

SOUTHERN PLANNING COMMITTEE – 28TH OCTOBER 2015

UPDATE TO AGENDA

APPLICATION NO.

15/2910N

LOCATION

The Gables, Bradfield Road, Leighton, CW1 4QW.

UPDATE PREPARED

26th October 2015

Description of Development

The application form describes the development as extension and refurbishment to an existing former nursing care home and conversion into key worker accommodation. The application also refers to the accommodation comprising 11 'cluster flats' and these are defined as several en-suite rooms grouped together in an apartment that shares a kitchen/common area. This would result in the creation of 51 bedrooms and seven kitchen/diners.

Highways

Due to an administrative error the Head of Strategic Infrastructure (HSI) was not formally consulted on the application at the start of the process. Subsequently the HSI has expressed concerns about the level of parking provision on the site and Members will be provided with a verbal update on this matter at the meeting.

Minshull Vernon & District Parish Council

The Parish Council considered the above application at its meeting on 27 July 2015 and the deadline for observations was 29 July. The Parish Council did object to the application, but cannot find its e-mail to 'planning' setting out the objections and the report lists no observations having been received from the Parish Council. Request that the Committee is informed on Wednesday of these objections which are as below.

RESOLVED: That the following observations be submitted to Cheshire East Council in respect of planning application No. 15/2910N –

- (i) The plans contain insufficient detail;
- (ii) The application form differs from the plans in that the plans show 51 dwellings but the application form indicates that the application is for housing for 11 key-workers;
- (iii) Car parking is inadequate; and
- (iv) This represents over-development of the site.

RECOMMENDATION

No change to the recommendation.