

## **STRATEGIC PLANNING BOARD – 15 October 2014**

### **UPDATE TO AGENDA**

**APPLICATION NO:** 12/3948C

**LOCATION:** Land bounded by Old Mill Road & M6 Northbound Slip Road, Sandbach

### **REPRESENTATIONS**

Since Members resolved to approve the application on 25 June 2014, one additional letter of representation has been received, making the following comments on the application:

- Allowing houses here would open floodgates for more houses on adjacent land.
- Site should provide for businesses that will benefit most from proximity to M6.
- Science and business park will attract service and manufacturing sectors
- Significant traffic impact
- Other uses for the site – hospital/infirmary/out of hours surgery, leisure centre, university technical college
- Developer does not need houses to make a profit
- Site is not in a sustainable location.
- Brownfield sites exist in Sandbach, Crewe and Middlesbrough with easy access to J16 and J18.
- Site has been earmarked to address much needed meaningful employment for the town
- Old Mill Road will be a barrier to the town
- Housing will be in excess of core strategy
- Impact of housing development not fully assessed
- Plan is premature, as are many others, in relation to the local plan
- Urgent need for a Sandbach Neighbourhood Plan
- At least two new primary schools and a secondary school are needed in Sandbach before any more new houses are built
- Growth of the employment site will be restricted by the planned housing
- Scheme will not be a benefit to Sandbach
- Loss of agricultural land
- Impact on nature conservation interests
- Infrastructure such as schools, doctors, dentists, hospitals and services cannot cope at present let alone in the future

These points have been addressed within the previous Committee reports for this application. Therefore as in the original report a recommendation of approval is made.

**APPLICATION NO:** 14/2685C

**LOCATION:** Land to the South of Holmes Chapel Road, Somerford

### **APPLICANTS SUBMISSION**

The applicant has submitted additional information and also requested that the application be deferred until a later meeting.

#### Housing Land Supply

It has been noted that at a recent Inquiry it was accepted by the Council's witness that the OAN was in excess of 1350pa, a 20% buffer should be applied and that the Council cannot demonstrate a five year supply. In the light of this concession and the reason for refusal the matter needs to be deferred and reviewed.

#### Other matters

In respect of the reasons for refusal it is considered that there are a number of issues that are resolvable but there has been little dialogue from Officers. It is in both parties interest to narrow down the issues prior to the appeal next year. Additional information is therefore provided in respect of Historic Hedgerow Assessment, updated site access drawings to rectify discrepancies and also an updated tree retention plan to demonstrate that the revised access would not require removal of a tree.

It is also commented that there is an error in the report which advises that as the application is at appeal the visibility splay cannot properly be assessed.

Deferral is requested.

### **OFFICER COMMENT**

Notwithstanding events at a recent Inquiry, the Council considers that it can demonstrate a 5 year supply of housing land.

The additional information submitted will be reviewed and verbal updates provided where possible. As Members will be aware that are certain technical issues that can be resolved prior to Appeal Hearings and Officers would provided additional reports as and when necessary – particularly if it will reduce time and costs for both parties in presenting evidence.

**APPLICATION NO:** 14/3034C

**LOCATION:** Saltersford Farm, Macclesfield Road, Holmes Chapel

**APPLICANTS SUBMISSION**

The applicant has requested that the determination of the application be held in abeyance due to concerns over how the application has been handled, pending a meeting to discuss the issues and the recent change in circumstances.

A Statement of Common Ground has agreed that the site is sustainable, that it serves little of no open countryside value and the proposed roundabout improves local highway safety and efficiency. The Council has recently approved much larger sites of equal Agricultural Land Value.

The determination of the application is premature on the basis that the Council's 5 year supply matters will be further clarified shortly by the Planning Inspectorate.

As a potential to avoid a further Public Inquiry it is appropriate to determination to be held in abeyance.

**OFFICER COMMENT**

Officers have responded to the applicant's complaint about how the application has been handled, but do not feel that a meeting is necessary or would justify holding the application in abeyance.

It is evident from the reasons for refusal that the key issue in this case is the issue over the five year supply of land and the loss of Open Countryside. The issue over the 5 year housing land supply, as Members will be aware, has been a central issue for debate in considering applications for the last 18 months. Notwithstanding recent appeal decisions the Council remains of the view that a supply can be demonstrated and therefore determines the application accordingly.