

STRATEGIC PLANNING BOARD UPDATE – 28th September 2011

APPLICATION NO: 11/2212N

PROPOSAL: Demolition of buildings, residential development and associated access and landscaping

ADDRESS: Land at Gresty Green, Gresty Green Road, Shavington cum Gresty, Crewe

APPLICANT: Bellway Homes

Officer Comments

Ecology

The proposed mitigation for Bats and Barn Owls has reverted to the original proposals for a 'loft' in the open space area and reference to the seating area has been removed. Indicative proposals have been provided and the Councils Ecologist is satisfied that the proposed mitigation is adequate to mitigate for the adverse impact of the development. These details will be secured through the use of a planning condition to secure a detailed drawing of the proposals.

Highways

The Highways Officer has not objected to the proposals and there are no issues relating to highways safety, parking or traffic generation. The Highways Officer has requested a contribution as part of this application and the applicant has offered a contribution of £500 per plot which gives a total contribution of £25,500. Given the scale of the development and its impact it is considered that this contribution is acceptable and the contribution will go towards mitigating the impact upon Nantwich Road. This mitigation will go towards the construction of the Crewe Green Link Road or put toward capacity improvements at the junction of Gresty Road and South Street with Nantwich Road.

In terms of the junction design, the revised scheme is preferable in highway safety terms. Further to this junction design, a refuge island will need to be constructed on the Gresty Green Lane junction with Crewe Road to aid pedestrian movements and to prevent oncoming vehicles turning right into Gresty Lane from crossing the centre line. A right turn lane should also be provided on Crewe Road. These amendments are relatively minor and will be secured through the use of an amending planning condition.

RECOMMENDATION

APPROVE subject to completion of Section 106 legal agreement to secure the following:-

- 1. Provision of 18 affordable housing units – 12 to be provided as social rent with 6 as intermediate tenure**
- 2. Provision of education contribution of £86,268**
- 3. The provision of a LEAP and Public Open Space to be maintained by a private management company**
- 4. A commuted payment of £25,500 towards highway improvements (to be put towards the construction of the Crewe Green Link Road or capacity improvements at the junction of Gresty Road and South Street with Nantwich Road)**

And the following conditions

- 1. Standard time – 3 years**
- 2. Materials to be submitted to the LPA and approved in writing**
- 3. Submission of a landscaping scheme to be approved in writing by the LPA (the landscaping scheme shall include native species only and the provision of replacement hedgerow planting)**
- 4. Implementation of the approved landscaping scheme**
- 5. The submission of a comprehensive arboricultural method statement covering tree/hedgerow protection, programme of tree/hedgerow works, and special construction techniques for proposed areas of hard surfacing in tree/hedgerow root protection areas to be submitted to the LPA and approved in writing**
- 6. No trees/hedgerow to be removed without the prior written consent of the LPA**
- 7. Boundary treatment details to be submitted to the LPA and approved in writing**
- 8. Remove PD Rights for extensions and alterations to the approved dwellings plots 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 32, 33, 34, 35, 36, 37, 38, 39, 42, 43, 44, 48, 49, 50 & 51**
- 9. Prior to any commencement of works between 1st March and 31st August in any year, a detailed survey is required to check for nesting birds.**
- 10. Prior to the commencement of development the applicant to submit detailed proposals for the incorporation of features into the scheme suitable for use by breeding birds including swallows, house sparrow and swift. Such proposals to be agreed by the LPA. The proposals shall be permanently installed in accordance with approved details.**
- 11. The development shall proceed in accordance with the approved Bat/Barn Owl mitigation measures which shall be submitted to the LPA for approval in writing**
- 12. The development shall proceed in accordance with the approved plans**
- 13. The development hereby permitted shall not be commenced until such times as a scheme for the provision and implementation of a surface water regulation system has been submitted to, and approved in writing by, the local planning authority.**
- 14. The development hereby permitted shall not be commenced until such time as a scheme for the management of overland flow from**

surcharging of the on-site surface water drainage system has been submitted to, and approved in writing by, the Local Planning Authority.

15. Prior to the commencement of development a plan is required for the protection and/or mitigation of damage to populations of white-clawed crayfish and habitat during construction works and once the development is complete. Any change to operational, including management; responsibilities shall be submitted to and approved in writing by the local planning authority.

16. The submission and approval of a Contaminated Land Survey

17. The acoustic mitigation measures as outlined in Section 7.0 Noise Ingress of the Report Environmental Noise Study RO371-REPO1-DRG by Red Acoustics shall be implemented

18. Compliance with the recommendations contained with Energy and Climate Change Strategy Report

19. Details of external lighting to be approved in writing by the LPA

20. Prior to the commencement of development detailed drawings of the junction design of Crewe Road/Gresty Lane/Gresty Green Road to be submitted to the LPA for approval – these details should include the provision of a pedestrianised island and a right turn lane.

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 and Housing is delegated authority to do so, provided that he does not exceed the substantive nature of the Committee's decision.

Application No: 11/2833C
Location: Land South West Of, THE GREEN, MIDDLEWICH,
CHESHIRE, CW10 0EB
Proposal: Outline Application for 64 Residential Dwellings Over
2.25 Hectares; Access from The Green with Some
Matters Reserved
Applicant: Muller Property Group
Expiry Date: 31-Oct-2011

ERRATUM

The description of development at the top of the report should read “64 units” to reflect the amended plans which have been received.

Accordingly the first paragraph under “Details of Proposal” should read “*outline planning permission is sought for up to 64 homes together with associated public open space, and highway works*” and the second paragraph under “Main Issues” should read “*at the meeting of the 26th January 2011, the Strategic Planning Board considered a larger outline application*”.

