

Application No: 13/4968N
Location: 157, Crewe Road, Haslington, Crewe, CW1 5RG
Proposal: 10 no. Detached Houses
Applicant: Renew Land Developments Ltd
Expiry Date: 06-Mar-2014

SUMMARY RECOMMENDATION

Approve subject to the completion of a S106 Agreement and conditions

MAIN ISSUES

Impact of the development on:-
Principal of the Development
Affordable Housing
Highway Implications
Amenity
Design
Trees
Landscape
Ecology

REASON FOR REFERRAL

This application is referred to the Southern Planning Committee as it relates to a small scale major development.

DESCRIPTION OF SITE AND CONTEXT

The application site comprises a backland site to the rear of properties 153 and 157 Crewe Road, Haslington. This is accessed via a relatively unmade public right of way known as Gutterscroft which bounds the site to the south. A public footpath (Haslington PF45) also forms the western boundary leading from Gutterscroft to 'the Dingle'. Surrounding land uses are predominantly residential, with access to local amenities within Haslington. Properties within the locality are of varying types, design and age. To the north of the site is United Reformed Church which is locally listed.

DETAILS OF PROPOSAL

This is a full planning application for the erection of 10 detached dwellings within the site. Two properties would face on to Crewe Road whilst the remaining eight properties would be to the rear of the site with three facing on to Gutterscroft and five arranged around the turning head of the access road from Gutterscroft, which would give vehicular access to all the proposed dwellings. Two detached double garages are proposed within the site.

RELEVANT HISTORY

P02/1298 Demolition of Dwelling and Erection of Nine Dwellings (Refused June 2003) Refused due to the proposed site access from Crewe Road being too close to the junction of Gutterscroft and substandard levels of visibility.

P03/0049 Outline Application for 43 Dwellings (Refused March 2004) Refused due to the following reasons: failure to secure affordable housing provision. Development allowed at Appeal (APP/K0615/A/04/1147933) 15th December 2004.

P06/0498 Land off Crewe Road / Gutterscroft Haslington Crewe 17 Houses and 6 Apartments (Refused July 2006) Refused due to the following reasons: failure to secure affordable housing provision; failure to provide public open space; and design issues.
Appeal submitted and withdrawn.

P07/1103 Demolition of the Existing Buildings and Construction of 44 Dwellings and Associated Works (Approved with conditions January 2008).

P07/1693 Reserved Matters Application for the Demolition of Existing Buildings and Construction of 44 Dwellings and Associated Works (Duplicate Application) (Withdrawn).

11/3867N 11 three storey dwellings (Approved March 2012)

POLICIES

National Policy

National Planning Policy Framework

Local Plan Policy

RES4 (Housing in Villages with Settlement Boundaries)

NE5 (Nature Conservation and Habitats)

NE9 (Protected Species)

BE1 (Amenity)

BE2 (Design Standards)

BE3 (Accessing and Parking)

BE4 (Drainage, Utilities and Resources)

BE5 (Infrastructure)

TRAN9 (Car Parking Standards)

Other Material Considerations

Supplementary Planning Document 'Development on Backland and Gardens'

CONSULTATIONS (External to Planning)

United Utilities:

No objection.

Strategic Highways Manager:

The key issues for the Strategic Highways and Transport Manager (SHTM) relate to:

1. Achieving appropriate highway access;
2. Achieving sufficient parking provision; and
3. Ensuring adequate refuse collection

Access

In order to ensure appropriate vehicular access to the development, the proposed widening works on Gutterscroft will be necessary and the development should not be occupied until these works have been completed to the satisfaction of the LPA and SHTM. The SHTM will seek to adopt a section of Gutterscroft from Crewe Road to the northern boundary north of property 01 as shown on drawing number 1855-111-0. Meadow Bank should also be adopted and will need to include a turning head as shown in drawing number 1855-111-0. To this end, a suite of drawings should be provided to the satisfaction of the LPA and SHTM, under s.38 of the Highways Act 1980.

Parking

As a minimum, parking should be provided to the quantum shown in drawing number 1855-111-0.

Refuse Collection

An area for refuse collection should be provided at the boundary of each property (this could be a 2X2 flag within the property curtilage) and is to prevent the highway from being cluttered on refuse collection days.

Recommendation

Subject to the above comments, the SHTM would raise no objection to the proposals.

Environmental Health:

Conditions suggested in relation to construction hours and piling works.

