

Application No: 16/1112C

Location: LAND ADJACENT ARCLID LODGE, HEMMINGSHAW LANE, ARCLID, CW11 4SY

Proposal: Construction of two new residential dwellings (resubmission of planning application reference 15/4711C)

Applicant: The Derek Beresford Family Trust

Expiry Date: 28-Apr-2016

SUMMARY

The application site lies entirely within the Open Countryside as determined by the Congleton Borough Local Plan First Review 2005.

Within such locations, there is a presumption against development, unless the development falls into one of a number of categories as detailed by Local Plan Policy H.6. The proposed development does not fall within any of the listed categories and as such, there is a presumption against the proposal unless material considerations indicate otherwise.

Paragraph 49 of the NPPF states that relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites and where this is the case housing applications should be considered in the context of the presumption in favour of sustainable development

It is therefore necessary to make a free-standing assessment as to whether the proposal constitutes “sustainable development” in order to establish whether it benefits from the presumption under paragraph 14 by evaluating the three aspects of sustainable development described by the framework (economic, social and environmental).

In this case, the development would provide positive benefits through a small contribution to the supply of market housing and a minor boost the local economy.

Balanced against these benefits must be the negative effects of an incursion into Open Countryside; the minor impact upon the efficiency of the Jodrell Bank Radio Telescope and; resulting noise impacts upon future residents from adjacent quarry operations. However, the incursion into the open countryside is considered to be small and the scale of the site is not considered to be significant. It has been demonstrated that effective noise mitigation can be achieved to prevent harm to residents or viability of the quarry.

In this instance, it is considered that the benefits of the scheme would outweigh the adverse impacts.

The design of the scheme is considered to be acceptable and it would not have a detrimental impact upon the setting of the surrounding area or streetscene, amenity of neighbouring properties, trees or highway safety.

On the basis of the above, it is considered that the proposal represents sustainable development and paragraph 14 is engaged. Furthermore, applying the tests within paragraph 14 it is considered that the adverse effects of the scheme are significantly and demonstrably outweighed by the benefits.

RECOMMENDATION

APPROVE subject to; a 21 day notification period to Jodrell Bank of the intent to grant planning permission, and conditions

PROPOSAL

This application seeks full planning permission to erect a two detached dwellings with front and rear dormers.

Plot 1

The four bed dwelling on plot 1 would measure 14 m by 12.5m with open brick and render finish, with wooden fenestration under tiled roof with maximum height of 5.2m and eaves of 2.7m.

Plot 2

The three bed dormer bungalow dwelling on plot 2 would measure 12 m by 13m with open brick and render finish, with wooden fenestration under tiled roof with maximum height of 6.3 m and eaves of 2.5 m.

SITE DESCRIPTION

The site relates to a manege located to the south western side of Hemmingshaw Lane, Arclid, within the Open Countryside and within the Jodrell Bank Radio Telescope Consultation Zone Line.

The application site measures approximately 1218 square metres and its topography is predominantly level and in line with the Lane. The site is currently manege and is accessed via a wooden gate off Hemmingshaw Lane.

Immediately to the south of the site is an access to active silica sand quarry with associated parking area.

The application site falls just within Open Countryside outside the Sandbach Settlement Zone.

RELEVANT HISTORY

None

NATIONAL & LOCAL POLICY

National Policy

The National Planning Policy Framework establishes a presumption in favour of sustainable development. Of particular relevance are paragraphs:

14 - Presumption in favour of sustainable development, 47-50 - Wide choice of quality homes, 55 - Isolated dwellings in the countryside and 56-68 - Requiring good design

Development Plan

The Development Plan for this area is the 2005 Congleton Borough Local Plan, which allocates the site, under Policy PS8, as Open Countryside.

The relevant Saved Policies are:

PS8 – Open Countryside, PS9 – Areas of Special County Value, PS10 – Jodrell Bank Radio Telescope Consultation Zone, GR1 - New Development; GR2 - Design, GR4 and GR5 - Landscaping, GR6 - Amenity and Health, GR9 - Accessibility, Servicing and Parking Provision – New development, GR16 - Footpath, Bridleway and Cycleway Networks, GR20 - Public Utilities, GR21 - Flood Prevention, GR22 - Open Space Provision, NR1 - Trees and Woodlands, NR2 - Wildlife and Nature Conservation – Statutory Sites, H1 - Provision of New Housing Development, and H6 – Residential Development in the Open Countryside and the Green Belt.

