

Application No: 13/4648N

Location: Former Stapeley Water Gardens, London Road, Stapeley, Cheshire, CW57LH

Proposal: Replan of plots 110-120 at former Stapeley Water Gardens, London Road, Stapeley

Applicant: David Wilson Homes

Expiry Date: 15-Feb-2013

SUMMARY RECOMMENDATION

Approve subject to conditions and completion of a deed of variation to the S106 Agreement

MAIN ISSUES

- **Principle of Development;**
- **Design;**
- **Amenity**
- **Landscape and Forestry;**
- **Ecology**
- **Access and Parking**

REFERRAL

The application is referred to the Southern Planning Committee as the application is a residential development of more than 10 dwellings which represents major development.

1. SITE DESCRIPTION AND DETAILS OF PROPOSAL

This is a full application for the replan of plots 110 to 120 at the former Stapeley Water Gardens, London Road, Nantwich. The application site forms part of the wider former Stapeley Water Gardens and Stapeley Manor site which is located within the Settlement Boundary for Nantwich as defined by the Borough of Crewe and Nantwich Replacement Local Plan Proposals Map. A number of dwellings have already been constructed on the site and the access to them is via London Road.

2. PREVIOUS RELEVANT DECISIONS

12/1381N - Erection of 146 Dwellings, Public Open Space, Access and Associated Works – Approved – 8th November 2012

09/4017N – Planning permission approved for The Construction of Two Newt Mitigation Areas and Associated Connection Corridors on 23rd April 2010.

P06/1001 – Outline Planning Permission was approved for the redevelopment and relocation of the existing garden centre facilities, A1 and A3 retail units, construction of Class C3 residential development, B1 office development, car parking, and ancillary facilities and infrastructure on 21st May 2010.

3. PLANNING POLICIES

National Policy

The application should be determined in accordance with national guidance set out in:

National Planning Policy Framework

Local Policy

The principle issue surrounding the determination of this application is whether the development is in accordance with the following policies within the Borough of Crewe and Nantwich Replacement Local Plan 2011:

NE.5 Nature Conservation

NE.9 Protected Species

NE.17 Pollution Control

NE.20 Flood Prevention

BE.1 Amenity

BE.2 Design Standards

BE.3 Access and Parking

BE.4 Drainage, Utilities and Resources

BE.5 Infrastructure

TRAN.9 Car Parking Standards

RT.3 Provision of Recreational Open Space and Children's Playspace in New Housing Developments

RT.9 Footpaths and Bridleways

S.12.5 Mixed Use Regeneration Areas - Stapeley Water Gardens

Stapeley Water Gardens Development Brief Supplementary Planning Document (2006)

4. OBSERVATIONS OF CONSULTEES

Housing: No objections

5. VIEWS OF THE PARISH / TOWN COUNCIL:

No representations received

6. OTHER REPRESENTATIONS:

No representations received

7. APPLICANT'S SUPPORTING INFORMATION:

Design and Access Statement

A Design and Access statement has been submitted to accompany the application. This is available on the application file and provides an understanding of the proposal and why it is required.

8. OFFICER APPRAISAL

Principal of Development

The principal of residential development has already been accepted on this site following the approval of application 12/1381N.

Design

Guidance advocated within NPPF supports well designed buildings. Policy BE.2 (Design Standards) is broadly in accordance with this guidance but places greater emphasis on the impact to the streetscene and encouraging development which respects the character, pattern and form of development within the area.

As a matter of fact, the NPPF states *'Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions'* (paragraph 64)

However, the NPPF clearly states that *'Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is however, proper to seek to promote or reinforce local distinctiveness'* (paragraph 60).

The design of new development should be of a high standard and wherever possible the built environment and surroundings should be enhanced. It is important that the relationship with the existing street scene is considered and improved, and not harmed by new development.

