

Application No: 14/1708N

Location: SIR WILLIAM STANIER, COMMUNITY SCHOOL, LUDFORD STREET,
CREWE, CW1 2NU

Proposal: Variation of Conditions 2 (to facilitate existing electrical easement shown
on site master plan) and Condition 6 (to substitute brick type Ibstock
Ravenshead to Hollington Blend) on application 13/4382N

Applicant: Mr Chris Bent

Expiry Date: 03-Jul-2014

SUMMARY RECOMMENDATION

Approve subject to conditions.

MAIN ISSUES

Principle of Development
Design
Amenity
Highways

REFERRAL

This application is referred to Southern Planning Committee because it relates to the variation of the approved plans condition attached to application 13/4382N which was determined by the Southern Planning Committee.

1. SITE DESCRIPTION

The site itself is located approximately 0.6 kilometres north of the Crewe town centre within a predominantly residential area on the fringes of the town centre. It measures approximately 1.52 hectares being roughly rectangular in shape, measuring 120m in length and 170 m across the width at its widest point.

The site is a former school premises but is currently vacant and has recently been demolished. It is overlooked from the north by Crewe cemetery on the opposite side of Badger Avenue. Residential properties border the site to the south and east. Beechwood Primary School is also located to the south and Cypress Care Centre abuts the western site boundary.

2. DETAILS OF PROPOSAL

This application seeks to vary condition 2 and 6 attached to application 13/4382N. This application relates to a full planning consent to develop 107 dwellings comprising a mix of apartments, mews and semi-detached housing. This is a 100% affordable housing development, all for rent, to be developed for Wulvern Housing.

This amendment to condition 2 seeks to amend the house types on plots 1, 2 and 13. The amendment to condition 6 seeks to amend the brick type from Ibstock Ravenshead to Hollington Blend.

3.RELEVANT PLANNING HISTORY

14/0887N - Non Material Amendments to approved application 13/4382N – Refused 31st March 2014

13/4382N - 100% Affordable Housing Development comprising 60no. one and two bed flats, 47no. two and three bed semi detached and mews houses and ancilliary work – Approved 29th January 2014

13/2322N - Outline planning consent for residential development – resolution to approve subject to Section 106 Agreement

4.PLANNING POLICIES

National Policy

National Planning Policy Framework

Local Plan Policy

BE.1 (Amenity)

BE.2 (Design Standards)

BE.3 (Access and Parking)

BE.4 (Drainage, Utilities and Resources)

BE.5 (Infrastructure)

BE.6 (Development on Potentially Contaminated Land)

RES.2 (Unallocated Housing Sites)

RES.3 (Housing Densities)

RES.7 (Affordable Housing within the Settlement Boundaries of Crewe, Nantwich and the Villages Listed in Policy RES.4)

TRAN.3 (Pedestrians)

TRAN.5 (Provision for Cyclists)

Other Considerations

The EC Habitats Directive 1992

Conservation of Habitats & Species Regulations 2010

Circular 6/2005 - Biodiversity and Geological Conservation - Statutory Obligations and Their Impact within the Planning System

Interim Planning Statement Affordable Housing

Interim Planning Statement Release of Housing Land

Cheshire East Development Strategy

Cheshire East SHLAA
SHMA Update 2013

Cheshire East Local Plan Strategy – Submission Version

PG2 – Settlement Hierarchy
PG6 – Spatial Distribution of Development
SC4 – Residential Mix
CO1 Sustainable Travel and Transport
CO4 – Travel Plans and Transport Assessments
SC5 – Affordable Homes
SD1 - Sustainable Development in Cheshire East
SD2 - Sustainable Development Principles
SE3 – Biodiversity and Geodiversity
SE 1 Design
SE 2 Efficient Use of Land
SE 3 Biodiversity and Geodiversity
SE 4 The Landscape
SE 6 – Green Infrastructure
SE 9 – Energy Efficient Development
SE 13 Flood Risk and Water Management
IN1 – Infrastructure

4. OBSERVATIONS OF CONSULTEES

N/A

5. VIEWS OF THE PARISH / TOWN COUNCIL

No comments received

6. OTHER REPRESENTATIONS

No representations received

7. APPLICANT'S SUPPORTING INFORMATION:

N/A

8. OFFICER APPRAISAL

Principle of Development

Given that the principle of development has been established by the granting of planning permission 13/4382N this application does not represent an opportunity to re-examine the appropriateness of the site for residential development. This application relates to minor changes to the house types on plots 1, 2 and 13.

