

## **Southern Planning Committee – 25<sup>th</sup> May 2016**

### **UPDATE TO AGENDA**

#### **APPLICATION No.**

**15/4326C**– Outline application for development comprising the demolition of one existing dwelling (36 Croxton Bank) and construction of 27 residential units, including a new access, affordable housing provision and area of public space.

#### **LOCATION**

Croxtonbank, 36, CROXTON LANE, MIDDLEWICH, CHESHIRE, CW10 9EZ

#### **UPDATE PREPARED**

23<sup>rd</sup> May 2016

#### **OFFICER REPORT**

##### **Representations:**

Middlewich Town Council has provided the following comments:

*“No objection however concerns regarding part of development is on green belt land, Footpath 13 public right of way remains, a bat survey is required, no adverse effect on reptile population, play area is secured, traffic calming measures are prominent, concerns over 3<sup>rd</sup> access onto Croxton Lane path to have 106 allocated to enable traffic calming and maintain visibility”.*

##### **Officer Appraisal:**

Following deferral of this application for a Members site visit, officers have been liaising with the agent to secure the updated bat surveys that are required and also to secure an amended plan which indicates the provision of a footpath along the frontage of the site to assist with pedestrian movement into Middlewich Town Centre.

##### **Ecology:**

The proposals indicate that the existing dwelling (no. 36 Croxtonbank) will be demolished to make way for the proposed development. The submitted ecology surveys indicate previous bat roosting by common pipistrelle bats in the house roof void, although no evidence of current roosting could be found at the time of survey. However, to provide greater certainty that bats are not evident within the building, further survey work was recommended. The additional updated bat surveys are presently being undertaken in accordance with these recommendations. As such, it is recommended that authority be

delegated to officers to approve the application subject to the satisfactory receipt of the updated surveys.

Accessibility:

The agent is presently exploring the potential to provide a footpath along the frontage of the site to provide greater accessibility for pedestrians. The outcome of this will be reported to Members via an oral update.

Town Council Comments:

With reference to the comments made by Middlewich Town Council, it is important to note that the site is not within the Green Belt. The site is partly within the settlement zone line for Middlewich with the remaining part within Open Countryside.

The Council's Public Rights of Way Unit (PROW) is satisfied that the proposals would not affect Footpath 13.

Additional bat surveys are being undertaken and the impact on reptile population is acceptable subject to reasonable avoidance measures put forward by the applicant.

The highways and access strategy including visibility are acceptable

**RECOMMENDATION**

That authority is delegated to the Planning and Enforcement Manager in consultation with the Chairman and Vice Chairman of the Southern Planning Committee to approve the application in accordance with the S106 Agreement and conditions as recommended on page 29 of the agenda reports pack subject to:

1. the receipt of satisfactory updated bat surveys
2. an amended plan to show footpath provision at the front of the site