The proposal comprises the redesign of plots 110 to 120. The plots comprise 3 groups of terrace properties. According to the submitted plans there will be car parking located to the front of the plots with private amenity space located directly towards the rear. The scale and massing of the proposed houses are comparable to other properties in the locality and as such will not be seen as alien or incongruous features within the streetscene. Each unit will incorporate corbelling below the eaves line and a flat roof dormer window on the front facing roof plane, with a rooflight on the rear roof plane.

According to the submitted plans each unit will be constructed out of facing brick under a concrete tile roof, which will be secured by condition, in the event that planning permission is approved. Internally each unit will comprise hall, cloakroom, kitchen and lounge at ground floor

level. The first floor accommodation will comprise 2no. bedrooms and family bathroom. Whilst, the second floor accommodation will contain a master bedroom with en-suite bathroom. Overall, it is considered that the proposed house types are in keeping with the character and appearance of the streetscene and will not cause any demonstrable harm and as such the proposal complies with policy BE.2 (Design Standards).

Amenity Considerations

Policy BE.1 (Amenity) states that development will be permitted provided that the development is compatible with surrounding land uses, does not prejudice the amenity of future or neighbouring occupiers, does not prejudice the safe movement of traffic and does not cause an increase in air, noise, water pollution which might have an adverse impact on the use of land for other purposes.

According to the submitted plans the proposal complies with the Councils separation distances and there will be no loss of amenity as a result of the proposed alterations and as such the proposal complies with policy BE.1 (Amenity).

Landscape and Forestry

In terms of the impact of this amendment upon trees, the Council's Tree and Landscape Officer has advised that there are no arboricultural implications in respect of this application. Furthermore, the Councils Landscape Officer goes on to state that there are no significant landscape issues envisaged with the amendments proposed and landscape implementation conditions are considered prudent. Overall, it is considered that the proposed development will comply with policy NE.5 of the Local Plan.

Ecology

The proposed changes would have no additional ecological impact than the approved scheme. As such, the development would adhere with Policy NE.9 of the Local Plan.

Access and Parking

The proposed development would have no additional impact upon highway safety or parking than the scheme approved. As such, the development would adhere with Policy BE.3 of the Local Plan.

9. CONCLUSIONS

The redevelopment of plots 110 to 120 of planning permission 12/1381N is acceptable in principle and, as conditioned, would not cause any detrimental harm to the amenities of nearby residents or the character and appearance of the area or highway safety. It is concluded that the proposed development would be in accordance with Policies BE.1 (Amenity), BE.2 (Design Standards), BE.3 (Access and Parking), BE.4 (Drainage Utilities and Resources), BE.5 (Infrastructure), NE.2 (open Countryside), NE.5 (Nature Conservation and Habitats) and TRAN.9 (Car Parking) of the Borough of Crewe and Nantwich Replacement Local Plan 2011 and guidance contained within the Local Development Framework Development on Backland and Gardens SPD (2008) and guidance contained within the National Planning Policy Framework 2012.

10.RECOMMENDATIONS

APPROVE subject to the following conditions and the satisfactory completion of a deed of variation to the S106 Agreement comprising;

Heads of terms:-

- 1. Provision of 30% affordable housing units – 50% to be provided as social rent/affordable rent with 50% intermediate tenure**
- 2. The provision of a LEAP and Public Open Space and maintenance and management details**
- 3. Financial Contribution of £54,231 towards Primary School Education**
- 4. Financial Contribution of £47,000 towards Highways Improvements**
- 5. Details of Access road arrangements for Angling Centre and details to be provided of private drive to be provided once angling centre ceases**

Conditions:

- 1. Standard Time Limit**
- 2. Plan references**
- 3. Materials to be submitted and Agreed**
- 4. Details of Boundary Treatment to be Submitted and agreed**
- 5. Details of Surfacing Materials to be Submitted and Agreed**
- 6. Remove Permitted Development Rights**
- 7. Details of Drainage Scheme to be Submitted and Approved**
- 8. Landscaping Submitted**
- 9. Landscaping Implemented**
- 10. Car Parking**
- 11. Details of External Lighting to be Submitted and Agreed in Writing**
- 12. Doors/Windows to be set behind a 55mm Reveal**