Parish Council:

Haslington Parish Council have various concerns with the proposed development on what is substantially a greenfield site in the centre of the village of Haslington, in close proximity to existing established dwellings. Any approval needs to address the potential for conflict between the new dwellings and the existing users of the Gutterscroft and neighbours. Haslington Parish Council do however welcome the improvements to the access point with Crewe Road as this will benefit the many existing users of The Gutterscroft and The Gutterscroft Community Centre.

- The Gutterscroft road needs to be brought up to adoption standard, with the replacement of the existing parish council lights conditioned into any planning permission - with future maintenance responsibility passing to Cheshire East Council.

- The major concern is how the proposed development could conflict with the existing users of the Gutterscroft Centre. The Gutterscroft Centre hosts a pre-school and many evening groups such as the Brownies, this results in a large number of vehicles and pedestrians using the existing road. Plots 1, 2 & 3 are very close to the existing access road, and only appear to have very poor levels of off road parking provision. Facilities need to be included in any approved design to allow vehicles accessing the Community Centre to turn, together with the provision of additional parking for vehicles displaced by the new access points (private driveways) onto the Gutterscroft.
- The application does not clearly demonstrate how refuse lorries can access and turn within the development.
- Whilst the principle of residential development on this greenfield site has been established in previous applications - that permission included agreement to provide a resurfaced road up to the Gutterscroft Community Centre - this agreement needs to be included as a condition with this application.
- As with the previous development proposals, any construction needs to take account of the existing users of The Gutterscroft, i.e. many cars delivering and collecting small children to the pre-school, and sessions of Brownies etc, children also use this route to school. A high priority needs to be given to minimising mud during the construction period, and keeping deliveries and construction traffic away from the existing road.
- The replacement vehicle access to 153 Crewe Road needs to be clarified.
- Need to restrict future development rights to protect the privacy of existing properties on The Dingle, Plot 6 needs to retain obscure glazing to the first windows on the NW elevation, and again with Plot 5 on the N elevation.

OTHER REPRESENTATIONS

At the time of report writing, three representations have been received from local residents expressing the following concerns:

- Impact on the condition of the surfacing on Gutterscroft
- Risk to pedestrians using Gutterscroft
- Surface water run off
- Loss of hedges
- Noise
- Privacy
- Highway safety
- Parking
- Pressure for further development
- Loss of property values

These can be viewed on the application file.

APPLICANT'S SUPPORTING INFORMATION

To support this application the application includes the following documents:

- Design and Access Statement
- Protected Species Appraisal
- Ecological Addendum Report
- Contaminated Land Assessment
- Arboricultural Impact Assessment
- Planning Statement

These documents are available to view on the application file.

OFFICER APPRAISAL

Principal of Development

The National Planning Policy Framework (NPPF) states at paragraph 47 that there is a requirement to maintain a 5 year rolling supply of housing and states that Local Planning Authorities should:

“identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land”.

The NPPF states that, Local Planning Authorities should have a clear understanding of housing needs in their area. This should take account of various factors including:

- housing need and demand,
- latest published household projections,
- evidence of the availability of suitable housing land,
- the Government’s overall ambitions for affordability.

Policy change is constantly occurring with new advice, evidence and case law emerging all the time. However, the Council has a duty to consider applications on the basis of the information that is pertinent at any given time.

The principle of residential development has previously been accepted on this site under applications 11/3867N (this remains extant) and P03/0049. The site is situated within the Haslington Settlement Boundary where the key issues in the determination of this application is whether or not the proposal accords with Local Plan policies NE9 (Protected Species), NE5 (Nature Conservation and Habitats), BE1 (Amenity), BE2 (Design Standards), BE3 (Accessing and Parking), BE4 (Drainage, Utilities and Resources), BE5 (Infrastructure) and TRAN9 (Car Parking Standards)

Affordable Housing

This is a site within the settlement boundary of Haslington which is a settlement with a population in excess of 3,000 and the proposal is for only 10 dwellings. There is therefore no requirement for the provision of any affordable housing within the development.

Highways Implications

The application has been assessed by the Strategic Highways Manager (SHM) and he is satisfied that the access to the site would be satisfactory. The proposed widening works and surfacing of Gutterscroft and the new cul-de-sac should be completed prior to the first occupation of the dwellings. The parking provision is also considered to be acceptable.

Having regard to refuse collection, it is recommended that an area for refuse collection should be provided within the curtilage of each of the dwellings in order to ensure that bins do not clutter the highway. This should be secured by condition.

Subject to the imposition of the recommended conditions, the proposal is considered to be acceptable in highway safety terms and in compliance with Policies BE.3 and TRAN.9.

Amenity

In terms of residential amenity, due to the siting of the dwellings and the distances between those proposed and those existing, there would be no significant adverse impact on the amenity of the existing dwellings.

