

SOUTHERN PLANNING COMMITTEE – 25TH MARCH 2015

UPDATE TO AGENDA

APPLICATION NO.

14/5285C

LOCATION

Former Magistrates Court, Middlewich Road, Sandbach, CW11 1HU.

UPDATE PREPARED

23rd March 2015

Housing Comments

The Strategic Housing Section has no objection to the application subject to a condition requiring retention of supported accommodation.

Highways

The highways issues are resolved therefore there is no requirement for condition 7 as put forward in the main report.

Neighbourhood Plan

The Sandbach Neighbourhood Development Plan 2015 – 2030 (Draught for Consultation), Our Town – Our Decisions has now been published and is therefore a material consideration in the determining of this application.

This is a 'Brownfield' site within the settlement zone line of Sandbach and the development is for 15 units.

Relevant policies within the plan are H1 – Housing Growth, H2 – Design and H5 – Preferred Locations. The proposal is in compliance with these policies.

Recommendation

Approve subject to the following conditions:

1. Commencement
2. Approved plans
3. Submission of landscaping scheme
4. Implementation of landscaping scheme
5. Submission of materials for approval
6. Development to be carried out in accordance with the Arboricultural Impact Statement

- 7. Development to be carried out in accordance with the noise mitigation scheme**
- 8. Piling operations only undertaken between 9am and 5.30pm Monday to Friday, 9am to 1pm Saturday, with no piling on Sundays and public holidays**
- 9. Submission of a construction management plan**
- 10. Restriction of the accommodation to 'Supported Living' (Use Class C3.**