The saved Local Plan policies are consistent with the NPPF and should be given full weight.

Cheshire Replacement Minerals Local Plan 1999

The relevant Saved Policies are:

Policy 7 (Mineral Safeguarding)

Cheshire East Local Plan Strategy – Submission Version (CELP)

The following are considered relevant material considerations as indications of the emerging strategy:

MP1 - Presumption in favour of sustainable development, PG1 - Overall Development Strategy, PG5 - Open Countryside, PG6 - Spatial Distribution of Development, SD1 - Sustainable Development in Cheshire East, SD2 - Sustainable Development Principles, IN1 – Infrastructure, IN2 - Developer contributions, SC4 - Residential Mix, SC5 - Affordable Homes, SE1 – Design, SE2 - Efficient use of land, SE3 - Biodiversity and geodiversity, SE4 - The Landscape, SE5 - Trees, Hedgerows and Woodland, SE6 - Green Infrastructure, SE9 - Energy Efficient Development, SE12 - Pollution, Land contamination and land instability, SE13 - Flood risk and water management, CO1 - Sustainable Travel and Transport and CO4 - Travel plans and transport assessments.

Supplementary Planning Documents:

Noise Assessment
Design and Access Statement

CONSULTATIONS

Parish Council: No comments received at the time of report writing

Jodrell Bank (University of Manchester) – Oppose Development – *“Our view is that the impact from the additional potential contribution to the existing level of interference coming from that direction will be relatively minor. This is a general direction in which there is already significant development close to the telescope.”*

Environmental Protection: No Objection subject to conditions requiring noise mitigation measures, contaminated land and informative relating to contaminated land hours of works and

Forestry: No Objection

Landscape: No Comment

Heritage: No Objection

United Utilities: No Objection- subject to informative

Strategic Infrastructure: No Objection

REPRESENTATIONS

Neighbour notification letters were sent to all adjacent occupants and a site notice was erected.

An objection has been received from the operators of the adjacent quarry, raising concern as to impact of quarry operations on the amenity of future residents.

Appraisal

The key issues are:

- The principle of the development
- Housing Land Supply
- Open Countryside
- Sustainability of proposal including; Environmental, Economic and Social Role
- Amenity – noise and dust impacts
- Planning balance

Principle of Development

The site lies entirely within the Open Countryside as designated in the Congleton Borough Local Plan First Review 2005 where policies PS8 and H6 state that only residential development which is required for a person engaged full-time in agriculture or forestry, the replacement of an existing dwelling, the conversion of an existing rural building, the change of use or re-development of an existing employment site, infill development or affordable housing shall be permitted.

The proposed development does not fall within any of these exceptions. As a result, it constitutes a “departure” from the development plan and there is a presumption against the proposal, under the provisions of sec.38(6) of the Planning and Compulsory Purchase Act 2004 which states that planning applications and appeals must be determined “in accordance with the plan unless material considerations indicate otherwise”.

The issue in question is whether the development represents sustainable development and whether there are other material considerations associated with this proposal, which are a sufficient material consideration to outweigh the policy objection.

Housing Land Supply

Paragraph 47 of the National Planning Policy Framework requires that Council’s identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements.

The calculation of Five Year Housing supply has two components – the housing requirement – and then the supply of housing sites that will help meet it. In the absence of an adopted Local Plan the National Planning Practice Guidance indicates that information provided in the latest full assessment of housing needs should be considered as the benchmark for the housing requirement.

Following the suspension of the Examination into the Local Plan Strategy and the Inspectors interim views that the previous objectively assessed need (OAN) was ‘too low’ further evidential work has now taken place and a fresh calculation made.

Taking account of the suggested rate of economic growth and following the methodology of the NPPG, the new calculation suggests that need for housing stands at 36,000 homes over the period 2010 – 2030. Although yet to be fully examined this equates to some 1800 dwellings per year.

The 5 year supply target would amount to 9,000 dwellings without the addition of any buffer or allowance for backlog. The scale of the shortfall at this level will reinforce the suggestion that the Council should employ a buffer of 20% in its calculations – to take account ‘persistent under delivery’ of housing plus an allowance for the backlog.

