

Application No: 13/4675N

Location: 414 Newcastle Road, Hough

Proposal: Outline application for the erection of 47 houses of mixed type to include 30% affordable (resubmission of 13/3018N)

Applicant: David Wootton

Expiry Date: 7th February 2014

UPDATE 8th January 2014

OTHER REPRESENTATIONS

Two additional letters of objection have been received raising the following issues:

- Increased traffic
- Vehicles speed along Newcastle Road
- Another entrance on Newcastle Road will be dangerous
- Vehicle movement conflict with the adjacent site
- The application site is designated as open countryside and is contrary to Policy NE.2
- There is no need for additional housing in Shavington as approval has been granted for the Shavington Triangle and Rope Lane.
- Local primary schools are over subscribed
- The number of dwellings has increased on this site.
- Water drainage problems
- Loss of Grade 2 Agricultural land
- A letter from Cheshire East to Edward Timpson MP states that Cheshire East is now able to demonstrate a 5 year housing land supply and new housing will not be encouraged in Shavington

An additional representation has been received from the applicant's agent raising the following points:

- The hedgerow to the front of the site will not be lost to the frontage of the site
- The existing landscape and characteristics of the site will be conserved and enhanced. The notable trees and hedgerows on the site will be retained.
- The land is not in agricultural use and has not been used for arable or livestock production.
- There is a post box located at the junction of Newcastle Road/Crewe Road/Stock Lane which is 50m from the site and not 960m as stated within the officer report.

The full text for all letters of representations can be viewed on the Councils website.

OFFICER COMMENTS

The main points raised as part of the representations above have been considered within the main report.

It is accepted that there is a nearby post box and that this is within 50 metres of the site.

RECOMMENDATION

The Officer recommendation on pages 50 and 51 of the SPB Agenda remains unchanged