

# CHESHIRE EAST COUNCIL

## SOUTHERN PLANNING COMMITTEE REPORT

---

<b>Date:</b>	25 <sup>th</sup> March 2015
<b>Report of:</b>	David Malcolm – Principal Planning Manager
<b>Title:</b>	Planning applications 15/0805N, 15/0802N, 15/0804N, 15/0806N and 15/0801N
<b>Site:</b>	Various Developments by Wulvern Housing

---

### **1.0 Purpose of Report**

- 1.1 Under the scheme of delegation the above applications would need to be referred to Southern Planning Committee. This report is to request that the applications are delegated to the Principal Planning Manager to determine.

### **2.0 Decision Required**

- 2.1 To agree to delegate applications 15/0801N, 15/0802N, 15/0804N, 15/0805N and 15/0806N to the Principal Planning Manager to determine following the completion of the consultation period for each application.

### **3.0 Background**

- 3.1 The applications relate to the following sites:
- 3.2 15/0801N - Site Of Former Rockwood Public House, 204 Alton Street, Crewe - Demolition of Rockwood Hotel/Pub and development of 20 new apartments.
- 3.3 15/0802N – Brooklands House, Ford Lane, Crewe - Demolition of Brooklands House and erection of 3 storey apartment block containing 16 no. apartments and accompanying car park and landscaping.
- 3.4 15/0804N - Site Of Underwood Court and West View, Underwood Lane, Crewe - The demolition of 2no. vacant residential care homes to be replaced with 34no. 2 and 3 bed homes with associated parking and landscaping. The proposals result in a change of use from C2 to C3.
- 3.5 15/0805N - 8-16, Sandfield Court, Wrenbury - Demolition of 8-16 Sandfield Court and the Erection of 8no. 2 Bedroom Bungalows.

- 3.6 15/0806N – Linden Court, Hungerford Avenue, Crewe -22No. new residential units, predominantly two storey semi-detached dwellings with 6No. 1 bedroom flats and a new access road

#### **4 Proposed Development**

- 4.1 All 5 applications listed above seek to remove the affordable housing condition and secure the affordable housing as part of a S106 Agreement instead.

#### **5 Officer Comment**

- 5.1 The principle of development has been accepted on each site and these applications seek to alter the mechanism to secure the affordable housing on each site.
- 5.2 The development would still provide the same level of affordable housing and the developer wishes to alter the mechanism which secures the affordable housing on site from a planning condition to a S106 Agreement. This follows discussions with the applicant's lender.

#### **6. Conclusion**

- 6.1 On the basis of the above, it is requested that applications 15/0801N, 15/0802N, 15/0804N, 15/0805N and 15/0806N are delegated to the Principal Planning Manager to determine following the completion of the consultation period for each application.

#### **7. Recommendation**

- 7.1 Applications 15/0801N, 15/0802N, 15/0804N, 15/0805N and 15/0806N are delegated to the Principal Planning Manager to determine following the completion of the consultation period for each application.

#### **8. Financial Implications**

- 8.1 There are financial implications.

#### **9. Legal Implications**

- 9.1 There are no legal implications.

#### **10. Risk Assessment**

- 10.1 There are no risks associated with this decision.

#### **11. Reasons for Recommendation**

- 11.1 For the purpose of issuing a decision on each application.

***For further information:***

*Portfolio Holder: Councillor Don Stockton*  
*Officer: Daniel Evans – Principal Planning Officer*  
*Tel No: 01270 686751*  
*Email: daniel.evans@cheshireeast.gov.uk*

***Background Documents:***

- 15/0801N
- 15/0802N
- 15/0804N
- 15/0805N
- 15/0806N