

CHESHIRE EAST COUNCIL

Strategic Planning Board

Date of Meeting: 21 March 2012
Report of: Strategic Planning & Housing Manager
Subject/Title: Notice of Motion - Sydney Road Bridge - Crewe
Portfolio Holder: Cllrs David Brown & Rachel Bailey

1.0 Report Summary

- 1.1 This report responds to a Notice of Motion put to the Full Council on 23 February regarding the impact of development on Sydney Road Bridge in Crewe.

2.0 Recommendation(s)

- 2.1 That the Board notes that a decision was made on planning application 11/1643 for Coppenhall East on 19 October 2011
- 2.2 That the board notes that the Council has a duty to consider and determine any fresh planning application in the Coppenhall area strictly on its planning merits.

3.0 Reasons for Recommendation(s)

- 3.1 To ensure the Council deals correctly and consistently with future planning applications.

4.0 Wards Affected

- 4.1 The bridge is located in Crewe East ward but other residents in Crewe and those travelling into the area also use the bridge.

5.0 Local Ward Members

- 5.1 Councillors Martin, Newton & Thorley

6.0 Policy Implications

- 6.1 The report clarifies the Council's policy approach to this subject.

7.0 Financial Implications

- 7.1 None.

8.0 Legal Implications

- 8.1 The Council has a duty to consider properly made planning applications as part of its role as statutory planning Authority. S.38 of the 2004 planning Act requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise. It is also a long standing principle that each application must be determined on its merits.

9.0 Risk Management Implications

- 9.1 The Council needs to ensure that the impacts of new development are properly taken account of within planning applications. If it does not do so, problems will be bequeathed to subsequent generations.

10.0 Sydney Road Bridge

- 10.1 The Sydney Road Bridge is located on the north east side of Crewe. Sydney Road is a Classified 'B' Road which acts as a distributor route serving the north side of Crewe and connecting it to key destinations such as the Bentley Factory and Leighton Hospital. At the Full Council on 23 February the following Notice of Motion was received:

"Coppenhall East Crewe

No large scale housing plans in Coppenhall East should be approved or signed off until essential improvements to the road bridge over the Crewe to Manchester railway line on Sydney Road, as well as the northern relief road from Crewe Green roundabout to the A530 Middlewich Road, have been approved."

This motion then falls to be considered by the Strategic Planning Board as the relevant Council Committee

- 10.2 Sydney Road is an important distributor route in northern Crewe. It connects the Leighton and Coppenhall areas of Crewe with the Crewe Green Roundabout. This in turn leads to Sandbach, J17 of the M6, Haslington, Alsager and areas to the south. The bridge itself crosses the main Crewe – Manchester railway line and is of a narrow single carriageway only. Currently the bridge is signal controlled – and acts as a constraint on the Crewe road network
- 10.3 Council received a planning application for 650 homes during the spring of 2011 on a site at Coppenhall East. This land lies to the north of the Sydney Road bridge. At a meeting of the Strategic Planning Board on 19 October 2011 it was resolved that this application be approved. Consequently the Council has already made its decision in relation to this application. Minor Improvements to the traffic signal arrangements were secured as part of the development mitigation package.

- 10.4 With regard to future planning applications, the Council has a duty to consider and determine these provided they are properly made. If any application has an impact on the Sydney Street bridge, this will be a material consideration in its determination. However the Council cannot at this stage rule out the proper assessment of development proposals which may come forward at a future time.
- 10.5 However the notice of motion does serve to emphasise an area of concern on the local highway network. It will be perfectly legitimate for the Strategic Board and other planning committees to explore the impact of proposed development on the bridge and examine whether applications are accompanied by suitable measures to mitigate any identified impacts. In addition the forthcoming Cheshire East Local Plan will be underpinned by further traffic studies and will be accompanied by an Infrastructure Plan.
- 10.6 As examination of transport impacts forms part of the normal planning application and development plan process the Council is requested to take no further action in response to the Notice of Motion.

11.0 Access to Information

The background papers relating to this report can be inspected by contacting the report writer:

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