

SOUTHERN PLANNING COMMITTEE UPDATE – 7th August 2019

APPLICATION NO: 18/5798N

PROPOSAL: A detailed planning application for the demolition of existing buildings and erection of up to 44 residential dwellings (100% affordable housing) including any associated infrastructure and new site access for land south of Newcastle Road, Shavington CW2 5JF.

ADDRESS: 414 Newcastle Road, Shavington, CW2 5JF

APPLICANT: Keyworker Homes, The Guinness Partnership and D & W Wooton

Policies

Since the officer report was written the Wybunbury Combined Neighbourhood Plan has moved to Regulation 16 stage and consultation will take place from 26th July to 6th September. The plan is still given limited weight at this stage.

Additional Consultation Response

Education: The calculations have been redone based on the reduced number of houses and the new forecasts and there is no longer a request for an education contribution.

Additional Representations

An additional representation has been received which raises the following points;

- There is a land drain which runs within the curtilage at 396 Newcastle Road very close to the boundary. The residents of 396 would not want any hedging or shrubs along this boundary which may cause damage to the drain.
- Flooding is a problem in the area and this should be taken into consideration.

Officer Response

The points raised in the representation response relating to the landscaping along the boundary with 396 Newcastle Road could be controlled via the imposition of a planning condition.

The number of family homes has been reduced on this development. The Education Officer has confirmed that there is now capacity at the local secondary school to serve this development and no contribution is required.

In terms of SEN the development would no longer generate a contribution as the development would not generate an SEN child.

RECOMMENDATION:

REFUSE for the following reasons;

1. The application site is located within the Open Countryside and outside of the Shavington Settlement Boundary. The application is not supported by an up-to-date Housing Needs Survey to identify the need within this Parish. Furthermore a development of 44 affordable units would exceed the threshold criteria of 10 units identified by Policy SC6. The proposed development would cause harm to the open countryside and be contrary to Policy SC6 and PG6 of the Cheshire East Local Plan Strategy.
2. There is a minor roost of Bats within one of the buildings to be demolished as part of this proposed development and this proposed development would result in a Low Level adverse impact on this species as a result of the loss of the roost and the risk of any bats present on site being killed or injured during the construction process. The proposed development fails two of the tests contained within the Habitats Directive and as a result would also be contrary to Policies NE.9 of the Crewe and Nantwich Replacement Local Plan 2011 and SE 3 of the Cheshire East Local Plan Strategy and guidance contained within the NPPF.
3. The design and layout of the proposed development is considered to be poor and fails to take the opportunities available for improving the character and quality of the area. As a result the proposal would not make a positive contribution to the area and would be contrary to Policy SE1 of the CELPS, The Cheshire East Design Guide and the requirements of the NPPF.

In order to give proper effect to the Board's intent and without changing the substance of its decision, authority is delegated to the Planning and Enforcement Manager in consultation with the Chair (or in their absence the Vice Chair) to correct any technical slip or omission in the resolution, before issue of the decision notice

Should the application be the subject of an appeal agreement is given to enter into a S106 Agreement with the following Heads of Terms;

S106	Amount	Triggers
Affordable Housing	100% affordable housing	In accordance with details to be submitted and approved.
Health	£40,896	To be paid prior to first occupation of the development.
Open Space Contribution – Improvements to	£25,000	To be paid prior to the first occupation of the 20 th dwelling.

children's play area at Wessex Close		
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