While the definitive methodology for buffers and backlog will be resolved via the development plan process this would amount to an identified deliverable supply of around 11,300 dwellings.

This total exceeds the total deliverable supply that the Council is currently able to identify – and accordingly it remains unable to demonstrate a 5 year supply of housing land.

This is a material consideration in support of the proposal.

Open Countryside Policy

Countryside policies in existing local plans can be considered as consistent with NPPF and are not housing land supply policies in so far as their primary purpose is to protect the intrinsic value of the countryside in accordance with paragraph 17 of the NPPF– and thus are not of date, even if a 5 year supply is not in evidence. However, it is acknowledged that where the Council cannot demonstrate a 5 year supply, they may be out of date in terms of their geographical extent, in that the effect of such policies is to restrict the supply of housing. They accordingly need to be played into the planning balance when decisions are made. Where appropriate, as at Sandbach Road North and the Gables in Spurstow, conflict with countryside protection objectives may properly outweigh the benefit of boosting housing supply.

Therefore, the proposal remains contrary to Open Countryside policy regardless of the 5 year housing land supply position in evidence at any particular time and a judgement must be made as to the value of the particular area of countryside in question and whether, in the event that a 5 year supply cannot be demonstrated, it is an area where the settlement boundary should be “flexed” in order to accommodate additional housing growth.

Consequently, the main issues in the consideration of this application are the sustainability of the site and whether any adverse impacts of granting planning permission would significantly and demonstrably outweigh the benefits in terms of housing land supply.

Sustainability

Sustainability of Location

The National Planning Policy Framework definition of sustainable development is:

“Sustainable means ensuring that better lives for ourselves don’t mean worse lives for future generations. Development means growth. We must accommodate the new ways by which we will earn our living in a competitive world. We must house a rising population, which is living longer and wants to make new choices. We must respond to the changes that new technologies offer us. Our lives, and the places in which we live them, can be better, but they will certainly be worse if things stagnate. Sustainable development is about change for the better, and not only in our built environment”

Accessibility is a key factor of sustainability that can be measured. A methodology for the assessment of walking distance is that of the North West Sustainability Checklist, backed by the Department for Communities and Local Government (DCLG) and World Wide Fund for Nature (WWF). The Checklist has been specifically designed for this region and can be used by both developers and architects to review good practice and demonstrate the sustainability performance of their proposed developments. Planners can also use it to assess a planning application and, through forward planning, compare the sustainability of different development site options.

To aid this assessment, there is a toolkit which was developed by the former North West Development Agency. With respect to locational accessibility, the toolkit advises on the desired distances to local amenities which developments should aspire to achieve. The performance against these measures is used as a “Rule of Thumb” as to whether the development is addressing sustainability issues pertinent to a particular type of site and issue. It is NOT expected that this will be interrogated in order to provide the answer to all questions.

The applicant has not submitted this completed toolkit. However, the Planning Officer can confirm that the site is not likely to adhere to the majority of the public facilities listed due to its location and as such, the proposed development cannot be considered to be locationally sustainable.

Notwithstanding the above, Inspectors have determined that locational accessibility is but one element of sustainable development and it is not synonymous with it. The NPPF determines that sustainable development includes three dimensions:- economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;

a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being;

These roles should not be undertaken in isolation, because they are mutually dependent.

Environmental role

Landscape, Trees and Hedgerows

As highlighted above a significant consideration is the impact the development would have upon the landscape and openness of the countryside. The proposed dwelling would be located within a menage to the South West of Hemmingshaw Lane, There is quarry site to the east, residential development to the north, west and east and an employment site to the north.

The site is in open countryside as defined in the Congleton Borough local plan. It is well contained and would be surrounded on three sides by residential uses and to the east by quarry parking / access. As such it is considered that the proposals would only have very limited impacts on the surrounding landscape and /or openness of the surrounding open countryside.

Design & Heritage

The surrounding area is considered to be semi-rural in nature with near by residential properties constituting a mixture of medium sized bungalows, and detached dwellings including with mixture of curtilage sizes.

The submitted layout plan shows that the proposed dwellings would be erected adjacent to each other fronting onto Hemmingshaw Lane, each accessed via a new individual access.