Design and Layout

This application relates to small changes to the house types on plots 1, 2 and 13.

The houses on plots 1 and 13 would be replaced with a different detached house-type due to the position on an easement along the southern boundary. The proposed house-type would be two-stories in height with a pitched roof, have a sloping roofed canopy to the front elevation and brick detailing to the proposed windows. This design is appropriate and would respect the rest of the approved development.

Plot 2 is an end terraced dwelling and the alteration on Plot 2 would result in the front elevation being brought forward by 1 metre with the creation of a gable to the front elevation. This would mirror the design of plot 4 which is located to the opposite end of the terrace. This would balance this group of units and would be an improvement to the appearance of this development.

The change from the Ibstock Ravenshead to Hollington Blend which are very similar in colour would not raise any design issues.

This minor amendment would not affect the street-scene and complies with Policy BE.2 (Design Standards) of the Borough of Crewe and Nantwich Replacement Local Plan.

Amenity

Plots 1 and 13 would be sited further from the boundary with 109 Newdigate Street and 110 Ludford Street to the south of the site. The proposed house-type would have a blank side elevation facing south and as a result it is considered that the development would have no greater impact upon residential amenity.

Plot 2 would be to the north of Plot 1. The alterations to this plot would not have any impact upon residential amenity.

Therefore, it is considered that the submitted layout demonstrates that the proposal can provide for an adequate standard of amenity and it is considered to comply with the requirement of policy BE1 (amenity) of the local plan.

Highways

There would be no change in parking provision on this site and the development would comply with Policy BE.3 (Access and Parking) of the local plan.

Section 106 Matters

The S106 commuted sums have been paid and as a result there is no need to vary the S106 Agreement.

8. CONCLUSIONS

The site lies within the settlement boundary for Crewe, where there is a presumption in favour of new development, subject to compliance with other local plan policies. The principal of this development has already been accepted as part of application 14/1708N.

The minor changes to plots 1, 2 and 13 would not raise any design, amenity or highway implications and comply with the Policies within the Local Plan.

9. RECOMMENDATION

APPROVE subject to the following conditions:

1. Standard time limit
2. Standard Outline
3. Approved plans
4. Construction of Access
5. Provision of parking
6. Implementation of Materials – No approval for buff bricks
7. No piling unless details otherwise agreed in writing with the LPA
8. Construction works taking place during the development (and associated deliveries to the site) restricted to: Monday – Friday 08:00 to 18:00 hrs Saturday 09:00 to 14:00 hrs Sundays and Public Holidays Nil
9. Submission, approval and implementation of details of any lighting prior to installation
10. The mitigation recommended in Noise Mitigation report number 90291r0 shall be implemented prior to the use of the development / first occupation.
11. Implementation of submitted Travel Plan
12. Implementation of submitted dust control measures
13. The development shall not be occupied until the remedial/protection measures included in the approved contaminated land report (REC Report Reference 02c45022, 28 November 2013) have been fully implemented and completed.
14. Once the development is complete, a Site Completion Statement detailing the remedial/protective measures incorporated into the development hereby approved shall be submitted to and approved in writing by the LPA in full prior to the first occupation and use of this development.
15. Detailed breeding bird survey for works in nesting season
16. Features for use by breeding birds and bats
17. Implementation of boundary treatment
18. Implementation of drainage scheme approved as part of application 14/0869D
19. Implementation of cycle parking within scheme
20. Implementation of landscaping
21. Arboricultural Method Statement in accordance with the report reference SE467/J/01/DH
22. Implementation of a revised landscape plan to include further tree planting.
23. Retention of the railings and for them to be made good where necessary to enclose the front garden areas of the proposed dwellings
24. To be maintained as affordable housing in perpetuity in accordance with approved affordable housing statement approved as part of application 14/0869D

In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Principal Planning Manager has delegated authority to do so in consultation with the Chairman of the Southern

Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

Should this application be the subject of an appeal, authority be delegated to the Principal Planning Manager in consultation with the Chairman of the Southern Planning Committee, to enter into a planning agreement in accordance with the S106 Town and Country Planning Act to secure the Heads of Terms for a S106 Agreement.

