement with CEC under the Highways Act 1980.

United Utilities:

None received at the time of report writing.

VIEWS OF TOWN/PARISH COUNCIL

None received at the time of report writing.

OTHER REPRESENTATIONS

3 representations have been received relating to this proposal expressing concern over the following issues:

- Increase in traffic and parking
- Limited visibility for drivers and pedestrians using the footpath
- Loss of amenity land
- Development out of keeping with the character of the area

OFFICER APPRAISAL

Principle of Development

The site is designated as being within a village inset in the Green Belt where development is permitted where it is appropriate to the local character in terms of use, intensity, scale and appearance and does not conflict with other policies in the local plan.

Having regard to this proposal it is considered that the dwellings would be appropriate to the character of the local area due to their scale, form and siting, therefore the proposal is considered to be acceptable in principle.

National policy guidance (PPS3) states that Local Authorities should manage their housing provision to provide a five year supply. It is acknowledged that the Council does not currently have a five year housing land supply and, accordingly, in the light of the advice contained in PPS3 it should consider favourably suitable planning applications for housing. Therefore, the proposal would assist the Council to meet its housing land requirements and would ease pressure on large previously undeveloped greenfield sites elsewhere within Borough.

Highways

Several of the objectors have expressed concerns relating to highway safety, traffic generation and parking provision. It is noted however that the Strategic Highways Manager has not objected to the proposal, subject to an informative requiring construction of the access to Cheshire East Highways specification. It is therefore considered that a refusal on the grounds of adverse impact on highway safety could not be sustained.

Layout and Scale

The proposal is for two dwellings facing on to the turning head of Millmead. The dwellings would follow the building line around the turning head resulting in a satisfactory layout.

The scale of the dwellings is considered to be in keeping with adjacent properties in terms of footprint and ridge height which would be a maximum of 8m in height. The scale of the dwellings is therefore considered to be acceptable.

Amenity

Having regard to neighbouring amenity, the property that would be most affected by the proposal is 26 Millmead. This dwelling would be 5m away from the side elevation of number 26 at its closest point. As this is an outline application with the appearance of the dwellings being a reserved matter, it is not yet known where windows would be sited, however it would be possible to design a layout that did not include windows on the side elevation facing number 26 Millmead. It is therefore considered that there would not be any significant

adverse impact on the residential amenities of neighbouring properties or those of future occupiers.

Having regard to the amenities of future occupiers of the proposed dwellings, it is considered that the usable amenity space provided for each dwelling would be in compliance with SPD2 and would be acceptable.

Landscaping

The site is bounded by mature hedging that affords it extensive screening which is to be largely retained. It is considered that the retention of this screening will mean that when viewed from Sandbach Road, the street scene will be little changed. It is considered that a condition should be imposed requiring measures for the protection of the boundary hedges.

Other Matters

It should be noted that the fact that the proposal involves the acquisition of Council owned land, is not a factor that could be considered as part of the determination of the application.

CONCLUSIONS AND REASONS FOR THE DECISION:

In conclusion, it is considered that the proposal meets the requirements of the national policy and the development plan in terms of the issues addressed above and therefore approval of this application is recommended subject to the following conditions.

RECOMMENDATION:

Approve subject to the following conditions:

- 1. Application for reserved matters approval within 3 years**
- 1. Commencement of development within 3 years of this permission or 2 years of approval of the last of the reserved matters, whichever is the later**
- 2. Development in accordance with agreed drawings**
- 3. Submission of details/samples of external materials**
- 4. Submission of detailed drainage scheme**
- 5. Limits on hours of construction**
- 6. Limits on hours of piling**
- 7. Submission of landscaping scheme**
- 8. Implementation of landscaping scheme**
- 9. Submission of details of boundary treatments**
- 10. Hedgerow protection scheme**

