

STRATEGIC PLANNING BOARD – 21 January 2015

UPDATE TO AGENDA

APPLICATION NO: 14/4172M

LOCATION: Land Off, (Former Fibrestar Ltd) Redhouse Lane, Disley
Cheshire

REPRESENTATIONS

1 further comment has been received from a resident of Disley.

The writer notes that there is no mention of the petitions, the objections to the traffic lights (their impact on air quality and concerns about losing bus stops and the pedestrian crossing) and the worries about the increased traffic on nearby residential roads. The resident has reiterated there concerns as follows: -

There are already major concerns about the safety of the A6 in Disley for all road users! The A6 through Disley is not suitable for the size, weight and volume of traffic that passes through Disley village today! Any major alterations to the A6 in Disley need to be included and done in conjunction with the consultation for the enhanced mitigation measures that are planned for the A6 in Disley.

The increased traffic has increased pollution from the car exhaust fumes. The development traffic, deliveries and such have made a mess of the road, there is now a lot of mud and dirt on the road, the road sweeper which goes up and down the road has little effect on cleaning the substantial amount of mud on the road.

The writer is concerned that the committee members will not get a true representation of what local residents are concerned about. It's not just 36 residents objecting.

The reports mention money for traffic calming - is this just for the estate or, will money be made available for the surrounding roads?

What is the position with the traffic lights? If the council want to install them will they have to apply for planning permission or will an acceptance of this application mean the lights can go ahead?

OFFICERS APPRAISAL

A petition has been submitted (with approximately 270 signatures), however, this is headed with application no. 13/2765M (application, for residential development comprising 42 dwellings, access and associated works). It is

therefore, considered that it would be inappropriate to put those comments forward under this application.

Traffic calming

Any traffic calming measures would be on surrounding roads and not to those roads within the application site.

Traffic lights

There was a Deed of Variation which was agreed for the original S106. This required a traffic study to be undertaken prior to occupation of 50% of the dwellings. This would assess if traffic signals were necessary and if they are considered to be required, then they would be funded by the developer.

CONCLUSION

The views of the resident are noted and clarity has been provided on the issues raised above.

The recommendation remains as per the main agenda report as approval subject to a S106 Agreement.

APPLICATION NO: 14/4220N

PROPOSAL: Removal of condition 47 from 12/0831N

ADDRESS: Land north and south of Maw Green Road

APPLICANT: Richborough Estates

Officer Comments

The applicant has requested that it be reported for clarification that the contribution to Sydney Road Bridge is £1.082M of which £50,000 has been paid. The balance can be released to the Council with the removal of condition 47. They seek confirmation that an addendum can be attached to the original Section 106 agreement.

RECOMMENDATION

The recommendation remains unchanged

Application No: 14/5675C

Location: Land to South of, HOLMES CHAPEL ROAD,
CONGLETON

Proposal: Outline planning permission for 70 dwellings and
associated works (resubmission of 14/0134C)

UPDATE 19th January 2014

Section 106 Heads of Terms

The Strategic Highways Manager has advised that the Puffin Crossing Upgrade referred to in the Section 106 Agreement Heads of Terms in the main report will be provided as part of the neighbouring Loachbrook Farm development. As such it is not required as part of this development.

Furthermore, given that the Section 106 requirements have clearly changed since the Board considered the Appeal scheme (14/0134C) on the 17th September 2014, it is recommended that Members resolve to amend their previous resolution to enter into a Section 106 in respect of the Appeal scheme to reflect the most up-to-date Heads of Terms as set out below.

REVISED RECOMMENDATION

Delegate to Principal Planning Manager in consultation with the Chairman and Vice Chairman to Approve subject to Section 106 Agreement to secure:

- **Affordable housing:**
 - **30% of all dwellings to be affordable (65% social or affordable rented and 35% intermediate tenure)**
 - **A mix of 1, 2 , 3 bedroom and other sized properties to be determined at reserved matters**
 - **units to be tenure blind and pepper potted within the development, the external design, comprising elevation, detail and materials should be compatible with the open market homes on the development thus achieving full visual integration.**
 - **constructed in accordance with the Homes and Communities Agency Design and Quality Standards (2007) and should achieve at least Level 3 of the Code for Sustainable Homes (2007).**
 - **no more than 50% of the open market dwellings are to be occupied unless all the affordable housing has been provided, with the exception that the percentage of open market dwellings that can be occupied can be increased to 80% if the affordable housing has a high degree of pepper-potting and the development is phased.**

· developer undertakes to provide the social or affordable rented units through a Registered Provider who are registered with the Homes and Communities Agency to provide social housing.

- Provision of minimum of 1680m²sqm and of shared recreational open space and children's play space to include a LEAP with 5 pieces of equipment
 - Private residents management company to maintain all on-site open space, including footpaths and habitat creation area in perpetuity
- Commuted Sum payment in lieu of health related provision in accordance with the NHS Health Delivery Plan for Congleton of £68,000.
- Highways contribution of £20,000 towards provision of a bus stop

and the following Conditions.

1. Standard Time limit
2. Standard Outline
3. Submission of Reserved Matters
4. Approved Plans
5. Submission, approval and implementation of details of existing and proposed ground levels
6. Submission, approval and implementation of details of materials
7. Submission, approval and implementation of scheme of surface water drainage
8. Submission, approval and implementation of scheme to manage overland flow
9. Submission, approval and implementation of scheme of foul water drainage
10. Submission, approval and implementation of Phase II contaminated land investigation
11. Submission, approval and implementation of Environmental (Construction) Management Plan
12. Submission, approval and implementation of Travel Plan
13. Submission, approval and implementation of electric vehicle infrastructure
14. Submission, approval and implementation of scheme of noise mitigation
15. Submission, approval and implementation of Noise Validation Test & Attenuation
16. Submission, approval and implementation of 8m buffers zone along waterbodies

- 17. Submission, approval and implementation of breeding bird survey prior to any works in nesting season, scheme for eradication of Himalyan Balsam.**
- 18. Submission, approval and implementation of features for use by breeding birds**
- 19. Reserved Matters to make provision for hedge replanting**
- 20. Submission, approval and implementation of scheme of tree protection / arboricultural method statement**
- 21. Submission, approval and implementation of open space scheme with first reserved matters**
- 22. Submission, approval and implementation of maintenance plan for open space**
- 23. Submission, approval and implementation of scheme of bin storage**
- 24. Submission, approval and implementation of details of boundary treatment**

Furthermore, amend Section 106 Heads of Terms included in previous resolution made on the 17th September 2014, in respect of application 14/0134C to reflect those listed above and resolve to enter into a Section 106 in respect of the Appeal scheme on this basis.