

Southern Planning Committee –25th November 2015

UPDATE TO AGENDA

APPLICATION No.

15/3394C – Demolition of existing buildings and erection of up to 5 no. residential dwellings with associated infrastructure and ancillary facilities in Outline with Access defined- resubmission of 14/3810C

LOCATION

Oak Farm, Church Lane, Sandbach, Cheshire, CW11 4ST

UPDATE PREPARED

23rd November 2015

PROPOSAL

This application seeks outline planning permission to demolish the existing buildings on site and erection up to 5 no. dwelling houses with ancillary facilities and associated infrastructure with access defined.

There is currently 1 large dwelling on site and a number of outbuildings. The proposal would provide a net increase in the number of dwellings on site of 4 units.

Approval of appearance, landscaping, layout and scale are not sought at this stage and are reserved for subsequent approval.

The application is a re-submission of 14/3810C which was refused on the following grounds;

- 1. The proposed residential development is unsustainable because it is located in an isolated location within the Open Countryside, contrary to Policies PS8 and H6 of the Congleton Borough Adopted Local Plan First Review 2005 and Policy SD2 of the Cheshire East Local Plan Strategy – Submission Version and the principles of the National Planning Policy Framework. These seek to ensure that residential development is directed to the right location where it will be expected to provide suitable access to a range of forms of public transport, open space and key services and amenities and to ensure that open countryside is protected from inappropriate development and maintained for future generations enjoyment and use. As such it creates harm to interests of acknowledged importance. The benefits of the scheme are substantially and demonstrably outweighed by the site's unsustainable, isolated location with regards to both its distance and accessibility to / from local public facilities and its physical isolation from the built environment, where specific policies of the Framework indicate development should be restricted. For these reasons,*

the proposal would not represent sustainable development in the context of the Framework's policies and consequently, there are no material circumstances to indicate that permission should be granted contrary to the development plan.

The applicant is proposing to address these concerns by offering the provision of a footpath link from the application site to Sandbach Heath along Church Lane.

Since the completion of the committee report, the applicant has submitted revised plans for the proposed footpath link. The proposed changes include; the re-siting of the proposed footpath to the southern side of the carriageway from the northern side at the section closest to Oak Farm, the incorporation of a drainage solution, and clarification of the proposed footpath width.

CONSULTATIONS

Head of Strategic Infrastructure (HSI) – In response to the submitted updated footpath plan – No objections, but would like to see dropped crossings at 3 of the crossing points

APPRAISAL

Environmental role

Trees and Hedgerows

Hedgerows

The Council's Tree Officer has reviewed the revised footpath plan information submitted and advised that the Arboricultural Impact Assessment requires updating to reflect the changes proposed.

It is advised that the revised plan needs to show the position of the hedgerows affected in relation to the proposed footpath. If there are no hedgerows affected then the assessment should demonstrate this.

The Council's Tree Officer concludes by advising that as a result of the above reasons, there remains insufficient information in order to assess the impact of the proposed footpath link upon existing hedgerows.

Although Landscape matters are reserved for subsequent approval, the deliverability of the proposed footpath link, a key component of the applicant's submission, cannot be considered.

Social Role

Footpath link

The applicant proposes a footpath link along Church Lane from the site to the edge of Sandbach Heath. It is proposed that this provision be provided directly by the applicant. This can be secured via condition.

Since the completion of the Committee Report, the applicant has submitted a revised plan for the proposed footpath link.

The revisions include; the re-siting of the proposed footpath to the southern side of the carriageway from the northern side at the section closest to Oak Farm, the incorporation of a drainage solution, and clarification of the proposed footpath width.

The Council's Strategic Highways Manager has reviewed this proposal and advised that he has no objections to this aspect of the proposal in principle, but does recommend 3 dropped crossings and the 3 proposed crossing points. This further revision could be secured by condition.

Subject to the developer enter into section 278 agreement under the Highways Act 1980 with the Highway Authority for the proposed works, that are within the existing highway boundaries.

If provided, this would offer another social benefit to the scheme.

CONCLUSION

The changes proposed to the proposed footpath link have not overcome the recommended reason for refusal that insufficient information has been received in order to consider the impact of the proposed footpath link from the site to Sandbach Heath upon existing hedgerows.

RECOMMENDATION

No change to recommendation