Having regard to the residential amenity of future occupiers of the dwellings, all would have adequate private amenity space.

There would be some disruption during the construction phase of the development; however it is considered that this could be adequately controlled by conditions limiting the hours of construction and any piling that may be necessary.

Design

The importance of securing high quality design is specified within the NPPF and paragraph 61 states that:

“Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.”

The proposed dwellings would be 2 storey and of a mix of 3 styles. They would all be of a relatively traditional design having brick and render finishes with tiled roofs. Plots 1, 2 and 3 would face on to Gutterscroft with Plot 3 sited at the corner of the access road. This would be a large four bedroom property with integral double garage. Plots 1 and 2 would be smaller 4 bedroom properties with a

single integral garage. Five of the dwellings would face on to the newly formed cul-de-sac with a double garage set between plots 5 and 6.

Two of the dwellings would face on to Crewe Road with parking to the rear, accessed from the cul-de-sac (plots 9 and 10).

The design and layout of the development is considered to be in keeping with the character and appearance of the local area.

The proposal is therefore considered to be in compliance with Policy BE.2 (Design) of the adopted local plan.

Ecology

Bats

No evidence of roosting bats was recorded on site and it is considered that this species group is unlikely to be present or affected by the proposed development.

If planning consent is granted it is recommended that a condition be attached to ensure some additional provision is made for roosting bats as part of the proposed development.

Reptiles

Whilst the potential presence of common reptile species on this site cannot be entirely ruled out it is considered that reptiles are not reasonable likely to be present or affected by the proposed development.

Breeding Birds

The proposed development site has the potential to support breeding birds including widespread BAP priority species which are a material consideration for planning. It is considered that the proposed development is not however likely to have a significant impact upon breeding birds other than in the local context, however if planning consent is granted it is recommended that conditions are attached requiring protection for breeding birds and the incorporation of features for breeding birds.

Grassland Habitats

Grassland habitats on site do not present a significant constraint upon development however a small number of botanical species which are indicative of higher quality grassland habitats have been recorded onsite.

Trees and Landscape

The main area of the site of the proposed development is a field together with some properties to the east. There is an unmanaged hedge to the west, some trees and scrub to the south west, an overgrown Leylandii hedge and a mature Lime tree to the rear of 153 Crewe Road, and a Holly tree to the rear of a church to the north.

Should consent be granted conditions should be imposed to secure protection and retention of the boundary hedge on the western boundary of the site and the submission of landscaping details including boundary treatments.

Other Matters

Gutterscroft

The Parish Council has requested that additional parking and turning provision is provided for the Gutterscroft Centre. This however is not considered to be a reasonable requirement commensurate with the scale of the development.

CONCLUSIONS

The site is within the Haslington Village Settlement Boundary and the principle of residential development is considered to be acceptable and in this case it is not considered that there are any adverse impacts that would significantly and demonstrably outweigh the benefits nor are there any policies within the NPPF that indicate that development should be restricted.

The proposal is considered to be acceptable in parking, highway safety and traffic generation terms.

The scheme complies with the relevant local plan policies in terms of amenity and it is considered that the proposal is an acceptable design and layout.

There are no significant ecological issues raised as part of this application.

It is therefore considered that the proposal would comply with the relevant local plan policies and would not compromise key sustainability principles as set out in national planning policy. Therefore there is a presumption in favour of the development and accordingly it is recommended for approval.

RECOMMENDATIONS

APPROVE subject to the following conditions:

And the following conditions:

- 1. Standard time 3 years**
- 2. Approved Plans**
- 3. Hours of construction limited to 08:00 to 18:00 Monday to Friday, 09:00 – 14:00 Saturday and not at all on Sundays**
- 4. Pile driving limited to 09:00 to 17:30 Monday to Friday, 09:00 – 13:00 Saturday and not at all on Sundays**
- 5. Construction method statement**
- 6. Materials to be submitted for approval**
- 7. Landscaping details including boundary treatments to be submitted and approved**
- 8. Implementation of landscaping**
- 9. Prior to the commencement of development details of existing and proposed levels are to be provided.**

- 10. Protection of birds during the breeding season**
- 11. Incorporation of features to house roosting bats and breeding birds, including House Sparrows and Swifts.**
- 12. Protection of retained trees and hedgerows**
- 13. Completion of the widening of Gutterscroft and the surfacing of Gutterscroft and the new cul-de-sac including parking spaces prior to first occupation of the dwellings**
- 14. Submission of external lighting details**
- 15. Submission of foul and surface water drainage details**

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