

APPLICATION NO: 15/4060N

PROPOSAL: Removal of Condition 1 on Application 09/4331N to make permission permanent

ADDRESS: New Start Park, WETTENHALL ROAD, REASEHEATH

APPLICANT: Mr T Hamilton

PROCEDURAL ISSUE

Incorrect number of representations were noted within the committee report. The report stated 6 representations were received however this should have stated representations were received from 9 addresses, Poole Residents Group and Reaseheath College. No alterations to the list of issues raised is required.

REPRESENTATIONS

2 additional letter of representation have been received since the original committee report was received. These comments are received from Worleston and District Parish Council and Poole Residents Group. The main issues raised are,

- Page 58, under REPRESENTATIONS, it is stated there were 6 letters of representation. There were in fact 12, as listed quite clearly on the planning portal.
- Local objectors are more than six, in fact the Poole Residents Group, has the backing of all Cinder Lane residents including those who have not personally submitted objections. The local community, along with WDPC, are totally committed to an objection to the application for permanent status
- No mention is made of the closing of the permitted cycleway through Reaseheath College, previously used to justify sustainability for the purpose of accessing Nantwich services. This was a safety measure required by Ofsted, and access is now only for those who have a background check. This now forces any pedestrian access from New Start via Welshman's Lane or the A51 through Reaseheath Green. As far as we are aware and Reaseheath will confirm there has been no applications from New Start Park residents. Incidentally Reaseheath College also objected to the application.
- We note the observation on page 59, under AMENITY, the comments relating to the living conditions of neighbours with regard to Policy BE.1 of the Borough of Crewe and Nantwich Local Plan. Having cross-referenced this, we are wondering how New Start" demonstrates compatibility with surrounding land use", is perceived to make" no visual intrusion" or" makes a positive contribution to an attractive built environment and enhances the character of the area in which it is located".

OFFICER COMMENT

Accessibility

Whilst it is acknowledged that the report did not specifically note that cycle way across Reaseheath college is now closed, this should be considered along side the general unsustainability of the site as acknowledged by the Inspector in 09/4331N, as noted within the main committee report. There has been no change the officers consideration of the site, it is still considered to be an unsustainable location as concluded by the Inspector.

Amenity

As noted within the main report, no significant impact on living conditions of the neighbours were identified at the time of the previous appeal 09/4331N. Therefore as the application is for the same proposed use this application will have no significantly increased impact on neighbouring amenity than that which has previously been accepted.

RECOMMENDATION

The recommendation of APPROVAL for a temporary 3 Years therefore remains