Under the “Ecology” section the reference to the Habitats Regulations should refer to the 2010 version and not the 1994 Regulations as stated in the report.

DEVELOPERS ADDITIONAL SUPPORTING INFORMATION

A letter has been received from the applicant’s agent making the following points

- In terms of development plan policy the scheme is supported by RSS policies RDF2, referring to development at key service centres, MCR2 and importantly L4. It would be appropriate for members to be aware that a grant of planning permission would accord with the regional element of development plan policy

- There is a reference in the report to a query about agricultural land and also the highways layout. The developer is not aware that the site has any particularly high grade agricultural land quality. In terms of the highways layout this could be dealt with by condition.
- With respect to affordable housing the reference in the committee report to 20 affordable units refers to the original application. As has been correctly noted with the revised application reducing numbers to 64 units the number of affordable units should now be 19 on the basis that it is not possible to provide 0.2 of a unit
- It is also important to agree on the proposed mix of the units. The developer is seeking to agree a split of 50/50. This is supported by their registered provider and it is also important in terms of scheme viability having given up four units to accommodate the revised layout.

OFFICER COMMENTS

RSS Policy

RSS policy RDF2, states that development in rural areas should be concentrated in these Key Service Centres and should be of a scale and nature appropriate to fulfil the needs of local communities for housing, employment and services, and to enhance the quality of rural life.

Policy L4 states that Local Authorities should monitor and manage the availability of land identified in plans and strategies and through development control decisions on proposals and schemes, to achieve the housing provision set out in the RSS. It is agreed that these policies provide general support for new housing development within key service centres to meet RSS requirements. However, clearly, this is subject to all other material planning considerations and policy requirements being satisfied. .

Highways

The Highways Officer has now confirmed that he has no objection to the scheme including the internal layout.

Agricultural Land

It has not been possible to determine on the basis of the information available the precise grade of the agricultural land. However, loss of agricultural land did not form a reason for refusal in respect of the previous application and it is considered that it would be unreasonable to introduce it as a further reason for refusal at this stage.

Affordable Housing

It is noted in the committee report that based on the revised number of units being 64 the affordable housing requirement would equate to 19.2 units. Given that it is not possible to provide 0.2 of a unit, and that it is normal practice to round the figure to the nearest whole number the developer is correct in stating that the actual requirement is 19 units rather than 20 as stated in the committee report. The recommendation has therefore been amended accordingly.

In respect of the tenure split, negotiations are on-going between the Council's Housing Officers, the registered social provider and the developers agent in

respect of the tenure split and a further update will be provided to members at committee.

AMENDED RECOMMENDATION

APPROVE subject to completion of a prior, appropriate, Planning Obligation securing:

- £21,152.67 for the upgrading of an existing children's play facility at Moss Drive (not be 'time limited')
- Provision for a management company to maintain the on-site amenity space

And the following conditions

1. Standard Outline
2. Submission of reserved matters
3. Amended plans
4. Contaminated land investigation
5. Submission and approval of external lighting
6. Hours of construction
7. Details of pile driving operations
8. Submission of details of bin storage
9. Scheme to manage the risk of flooding
10. Scheme to limit surface water runoff
11. Discharge of surface water to mimic that of the existing site
12. Sustainable Urban Drainage System,
13. Only foul drainage to be connected to sewer
14. Provision of bat and bird nest boxes
15. Retention of important trees
16. Submission of Comprehensive tree protection measures
17. Implementation of Tree protection
18. Timing of the works and details of mitigation measures to ensure that the development would not have a detrimental impact upon breeding birds.
19. Hedgerows to be enhanced by 'gapping up' as part of the landscaping scheme for the site.
20. Development to proceed in accordance with proposed Great Crested Newt mitigation measures
21. Submission of a scheme for the provision of affordable housing to include:
 1. Numbers / type / tenure / location including 19 affordable houses (19 no. 2 and 3 bed units), split on the basis of 65% social rent and 35% intermediate tenure as per the requirements of the interim planning statement. (Subject to further update)
 2. Timing of construction / phasing

- 3. Arrangements for transfer to Registered Provider (excluding discounted sale houses)**
- 4. Affordability in perpetuity**
- 5. Occupancy criteria**

STRATEGIC PLANNING BOARD- 28/09/11

UPDATE TO AGENDA

APPLICATION NO: 11/2112M

LOCATION: HAVANNAH MILL, HAVANNAH LANE, EATON

**PROPOSAL: DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF
40 DWELLINGS
INCLUDING
PARKING, PUBLIC
OPEN SPACE, AND
LANDSCAPING**

UPDATE PREPARED: 27/09/11

ADDITIONAL INFORMATION

The 3 wheelie bins will be stored within the rear & side garden of the properties, as identified on the revised site layout plan (R054/001/1 – Rev D). The wheelie bins are identified as blue, green and red squares on the plan.

ADDITIONAL CONSULTATION RESPONSE

The Leisure Officer raises no objection to the proposal, but recommends some amendments to the wording of the legal agreement.

RECOMMENDATION

Approve subject to:

(1) The completion of prior appropriate S.106 obligations securing:

- Provision of 12 affordable houses, 6 x 2 bed dwellings for social rent, 6x 3 bed dwellings for intermediate tenure, available through a cascade provision
- Highway works relating to the upgrading of Havannah Lane; provision of a public footpath along the length of the road and upgrading of other footpaths crossing the site
- Provision of Public Open Space maintained by a Management Company
- Commuted sum of £52,500 in lieu of an on-site LEAP (Locally Equipped Area for Play) This money will be spent on upgrading the existing LEAP at St. John's, to the south of the site
- Habitat/landscape management plan
- Management plan for on & off site SBI works

(2) The 29 conditions summarised on pages 78 & 79 of the Agenda.