

## **SOUTHERN PLANNING COMMITTEE – 17<sup>th</sup> SEPTEMBER 2014**

**APPLICATION NO:** 14/1147C

**PROPOSAL:** Residential development (Use Class C3) for up to 25 dwellings with construction of access from Main Road, areas of public open space, landscaping and associated works.

**ADDRESS:** Land to South of, Main Road, Goostrey, Cheshire

**APPLICANT:** Linda Simpson

### **CONSULTATIONS**

#### **EDUCATION -**

25 units would be expected to generate 5 primary and 3 secondary aged pupils.

There is forecast to be an element of surplus in both the primary and secondary schools within the allotted distance of this site which would be sufficient to accommodate the pupils generated by the proposal. No financial contribution will be required in this case.

#### **LANDSCAPE ARCHITECT**

A Landscape and Visual Impact Assessment was submitted which has been considered by the Council's Landscape Architect. He concurs generally with the Assessment and raises no objection to the proposal subject to conditions seeking compliance with the parameters.

While there will be a change from agricultural to residential use, the discreet nature of the application site, close proximity – on two sides of existing urban development, along with existing vegetation along the southern boundary mean that any landscape impacts will be site specific, and if the proposed mitigation, as shown on the Indicative Site Layout is implemented, will remain site specific.

There are a number of residential receptors to the north and west, but the most sensitive visual receptor is FP 9 Goostrey; if the proposed mitigation were to be carried out, I do not consider that the visual impacts would be great, especially in the context of the existing residential development to west and north.

Provided the landscape and open space areas shown on the Indicative Site layout are retained within the scheme, and appropriately landscaped, the impact could be mitigated and thus will not have an unacceptable impact upon the Landscape Character. This would need to be ensured through the

submission of a parameters plan, reserved matters and appropriate conditions.

## **COMMENTS FROM LOCAL WARD MEMBER**

Councillor Gilbert makes the following comments

*'I fully support the Planning Officer's recommendation for refusal and the objectors including the Parish Council.*

*Jodrell Bank is an iconic establishment and a global player scientifically. It is also a significant contributor to the visitor economy and a significant employer. Its integrity must not be compromised for the sake of a few houses.*

*Furthermore, this is an unwanted application for development of a greenfield site which would involve the permanent loss of agricultural land and is an unacceptable incursion into open countryside.*

*The Local Plan Strategy Submission Version states:-*

*"8.34 In the rural areas, the Local Plan Strategy approach is to support an appropriate level of small scale infill development that reflects the function and character of individual villages. Small scale growth may be appropriate where it supports the creation of stronger local communities and where a clear local need is addressed as part of the Site Allocations and Development Policies Development Plan Document. Elsewhere, in order to reduce unsustainable sporadic development, new housing will be strictly controlled. In the case of Goostrey which adjoins Holmes Chapel, a larger Local Service Centre, it is anticipated that development needs will largely be provided for in Holmes Chapel."*

*I ask Members to have due regard to the draft Local Plan and to reject this application which flies in the face of it.'*

## **COMMENT FROM THE APPLICANT**

The Applicant has questioned why the council, in their local plan, suggested that Goostrey should have 50 more houses – 35 of which were allocated to this site – when they know that Jodrell Bank will object.

Goostrey Parish Council's chosen site has more houses and is 1 mile nearer Jodrell Bank.

Surely the council needs to speak to Jodrell Bank to resolve this situation if you are ever to meet the local plan quota. I understand that the inspector has said that you are not meeting the quota.

## **APPRAISAL**

Within the Local Plan Strategy Submission Version Goostrey is one of a number of Local Service Centres where ' small scale development to meet localised objectively assessed needs and priorities will be supported where they contribute to the creation and maintenance of sustainable communities.

The SHLAA (3876) considers this site as being developable with a policy change for 15 units in years 6 -10. This is not an allocation or an indication of policy. There is no quota as suggested by the Applicant since Council's Spatial Planning Team are undertaking work to address issues raised by the Local Plan Inspector concerning objectively assessed need.

The Local Plan Site Allocations process has yet to be undertaken and the suggested sites will be the subject of full consultation as part of that process and the views of Jodrell Bank will be an integral part of that process.

## **RECOMMENDATION**

No change to recommendation