The units would be inset from the highway by approximately 7 metres and 12 metres respectively, be inset from the rear of the site by between 9 and 10 metres respectively.

It is considered that this layout and inset from the highway would, whilst being smaller than surrounding properties not significantly detract from the streetscene, and therefore is considered to be acceptable.

With regards to form and scale, the dwellings would each be detached, and be of a 1 ½ storey and two storey design.

The neighbouring property on comprises of a detached, modern, two-storey design. Properties on the opposite side of the road include Bearsford Lodge which is of a bungalow design and Badgers Hollow and Squirrels chase which are 1 ½ storey barn conversions, and in addition two dwellings of similar design and layout have been recently approved on opposite side of Hemmingshaw Lane.

As such, it is not considered that the erection of a further 2 detached 1 ½ storey units in this part of Hemmingshaw Lane would appear incongruous within the streetscene given the range of forms and scales.

It is advised within the application form that the dwellings would comprise of brick and rendered walls, tile roofs and timber fenestration. The site also lies adjacent to the grade II listed Arclid Hall Farmhouse. Consultation with the councils Conservation Officer raises no objection to the proposals subject to external materials matching nearby development including nearby converted barns and the farm house.

Subject to the detail of the materials being secured for prior approval by condition, it is considered that the appearance of the proposed dwellings would not appear incongruous within this setting of a mixture of dwelling forms and designs.

As a result, once the materials have been conditioned, it is considered that the proposed development would be of an acceptable design and would adhere with Policy GR2 of the Local Plan and Policies SE1 (Design) and SE2 (Efficient use of land) of the Cheshire East Local Plan Strategy – Submission Version (CELP).

Trees and Hedgerows

The proposals are not considered to adversely affect any significant trees or hedgerows and as such is considered that the proposed development would adhere with Policy NR1 of the Local Plan and Policy SE5 of the emerging Cheshire East Local Plan Strategy – Submission Version.

Access

The proposal seeks the creation two separate new accesses off Hemmingshaw Lane.

It is considered that the increase in traffic from two new dwelling would not result in significant highways safety impacts on Needhams Bank or Red Lane and that it would not have any significant wider impacts on the wider highway network.

The retention and provision of two parking spaces for no. 4 Needhams Bank and the proposed dwelling would meet the Councils minimum parking requirements.

The proposal would therefore accord with Policy GR9 of the Congleton Local Plan 2005.

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.

It is considered that subject to appropriate conditions the proposals would accord with Policy GR 21 (Flood Prevention) of the Congleton Borough Local Plan and guidance provided within the NPPF.

Environmental Role Conclusion

Subject to appropriate conditions the proposed development would not create any significant tree, flooding, drainage, design, land stability or highway safety issues. It is considered that the proposal's impact upon the landscape and nearby listed building would be minimal in this case and on balance results in the proposal being considered environmentally sustainable.

Economic Role

Housing

The development would bring in some economic benefit to the closest shops in Sandbach for the duration of the construction, and would potentially provide local employment opportunities in construction and the wider economic benefits to the construction industry supply chain. There would be some economic and social benefit by virtue of new resident's spending money in the area and using local services. Although for 2 new dwellings, this carries some weight in favour of the development.

Mineral Resources

Policy 7 of the CRMLP 1999 requires that minerals resources are safeguarded. The proposal site is located within the Cheshire Mineral Consultation Area, which in accordance with Policy 7 of the Cheshire Replacement Minerals Local Plan 1999 is identified to ensure mineral resources are not sterilised or that new development is not adversely affected by mineral activities.

The proposed development site shares a boundary with Arclid Silica Sand Quarry (South), including vehicle yard, site access, staff parking and welfare facilities. On meeting with the quarry operator it has been confirmed that this yard is also the maintenance area for those vehicles working the south area and the adjacent access point to the quarry also

accommodates 20 tonne + HGV vehicle movements typically during the spring and summer seasonal demand for soil based products. Nearby quarry workings include associated plant and machinery including hoppers, conveyors and sand pumping operations located approximately 100 meters from the site and current and potential extraction areas within 200m.

The Quarry is a key supplier of high purity silica sand, which is a nationally important mineral resource, and as confirmed by the operator currently employs around 65 people.

