

SOUTHERN PLANNING COMMITTEE UPDATE – 25th March 2015

APPLICATION: 14/3747C

PROPOSAL: Outline planning application for a residential scheme for up to 24 dwellings, open space and new access off Back Lane

ADDRESS: Land at Radnor Park Trading Estate, BACK LANE, CONGLETON, CW12 4QA

APPLICANT: Johnson Roman Lodge property LLP

Officer Comments

Highways & Parking

Since publication of the agenda, The Head of Strategic Infrastructure (HSI) has provided comments confirming that there is no objection to the proposals. The HIS has stated that the level of traffic generation will be non-material in real terms against the background traffic flows in the area and would have a negligible impact on the A34 corridor. The proposed junction achieves the required geometry for a residential road of this scale and the available visibility complies with the required standards. The indicative layout shows acceptable geometry and parking provision. The proposals are therefore found to be acceptable in terms of highway safety as discussed in the main agenda reports pack.

Education

With respect to the impact that the proposal would have on local education provision, the Council's Education Department has now commented. Education has confirmed that the proposed development of 24 houses is expected to generate 5 primary and 4 secondary children.

The primary schools within a 2 mile radius from the development that were assessed were Astbury, Blackfirs, Buglawton, Daven, Havannah, Marlfields, St Mary's Roman Catholic and The Quinta. Forecasts indicate a cumulative surplus of 227 primary places by 2019. In terms of secondary provision, Congleton and Eaton Bank would serve the proposed development. Forecasts indicate a surplus of 201 places by 2019. As such, a cumulative surplus remains for both primary and secondary provision.

Consequently, there is sufficient capacity within the local schools to absorb the children generated by this development as well as other developments which have been approved

RECOMMENDATION - No change to recommendation.