

## **SOUTHERN PLANNING COMMITTEE – 31<sup>ST</sup> MAY 2017**

### **UPDATE TO AGENDA**

#### **APPLICATION NO.**

16/6144c

#### **LOCATION**

***Land west of Goldfinch Close Congleton***

#### **UPDATE PREPARED**

26<sup>th</sup> April 2017

#### **Additional Comments received**

Congleton Sustainability Group has commented on the Report. They consider that the increase in bungalows by 2 no since the last Committee is not acceptable. They consider that Congleton has a higher than the national average proportion of over 65's and that there is a pressing need for older persons accommodation. They consider that this site, being so close to the town centre, as opposed to other sites to the periphery of town with the benefit of planning permission, should provide a mix to meet local need. They consider that the Neighbourhood Plan (yet to reach Regulation 14 Stage anticipated at the end of May) should be utilised as the evidence base for this application. They consider this site will not meet the identified local need for older and vulnerable persons housing and that the development should provide a minimum of 24 bungalows.

They comment about the poor condition of Bridleway No.4 between the end of Howey Lane and the open field (field W4).

Their main concern is that this length of the Bridleway is currently very wet and muddy throughout the winter months and at other times of heavy rain. They note that the applicant proposes a number of direct accesses from both sides of the development onto the Bridleway. This Bridleway leads via Howey Lane and Moody Street directly to the town centre and is therefore, potentially a well-used route for walkers and cyclist. However, the current poor condition is a severe disincentive to its use for anything other than for recreational walking and cycling.

To address this they ask that a condition be applied requiring the applicant to upgrade this section of the Bridleway to an all-weather surfaced track and that they become responsible for maintaining the Bridleway to this standard in perpetuity.

They request an additional condition be imposed to upgrade the PROW.

### **Updated Landscape Plan**

An updated plan has been received which provides a scheme of additional wildflower planting. The Council's Ecologist has advised this is acceptable. Accordingly it is recommended that condition 12 on page 30 is deleted.

### **Officer Comment**

#### *Bungalows*

At the time of writing this update, the Congleton Neighbourhood Plan has not reached Regulation 14 Stage. No weight can be apportioned to it. Upon achieving Regulation 14 Stage, no weight will be capable of being apportioned to it as a material consideration given that the policy which seeks to provide 20% of all housing as bungalows is a policy for the supply of housing. Given that the Council can not demonstrate a 5 year supply of housing, in line with the NPPF, it is an out of date policy and is therefore not a policy that can be considered to be determinative in this case.

#### *Bridleway*

The Officers Report already considers the use of PROW No4 Howey Lane. Condition 10 is proposed to ensure an appropriate scheme of management ensures the future use of the Bridleway as a result of the PROW Team and the Countryside Access Officer representations. It would not be usual to expect the developers to maintain the route.

### **RECOMMENDATION**

#### **APPROVE subject to the following conditions**

- 1. Development to be carried out in accordance with plans**
- 2. Accordance with details of boundary treatments**
- 3. Scheme of signage for pedestrians/cyclists**
- 4. Accordance with levels**
- 5. Notwithstanding any plan approved in condition 1, details of materials for parking spaces, hard landscaping, shared surfaces and paths through POS to be submitted, approved and implemented**
- 6. Accordance with 5m buffer zone along watercourse**
- 7. Removal of permitted development rights classes A-E (extensions and outbuildings) for smaller units**
- 8. Materials to be submitted and approved**
- 9. Removal of permitted development rights for walls and other means of enclosure forward of front building line**
- 10 Public Rights of Way/Bridleway scheme of management to be submitted and approved**

**11 Integral garages to be retained for the parking of motor vehicles/Conversion to living accommodation to require planning permission (with the exception of the Brierley housetype on plots 1, 3, 9, 12, 15, 16, 25, 34, 42, 44, 52, 62, 74 defined as store)**