

STRATEGIC PLANNING BOARD – 20th April 2016

APPLICATION NO: 15/4416C

PROPOSAL: Reserved matters application following approval of outline application (14/0977C) for the erection of up to 120 dwellings, public open space, green infrastructure and associated works

ADDRESS: Land south of Hind Heath Road, Sandbach

APPLICANT: Miller Homes

ADDITIONAL INFORMATION FROM THE APPLICANT:

An amended plan has been received from the applicant which proposes the following changes to the plans which are included within the key plans pack;

- Plot 2 amended from Glenmuir to Tressell
- Plot 8 amended from Glenmuir to Tressell
- Plot 16 amended from Glenmuir to Buttermere
- Plot 28 amended from Mitford to Buttermere
- Plots 37 & 38 amended from Rolland to Tolkein
- Plot 43 amended from Glenmuir to Tressell
- Plots 45 & 46 amended from Rolland to Hawthorne
- Plots 48 & 49 amended from Tolkein to Hawthorne
- Plots 64 & 65 amended from Hawthorne to Rolland
- Plots 76 & 77 amended from Rollands to Hawthornes
- Plot 83 amended from Glenmuir to Buteremere
- Plots 86 & 87 amended from Hawthornes to Rollands
- Plots 88 & 89 amended from Hawthorne to Tolkeins
- Plots 90 & 91 amended from Hawthornes to Rollands
- Plots 96 & 97 amended from Tolkeins to Hawthornes
- Plots 103 & 104 amended from Rollands to Orwells
- Plot 108 amended from Glenmuir to Tressell
- Amendments to the design and layout of the 1 be apartments (plots 115-120)

APPRAISAL

The amendment to the proposed house types does not introduce any new house types into this scheme and the proposed mix is now as follows;

One bedroom – 6 units
Two bedroom – 18 units
Three bedroom – 41 units
Four bedroom – 36 units
Five bedroom – 9 units

This has also resulted in a reduction in the number of two and a half storey units to 32 units.

The submitted amendments are considered to be acceptable in terms of the design/amenity implications.

In terms of the one bed units at plots 115-120 the amendments now provide a rear garden for these units and improve the amenity provision and relationship with the surrounding dwellings. On balance it is now considered that this relationship is acceptable.

Trees/Ecology

At the time of writing this report no further information had been received in relation to trees or ecology. Any additional information will be reported as part of a verbal update.

RECOMMENDATION:

No change to the recommendation.