The close proximity of the dwellings to adjacent active quarry workings and associated plant and vehicle movements would add additional noise receptors which would be closer to parts of the quarry operations than existing residential receptors and as such has the potential to impact on the mineral operation of the quarry through imposed noise restrictions to residential uses from normal mineral operations.

An objection has been received from the operators of Arclid Quarry raising concerns as to the proximity of the dwellings to the mineral operations and likely noise impacts to future residents.

A Noise Impact Assessment prepared by 'dBX Acoustics' has been submitted in support of the application. The submitted assessment recommends that in order to provide appropriate residential amenity conditions attenuated ventilation can be installed to bedrooms, living rooms and dining rooms. In addition the report identifies "*no significant impact from dust arising from the nearby quarry*".

The received objection from the current quarry operators also included an assessment by 'LFAcoustics' of the submitted report, which raised concern as to the scope of the provided assessment with particular issues raised on the following points:

- Limited period (24 hours) of noise monitoring undertaken is not representative of ongoing or future quarry operations including that of seasonal soil stripping operations;
- The proximity of noise generating operations on the quarry site are misleading and seasonal soil stripping operations are not accounted for;
- No consideration for noise impacts to garden areas has been made.

The objection recommends the need for acoustically treated ventilation for rear elevations and that should permission be granted a condition be imposed requiring appropriate mitigation be provided on boundary fences.

The Councils Environmental Protection team have reviewed the provided noise (and dust) assessment and those raised concerns from the quarry operator, in addition a site meeting was undertaken with the quarry operator. The Environmental Protection Officer comments highlight the shortcomings of the applicants acoustic report which is not considered to fully address all potential noise sources and identifies that the design of the proposed dwellings with large areas of patio/bi-fold door access to the gardens were not considered as a sensitive receptor.

The Councils Environmental Protection team recommend that the potential noise impacts from quarry operations can be sufficiently mitigated and acceptable residential levels can be reached by the imposition of conditions, requiring specific acoustic amelioration in the form of 2.5 metre high close board fencing; fitting of all windows with trickle vents and; the provision that the east elevation bedroom window to house type 2 be obscure glazed and non opening.

The proximity of the proposed dwellings to the current and future quarry operations would likely result in future residents experiencing quarry noise and would increase the number and proximity of receptors to noise and dust sources which have the potential to adversely impact the current and future quarry operations. It is however, considered that in this case, the quarry noise sources can be sufficiently ameliorated to a level at which there would be no significant residential amenity impacts. It is also noted that the current quarry permission has controls in place to restrict the hours of activity including plant maintenance in this area which would provide additional mitigation to sensitive receptors.

On the basis of the mitigation that can be secured by planning condition and the existing provisions in the quarry's mineral consent, it is considered that the addition of further sensitive receptors in this location will not pose any additional significant constraints on the mineral operator in terms of restrictions on working practices or ability to extract the mineral reserves which would otherwise result in sterilisation of this nationally significant mineral reserve. As such this accords with the approach of the NPPF and Cheshire Replacement Minerals Local Plan and it is therefore considered that there are insufficient grounds to sustain a reason for refusal.

For the above reasons, it is considered that the proposed development would be economically sustainable.

Social Role

The proposed development would provide open market housing which is a social benefit.

Amenity

Policy GR6 (Amenity and Health) of the Local Plan, requires that new development should not have an unduly detrimental effect on the amenities of nearby residential properties in terms of loss of privacy, loss of sunlight or daylight, visual intrusion, environmental disturbance or pollution and traffic generation access and parking. Supplementary Planning Document 2 (Private Open Space) sets out the separation distances that should be maintained between dwellings and the amount of usable residential amenity space that should be provided for new dwellings.

The closest neighbouring properties to the application units would be detached dwelling 'Arclid Lodge' located to the west of the site. At its closest point, the western elevation of the proposed House 1 would be approximately 12.5 metres away from the side elevation of this dwelling. The relevant side elevation of this dwelling has a ground floor secondary lounge window and first floor primary bedroom window.

Within the relevant side elevation of House 1, there would be windows serving toilet and living room at ground floor and window serving bathroom at first floor is proposed.

Given the separation distance, drop in levels and off set forward position of House 1 and subject to condition requiring first floor bathroom window be obscure glazed, should permission be granted it is considered that there would not be any significant adverse amenity impacts upon this neighbouring property.

