

SOUTHERN PLANNING COMMITTEE UPDATES

15th February 2012

APPLICATION NO: 11/4530N

PROPOSAL: Residential Estate Improvement Works of 106 Houses, Including the Demolition (12 Houses), New Build (4 Houses), Remodelling of Existing Properties (90 Houses), New Access Roads, Traffic Calming and Other Environmental Works

ADDRESS: Sherborne Road, Cranbourne Road, Roedean Walk, Abbey Place, Crewe, CW1 4LA

REPRESENTATION

An additional letter of representation has been received by the occupants of 16 Stamp Avenue raising the following points;

- The boundary hedgerow and ditch is owned by the occupants of Stamp Avenue
- Various correspondence has been provided in support of this statement

APPLICATION NO: 11/3548C

PROPOSAL: Change of Use of Land to Use as Residential Caravan Site for One Gypsy Family with Two Caravans, Including Laying of Hardstanding and Erection of Stables.

ADDRESS: Thimswarra Farm, Dragons Lane, Moston, Sandbach

CONSULTATIONS

One additional letter of representation has been received from Councillor Scragg, Moston Parish Council. The salient points raised in the letter of objection are:

- This report is based on the views of both Moston Parish Council and local residents as without doubt residents are dismayed to find that yet another application has been made by a traveler/gypsy family for planning permission in the parish despite previous experiences of problems at Horse Shoe Farm over a considerable period of time;
- It is also worth noting that a previous application made by Mr. Arrowsmith at this site was refused and therefore it is our view this application should attract the same decision. Past experiences have sadly left residents suspicious of the motives of travelers/gypsies both in their failure to understand procedures and also abide by decisions made by planning officers and the planning committee. From experience should this application be approved we all suspect it will be start of yet another act of disregard for any directives given with this application – previous experience has proved this to be the case;
- Therefore, we most strongly urge the planning committee to refuse this application. If however permission is granted then we would expect that inspections do take place to ensure that further blatant disregard of planning decisions do not take place leading to illegal development and the frustration of residents.

OFFICER COMMENTS

- All the matters highlighted above have been considered as part of the officers report.

RECOMMENDATION: The recommendation for approval subject to conditions still stands.

APPLICATION NO: 11/3867N

PROPOSAL: Construction of 11 Three Storey Dwellings

ADDRESS: Land to the rear of 157 Crewe Road, accessed via Gutterscroft, Haslington, CW1 5RJ

CONSULTATIONS

Environment Agency: No comments to make on the amended plans

Natural England: No objection

Parish Council:

Haslington Parish Council have had a discussion with the applicant regarding the outstanding matters following the deferral and wish to make the following comments;

- The developer should submit a revised location plan (red line) that encloses the whole of the application area
- The reduced width of pavement for the south side of the Gutterscroft is apparently a requirement from the Highways Department, on balance the Parish Council consider it better to have a single decent footpath than two narrow ones
- The garages for plots 2 and 3 are apparently 2 cars deep so should have 3 spaces off the road, Haslington Parish Council still think that the future residents will be unhappy with the congestion outside their houses from the Gutterscroft Centre users, a long established use of the Gutterscroft road
- The developer has agreed that the Gutterscroft will be resurfaced up to the community centre gates, the section in front of the new properties will be to highway standards. This agreement needs to be contained within a Section 278 agreement, which will also address the replacement of the existing street lighting
- The Gutterscroft road needs to be kept clear and usable during the development, the boundary of the site will be enclosed in safety/security barriers and development will take place inside - propose that this is controlled via a condition or as part of a construction management plan that no construction or contractors vehicles be allowed to park on the Gutterscroft road during development, i.e. provide appropriate parking within the field being developed. This is likely to require the entrance from Crewe Road to be widened using the garden of 153 Crewe Road early in the construction process to ensure safe deliveries of plant and materials to the site
- Request a Condition to retain obscure glazing on the side elevations of house types A and C
- Request a condition on plots 5,6,7,8 removing Permitted Development Rights for the roofs, to ensure that the "velux" style roof-lights are retained in the roof and not converted to dormer windows that might increase overlooking issues for established neighbours

REPRESENTATIONS

An additional letter of objection has been received from the occupants of 21 Batterbee Court raising the following points;

- The hedgerow should be retained
- Loss of habitat
- Impact upon wildlife
- Increased noise

- Impact upon quality of life
- Impact upon property value

OFFICER COMMENT

The revised location plan does show the extent of the whole of the application site. Parking provision within the development conforms with planning policies and comments from highways, as does the footpath layout. The scheme will still provide a 2m wide footway which currently does not exist along Guttercroft.

The imposition of a Construction Management Plan condition will assist in providing a scheme for construction traffic and deliveries, such that safe access can be provided.

Conditions could be imposed to control alterations to the velux windows by removing Permitted Development Rights, however in this instance Officers feel that there is sufficient space between properties to not impose such a restriction.

Additional Conditions

In addition to those listed in the main report.

18. Construction Management Plan to be submitted and approved prior to work commencing. Implementation in accordance with approved plan.

19. Obscure glazing to side elevation of House Types A and C

APPLICATION NO: 12/0166N

PROPOSAL: Demolition of Bank and build new one dormer bungalow

ADDRESS: The Bank, Station Road, Wrenbury, CW5 8EX

CONSULTATIONS

Environmental Health - The applicant has submitted a small noise report with the application however there is insufficient detail in the report. It does not state as to which Noise Exposure Category of PPG 24 the site falls into and what proposed noise mitigation measures are required to protect the proposed occupants from noise. It is therefore recommended that a condition be attached to any planning approval for a scheme for protecting the proposed dwellings from rail noise and vibration has been submitted to and approved by the Local Planning Authority. A condition relating to hours of construction is also proposed.

With regard to Contaminated Land it is identified that the residential dwelling is a sensitive end use and could be affected by contamination present. It is suggested that an informative be put on any approval notifying the developer that if any unforeseen contamination is encountered during the development, the Local Planning Authority (LPA) should be informed immediately.

KEY ISSUES

No additional issues arise from the further consultation response received. However, if the Committee is minded to approve the suggested conditions and informatives should be put on any approval.

RECOMMENDATION

No change to initial recommendation that the application should be REFUSED.