

CHESHIRE EAST COUNCIL

SOUTHERN PLANNING COMMITTEE

Date of meeting: 10TH June 2015
Report of: David Malcolm – Head of Planning Regulation
Title: ELWORTH WIRE MILLS, STATION ROAD, SANDBACH,
CHESHIRE, CW11 3JQ ref; 14/5254C

1.0 Purpose of Report

1.1 Planning application 14/5254C was determined by the Southern Planning Committee on 2nd April 2014. This report is to consider the amendment to the Heads of Terms within the resolution for this application.

1.2 The minutes from the meeting are as follows:

‘That, for the reasons set out in the report and the update, the application be APPROVED subject to completion of a Section 106 Agreement making provision for:

- Affordable Housing comprising 47 units on site (100%) for affordable rent
- £119,602.21 commuted sum towards education
- £22,626.06 commuted sum towards Public Open Space (Elworth Park)

And the following conditions

1. Standard time limit 3 years
2. Development to be carried out in accordance with approved / amended plans
3. Submission of contaminated land report
4. Submission / approval and implementation of environmental management plan
5. Hours of construction limited
6. Hours of piling limited
7. Accordance with submitted noise mitigation scheme
8. Submission / approval and implementation of scheme to minimise dust emissions
9. Drainage - Foul drainage should be connected to foul sewer
10. Construction of approved access
11. Ecological mitigation to be carried out in accordance with submitted statement
12. Phase II Contaminated land report to be submitted to and approved in writing by the LPA

13. Bird breeding survey
14. Incorporation of features for breeding birds
15. Materials to be submitted and approved
16. Landscaping scheme to be submitted including management details and boundary treatments
17. Landscaping implementation
18. Submission of plan showing refuse vehicle tracking
19. Submission of a suite of design and construction plans for access
20. Parking to be provided as per approved plan prior to first occupation
21. Removal of permitted development rights Classes A-E
22. Provision of cycle parking
23. Provision of bin storage

2.0 Decision Required

- 2.1 To agree to the amended Heads of Terms to secure additional contributions towards Amenity Greenspace.

3.0 Background

- 3.1 The application relates to the site of the former Elworth Wire Works. The site is situated on the corner of Station Road and Hill Street within the settlement zone of Sandbach. The site previously accommodated a Wireworks factory. However, this has since been demolished and the site cleared. The surrounding area is a mix of residential and commercial (largely sited on the opposite side of Station Road). The Sandbach railway station is also situated on the opposite side of Station Road. The site falls within the settlement zone line of Sandbach as designated in the adopted Congleton Borough Local Plan First Review.

4.0 Proposal

- 4.1 14/5254c is a full planning application for the erection of 47 no. residential units. The scheme is 100% affordable with a registered provider willing to take the site forward (Adactus Housing Group Ltd).

5.0 Officer Comment

- 5.1 Further to the resolution to approve the application, it has been established that the required contributions towards Amenity Green Space were not included within the Heads of Terms.
- 5.2 The Council's Greenspaces section (ANSA) has confirmed that the required contributions towards Amenity Greenspace would be £4,120.74 to upgrade Elworth Park. The Council would also need a commuted sum of £9,223.50 to maintain the upgraded facilities over 25 years.

- 5.3 The applicant has confirmed agreement to pay these additional contributions and as such, the Heads of Terms should be amended to include these.

4.0 Conclusion

- 4.1 On the basis of the above, the amendment to the committee resolution is acceptable.

5.0 Recommendation

- 5.1 That the Heads of Terms are altered as follows:

APPROVE subject S106 Agreement making provision for:

- **Affordable Housing comprising 47 units on site (100%) for affordable rent**
- **£119,602.21 commuted sum towards education**
- **£22,626.06 commuted sum towards Public Open Space Children and Young Persons Provision (Elworth Park)**
- **£13,344.24 commuted sum towards Public Open Space Amenity Greenspace (Elworth Park)**

And the following conditions

- 1. Standard time limit 3 years**
- 2. Development to be carried out in accordance with approved / amended plans**
- 3. Submission of contaminated land report**
- 4. Submission / approval and implementation of environmental management plan**
- 5. Hours of construction limited**
- 6. Hours of piling limited**
- 7. Accordance with submitted noise mitigation scheme**
- 8. Submission / approval and implementation of scheme to minimise dust emissions**
- 9. Drainage - Foul drainage should be connected to foul sewer**
- 10. Construction of approved access**
- 11. Ecological mitigation to be carried out in accordance with submitted statement**
- 12. Phase II Contaminated land report to be submitted to and approved in writing by the LPA**
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- 15. Materials to be submitted and approved**
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- 23. Provision of bin storage

6.0 Risk Assessment and Financial Implications

- 6.1 There are no risk or associated financial risks with this decision.

7.0 Reason for Report

- 7.1 For the purpose of negotiating and completing a S106 Agreement for application 13/5254C and to issue the planning permission.

For further information:

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Background Documents:

- Application 14/5254C