Other residential properties along Hemmingshaw lane and that of Arclid Hall, located to the south west, would exceed spacing standards within the SPD and would not result in any adverse residential amenity impacts as a result of the proposals.

Each dwelling would benefit from a garden of sufficient size and subject to the opposing first-floor side windows of each of the proposed dwellings being obscurely glazed to prevent loss of privacy for the future occupiers; it is not considered that the dwellings would have a detrimental impact upon each other.

The Council's Environmental Protection Team have advised that they have no objections to the development on environmental disturbance grounds (please refer to noise impacts above) subject to a number of conditions including noise attenuation measures, contaminated land restriction on soils importation and contaminated land informative.

It is considered that, subject to the above conditions, there would not be any significant adverse amenity impacts upon future residents or neighbouring properties and the proposed development would therefore accord with Policy BE.1 (Amenity) of the Borough of Crewe and Nantwich Local Plan 2011.

Jodrell Bank Radio Telescope

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.

The University of Manchester (who operate Jodrell Bank), have advised that the additional potential contribution to the existing level of interference coming from that direction will be relatively minor, but that this should be considered in the light of cumulative impacts. They are opposed to such development.

As such, there would be an impact upon the Telescope, and this carries some weight against the grant of planning permission. However, the impact would be 'minor' and this impact needs to be weighed in the overall balance of the application proposal.

Should the committee resolve to grant planning permission the Council will be required to give 21 days notice of the intention to do so to Manchester University, in accordance with the Jodrell Bank Directive.

For the above reasons, it is considered that the proposed development would be socially sustainable.

Other Matters

The scheme is not of a scale which requires; affordable housing, public open space, education or health contributions.

Planning Balance

The application site lies entirely within the Open Countryside as determined by the Congleton Borough Local Plan First Review 2005.

Within such locations, there is a presumption against development, unless the development falls into one of a number of categories as detailed by Local Plan Policy H6. The proposed development does not fall within any of the listed categories and as such, it constitutes a “departure” from the development plan and there is a presumption against the proposal.

The proposal remains contrary to Open Countryside policy regardless of the Council’s 5-year housing land supply position in evidence at any particular time and a judgement must be made as to the value of the particular area of countryside in question and whether, in the event that a 5 year supply cannot be demonstrated, it is an area where the settlement boundary should be “flexed” in order to accommodate additional housing growth. This consideration is made on the sustainability of the development.

The location of the site adjacent to an active silica sand quarry has raised issues relating to potential noise impacts on future residents and knock on effects on the future working of the quarry and protection of mineral reserves. It is considered that subject to appropriate mitigation the impact would not be considered significant

The proposal would bring positive planning benefits such as; the provision of market housing and a minor boost to the local economy.

The development would lead to a loss of Open Countryside, would not be located in a sustainable location, and would be in a location where future residents have the potential to experience adverse noise impacts due to nearby quarry operations with knock on effects on mineral reserves and economic operation of the quarry. These are adverse impacts that carry weight against the scheme.

Given that the site is enclosed on all sides by built form, it is not considered that the impact upon the landscape, and Open Countryside would not be significant in this instance. It has been demonstrated that the impacts of noise from adjacent quarry can be effectively mitigated and would not result in significant adverse impacts upon future residents or that of the viability of the quarry operations. Furthermore, such a proposal would adhere with the emerging Local Plan Policy PG5.

As such, on balance, it is considered that the development would, in the broad definition, be sustainable and would accord with relevant local plan policies of the Crewe and Nantwich Local Plan 2011, Cheshire Replacement Minerals Local Plan 1999 and guidance provided within the NPPF, and should therefore be approved.

RECOMMENDATION

APPROVE subject to the following conditions

- 1. A 21 day notice period to Jodrell Bank (Manchester University)**

And Conditions:

- 1. Time**
- 2. Plans**
- 3. Prior submission of material details**
- 4. Boundary treatments to be approved**

5. Noise mitigation measures
6. Contaminated land – import of soils
7. Obscure glazing

Informatives:

1. NPPF
2. Contaminated land
3. Hours of construction

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Planning Manager (Regulation), in consultation with the Chair (or in his absence the Vice Chair) of Southern Planning Committee, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.



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