

SOUTHERN PLANNING COMMITTEE UPDATE – 22nd April 2015

APPLICATION NOs: 14/5254C

PROPOSAL: Erection of 47 no. dwellings comprising 20 no. 1 bed apartments; 10 no. 2 bed apartments; 4 no. 3 bed houses; 13 no. 2 bed houses, with car parking and associated external works

ADDRESS: ELWORTH WIRE MILLS, STATION ROAD, SANDBACH, CHESHIRE, CW11 3JQ

APPLICANT: Mr RICHARD HARRISON

Officer Comments

Highways & Parking

Since publication of the agenda, The Head of Strategic Infrastructure (HSI) has provided further comments confirming that despite the submission of amended plans, there is still a lack of parking. The HSI has stated that the 'the revised site layout still does not accord with CEC minimum parking standards', which are contained within the emerging 'Cheshire East Local Plan Strategy Submission Version' (CELPSSV). These are as follows:

- Houses/Flats (2/3 bedroom) 2 parking spaces per bedroom;
- Houses/Flats (1 bedroom) 1 parking space per bedroom; and
- Visitor parking for flats 1 parking space per 5 units.

Thus, the minimum provision according to the CELPSSV would be:

- 27 (2/3 Bedroom Houses/Flats) = 54 parking spaces;
- 20 (1 Bedroom Houses/Flats) = 20 parking spaces; and
- 30 Flats visitor parking = 6 parking spaces.

Therefore, a total of 80 parking spaces would be required according to the CELPSSV, whereas, there are just 61 associated with the revised proposed layout (a shortfall of 19 spaces). However, as per the committee report in the agenda reports pack *"it is important to note that this scheme is for 100% affordable units where the likelihood of car ownership will be less than that of open market housing. Additionally, the site is located in a highly sustainable location where it is directly opposite Sandbach Railway Station and other public transport links serving the wider area. Further, the standard as referred to by highways is not yet formally adopted and as such, a refusal could not be sustained on this basis"*.

Further comments have been made by the HIS with respect to following:

- No detail showing refuse vehicle servicing

- Driveways fronting Hill Street should have unobstructed visibility
- The proposed access to the 18 space car park for plots 25-38 should be located a minimum of 20m from the site access with Hill Street
- The footways bounding the site on Station Road and Hill Street are substandard in width, to provide safe pedestrian access between the site and Sandbach Railway Station and the bus stops on Station Road, to the north of the site, the footways should be widened to 2.0m and the land required from the site to achieve this dedicated as public highway under Section 38 of the Highways Act 1980.

With respect to refuse vehicles and visibility splays, Members will note that condition numbers 18 and 19 respectively, require such detail to be submitted for approval. Further, the submitted layout plan clearly shows that the distance between the junction where Hill Street meets with Station Road and the proposed access to the site would more than exceed 20 metres (at least 40 metres).

Turning to the footways, these are existing pavements outside of the site and would not be affected by the proposals. It would not be reasonable to request the developer to increase the width of these existing pavements.

The proposals are therefore found to be acceptable in terms of highway safety as discussed in the main agenda reports pack.

RECOMMENDATION - No change to recommendation.