

## **STRATEGIC PLANNING BOARD – 16<sup>th</sup> December 2015**

**APPLICATION NO:** 14/1193C

**PROPOSAL:** Outline planning application for up to 200 residential dwellings

**ADDRESS:** Land south of Old Mill Road, Sandbach

**APPLICANT:** Muller Property Group

### **ADDITIONAL INFORMATION FROM THE APPLICANT:**

Following the publication of the officers report a letter has been received from the applicants which raises the following points:

- The committee report states that no assessment of the indicative access has been undertaken by the applicants. This is incorrect and a Highways Technical Note was submitted during the course of this application.
- The Technical Note concludes that the alternative access is acceptable in highways terms.
- On 20<sup>th</sup> July 2015 a full public re-consultation exercise took place in order that the additional material could be considered.
- The applicants have provided details of the proposed alternative access and its likely impact upon traffic.
- The application is in outline form and does not indicate a '*preferred access point*'. It has been made clear that a land ownership dispute potentially affecting access to the site via the existing roundabout had prompted the modification to the application. The revisions to the application allow the alternative access to be considered in principle allowing the applicant to progress the development on the basis of the alternative access point should this prove necessary.
- The committee report states that the access off the Old Mill roundabout is 'preferable'. This is not stated within the highways consultation response and its is not clear where this has come from.
- The erroneous suggestion that there is a preferred access off the existing roundabout should not be used in order to avoid considering the highways issues in respect of the alternative access option.
- As a result it is not considered that condition 4 is a correct statement of the position and is not appropriate.
- The suggested condition 4 does not serve the purpose of allowing the development to proceed by mitigating the adverse effects where it would have been otherwise necessary to refuse planning permission.

### **APPRAISAL**

#### **Highways**

Preference is given to the previously approved access off the existing roundabout, but after further consideration of the points made it is now the view that an informative should cover the highway matters (rather than a condition) and that the specific details would be picked up at reserved matters stage.

**RECOMMENDATION:**

**Approve as per the original report but with the removal of Condition 4 but the addition of an informative to advise that:**

***Informative:***

Notwithstanding the access points as indicated as part of the submitted details this permission does not convey or imply that a vehicular access directly onto the A534 is acceptable in principle to the Local Planning Authority. This would be dealt with at the reserved matters stage.