

Southern Planning Committee 29th March 2017

UPDATE TO AGENDA

APPLICATION No.

16/6058C – Development of 10 dwelling houses and estate road connected to Coppenhall Way

LOCATION

Land Off, Coppenhall Way, Sandbach

UPDATE PREPARED

23rd March 2017

CONSULTATIONS

Sandbach Town Council - Object to the proposal on the following grounds;

- Not significantly different to the previous proposal
- Overbearing impact of the development from development on plots 1 and 2 taking sunlight from existing properties on Coppenhall Way

REPRESENTATIONS

Neighbour notification letters were sent to all adjacent occupants, a site notice was erected and an advert placed in the local newspaper. Furthermore, re-consultation exercises were undertaken in respect of revised layout plans. The final re-consultation period expired on the 14th March 2017.

Following the drafting of the committee report, 2 further letters of consultation have been received. The main objections raised within these include;

- Highway safety – Access safety particularly during construction
- Design - sub-standard design of layout, scale of bulk of development, over-development of site (density)
- Amenity – loss of privacy, loss of light and visual intrusions, noise pollution during construction
- Landscaping - lack of soft landscaping

CONCLUSION

The issues raised by the Town Council and objectors have already been addressed in the committee report. As such, these additional consultation responses do not alter the recommendation.

RECOMMENDATION

No change to recommendation