

Application No: 14/5388C

Location: Land Off Manchester Road Phase 1, MANCHESTER ROAD,
CONGLETON, CHESHIRE

Proposal: Reserved matters application for approval of details of access relating to
phase 1 of outline consent C comprising of 1N° dwelling and construction
of new road junction to Manchester Road.

Applicant: Congleton Inclosure Trust

Expiry Date: 16-Feb-2015

Date report prepared: 21 January 2015

REASON FOR REPORT:

The proposal is a major development and therefore requires a Committee decision.

SUMMARY:

The principle of the development has already been established. This proposal is for consideration of details of access only. The proposed development would be served by a simple priority junction off Manchester Road. The Head of Strategic Infrastructure has confirmed that the access detail is acceptable subject to condition / informatives. It has been demonstrated that the access proposal would not affect species protected by law. This proposal would facilitate the delivery of up to 49 dwellings comprising a sustainable form of development and complies with the relevant local plan policy requirements and accordingly is recommended for approval.

RECOMMENDATION:

APPROVE subject to conditions

PROPOSAL:

In November 2014, outline planning permission was granted (ref; 13/0922C) for the development of the site for up to 49 dwellings at land off Manchester Road, Congleton. All matters were reserved for approval at a later stage. This application seeks approval of the details of access only and also indicates the provision of 1 dwelling as part of phase 1 of the development. All other reserved matters are saved for approval at a later stage and are not to be considered as part of this application.

SITE DESCRIPTION:

The site is located approximately 1 mile north of Congleton Town Centre. The site is bounded by the A34 (Manchester Road) to the west and A34 Macclesfield Road to the South. To the east is the residential development of Galloway Green, (by Seddons), on the former Cattle Market site.

The proposed development is located on a Greenfield site that lies outside the Settlement Zone Line for Congleton, within the Open Countryside as identified in the adopted Congleton Borough Local Plan First Review.

The site measures 2.2 hectares and comprises of three fields with a network of mature hedgerows and mature trees.

RELEVANT HISTORY:

13/0922C - OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT COMPRISING UP TO 49 DWELLINGS (ALL MATTERS RESERVED) – Approved 05-Nov-2014

13/0918C - OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT COMPRISING UP TO 45 DWELLINGS (ALL MATTERS RESERVED) – Approved 13-Oct-2014

NATIONAL & LOCAL POLICY

National Policy:

The National Planning Policy Framework (NPPF) establishes a presumption in favour of sustainable development.

Of particular relevance are paragraphs 17 and 32.

Planning Practice Guidance (PPG) is also of relevance.

Development Plan:

The Development Plan for this area is the adopted Congleton Borough Local Plan First Review (2005), which allocates the site within open countryside under Policy PS8.

The relevant Saved Policies are: -

PS8 Open Countryside
GR1 New Development
GR2 Design
GR3 Residential Development
GR9 Accessibility, servicing and provision of parking
GR14 Cycling Measures
GR15 Pedestrian Measures
GR17 Car parking
GR18 Traffic Generation
H2 Provision of New Housing Development
H6 Residential Development in the Open Countryside

NR2 Statutory Sites (Wildlife and Nature Conservation)
NR3 & NR5 Habitats

The relevant saved Local Plan policies are consistent with the NPPF and should be given full weight.

Cheshire East Local Plan Strategy – Submission Version (CELP)

The following are considered relevant material considerations as indications of the emerging strategy:

SD1 - Sustainable Development in Cheshire East
SD2 - Sustainable Development Principles
SE1 – Design
EG1 – Economic Prosperity

CONSULTATIONS:

Strategic Highways Manager:

No objection subject to highways related conditions and informatives.

TOWN COUNCIL:

Congleton Town Council: No objection - Planning Officers to check whether it is possible to have one access to the main road for both applications.

REPRESENTATIONS:

None

APPRAISAL:

Principle of Development

The principle of the development has already been established for the erection of up to 49 dwellings following the approval of the outline application. This application does not provide an opportunity to re-examine the principle of development. The purpose of this application is to consider the detailed access to the site (one of the reserved matters).

Access & Highway Safety

This application seeks reserved matters approval for access detail to serve the development of up to 49 residential dwellings. The development would be served by a simple priority junction off the A34 Manchester Road. The application is supported by a Transport Statement (TS), which assesses traffic generation from the site of up to 49 dwellings and considers the resulting impact on the local highway network.

The proposed junction design and associated geometry does provide visibility splays that meet required standards and are therefore deemed to be safe by design.

The access will only serve up to 49 units and the level of traffic generation would not normally require a right turn lane. However, there is a reasonable argument for the provision of a right turn lane facility so that traffic leaving the gyratory junction in a northbound direction will not be likely to be impeded when trying to leave that junction to travel north on the A34 Manchester Road.

As such, the Head of Strategic Infrastructure (HSI) has recommended that the scheme be amended to demonstrate the provision of a right turn lane facility on Manchester Road to serve the proposed development. The HSI has recommended that this detail can be secured by way of a planning condition. As such,

Ecology

The outline approval is subject to a condition that requires the submission of an updated ecological survey with the submission of any reserved matters. Accordingly, this application, whilst only dealing with access, is supported by an ecological survey.

The Council's Nature Conservation Officer (NCO) has assessed the application and has confirmed that the proposal would not affect protected species. However, the NCO has commented that owing to the partial loss of the existing hedgerow where the proposed access would be located, replacement planting should be secured as should measures to safeguard breeding birds. Both these matters are already addressed by conditions attached to the outline consent and when the future reserved matters application is considered for landscaping. As such, the scheme is acceptable in terms of its impacts on nature conservation.

Conclusions and Planning Balance

The principle of developing the site for up to 49 dwellings has already been established following the granting of outline consent. The application relates to access and highway matters only; the submitted details are acceptable and compliant with policy. The proposal is for sustainable development which would bring environmental, economic and social benefits and would be compliant with relevant policy. Benefits would arise from the proposal and there are no significant adverse impacts associated with it subject to conditions. The application is therefore recommended for approval.

RECOMMENDATION

APPROVE subject to the following conditions:

1. Approval relates to access only (the reserved matter)
2. Prior to commencement of development, detailed plans of junction design including right turn lane on Manchester Road to be submitted and approved. Access to be constructed in accordance with approved detail prior to first occupation of the development hereby permitted
3. Accordance with submitted ecological survey

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Head of Strategic & Economic Planning, in consultation with the Chair (or in his absence the Vice Chair) of Northern Planning Committee, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

Application for Full Planning

RECOMMENDATION:

