

Southern Planning Committee –25th November 2015

UPDATE TO AGENDA

APPLICATION No.

15/4260C – Demolition of Existing Garages and Stables to be Replaced with One New Dwelling Using Existing Driveway. New Driveway to Moss Wood Using Existing Access to Property From Moss Lane

LOCATION

Moss Wood, Moss Lane, Brereton Heath, CW12 4SX

UPDATE PREPARED

23rd November 2015

CONSULTATIONS

Flood Risk Manager (Cheshire East Council) – No comments received at time of report

Jodrell Bank (University of Manchester) - No comments received at time of report

Natural England - No comments received at time of report

APPRAISAL

Environmental role

Ecology

The Council's Ecologist advises that, with the exception of nesting birds, there are unlikely to be any significant protected species issues associated with the proposed development.

If planning consent is granted the following condition should be attached to safeguard nesting birds.

Bagmere SSSI Ramsar

The application site falls within Natural England's SSSI Impact Risk Zone associated with Bagmere SSSI. Bagmere also forms part of the Midland meres and Mosses Ramsar site and so an Assessment of Likely Significant Effects may be required under the Habitat Regulations.

No comments have yet been received from Natural England on the potential impact the development would have upon this SSSI. A verbal update shall be provided to committee.

The Moss - Local Wildlife Site (LWS)

The proposed development is located adjacent to the Moss Local Wildlife Site. The Council's Ecologist advises that the proposed development once complete is not likely to have an adverse effect on the LWS. The Council's Ecologist does recommend that if planning consent is granted a condition should be attached requiring any future reserved matters application to be supported by a construction method statement detailing measures that will be implemented to avoid any contamination of the LWS during the construction process.

Flood Risk and Drainage

The application site does not fall within a Flood Zone and is not of a scale which requires the submission of a Flood Risk Assessment.

No comments have been received from the Council's Flood Risk Officer at the time of writing the committee report or this written update and this issue will be updated to members in the form of a verbal update.

Social Role

Jodrell Bank

As the application site falls within the Jodrell Bank Radio Telescope Consultation Zone, it is subject to Policy PS10 of the Local Plan.

Policy PS10 advises that for such sites, development will not be permitted which can be shown to impair the efficiency of the Jodrell Bank Radio Telescope.

It is proposed that Policy PS10 will be replaced by Policy SE14 within the emerging Cheshire East Local Plan Strategy – Submission Version. The principles of this policy broadly reflect those of Policy PS10.

Jodrell Bank have not provided any comments at the time of this report, suggesting that they raise no particular objections to the development.

It should also be noted that no objections were received in response to an application for 6 dwellings on the immediate adjacent site.

As such, it is considered that the proposal would adhere with Policy PS10 of the Local Plan and Policy SE14 of the emerging Cheshire East Local Plan Strategy – Submission Version.

CONCLUSION

No further information or consultation responses have been received since the committee report. A verbal update shall be provided to members.

RECOMMENDATION

No change to recommendation