

Application No: 21/6364N

Location: Land Off, CREWE ROAD, HASLINGTON

Proposal: Proposal to construct 17 No. apartments, with associated landscaping and parking on land formally known as Medical Centre Land.

Applicant: Mr Daniel Wright, Vistry Homes Ltd

Expiry Date: 30-Sep-2022

SUMMARY

Although the site is technically located within the open countryside. The wider site has an extant planning permission for residential development which is currently being built out. Together with the SADPD this is an important material planning consideration which would outweigh any conflict with PG6 of the CELPS. The previous application/appeal decision/S106 is noted, however there is no mechanism which can be used to require the provision of a medical centre or community use. The principle of the application is considered to be acceptable.

Insufficient information is provided in relation to affordable housing provision, but negotiations are continuing with the Councils Affordable Housing Officer. An update will be provided in relation to this issue.

The Open Space provision on the wider development site is acceptable and would serve this proposed development.

The proposed development by reason of its height, scale and bulk would not respect the character and appearance of the wider development. The proposal is also considered to be a dense, over-development of this part of the site with a car-dominated frontage and lack of landscaping. The proposed development is an unacceptable design which would harm the character and appearance of the area. The proposed development is contrary to Policies SE1, SD1, SD2 and SE4 of the CELPS, GEN1 and ENV5 of the SADPD, The Cheshire East Design Guide and the NPPF.

The highways impact was considered as part of the outline application and is considered to be acceptable. The parking provision and access to serve the development complies with BE.3 of the C&NLP and CO2 of the CELPS.

The impact upon trees, ecology and amenity are considered to be acceptable.

The matter of drainage could be controlled with the imposition of a planning condition. Further information is awaited in relation to the FFL of the development and an update will be provided.

Due to the issues raised above the application is recommended for refusal as it does not comply with the Development Plan as a whole.

RECOMMENDATION

REFUSE

REFERRAL

This application is referred to Southern Planning Committee at the request of Cllr Edgar for the following reasons;

'This application was originally refused by the Planning Committee and later approved by a Planning Inspector. The inclusion of a Medical Centre went some way to influence the inspector's decision in to build in a village that is struggling to provide medical and other services.

The loss of the medical centre is of great concern, but to replace it with a block of 3 story flats is preposterous. Its size is overbearing on the rest of the site, likely to be an eyesore as you drive in and does nothing to replace the loss of a promised facility, it is not in keeping with the rest of the estate either.

I have called this application in to be heard by committee, it needs to be understood as to why the medical centre was not adopted and what process the developer went through to market it. If the medical centre proves to be untenable, then the site should be turned over to provide some much needed facilities in Haslington, for example, a youth centre, a village hall, a leisure centre. Anything to put something back into the community instead of just more homes.

I've spoken to a number of residents who are quite angry at this loss. Some even bought houses on the 'promise' of a facility on site, they are quite peeved at the fact'

PROPOSAL

This is a full planning application for the erection of 17 apartments on a residential development which is currently under construction.

The proposed development forms 2 three-storey blocks which are linked by a single-storey section, there would also be a two-storey wing to one side. A total of 17 car-parking spaces would be provided within a central courtyard and to space at either side.

This application proposes the following mix;

One bedroom – 12 units

Two bedrooms – 5 units

SITE DESCRIPTION

The wider site of the proposed development extends to 11.91 ha and is located to the southern side of Crewe Road. To the north and west of the site is residential development (fronting Crewe Road, Brookfield and Ashley Meadow).

The application site is surrounded by residential development, which is largely under construction to the east, south and west. To the north is an area of open space/ecological mitigation.

The approved development has commenced and is well advanced.

RELEVANT HISTORY

22/0735N - Non-material amendment to application 17/2045N – Approved 9th March 2022

22/0734N - Non-Material Amendment (change in roof tile) to approval 18/5682N for Variation of Condition on approval 16/1046N - Reserved Matters application for 245 dwellings, highways, public open space, play facility and associated works following Outline application 13/4301N – Approved 8th April 2022

21/4562N - Non-material amendment to application 17/2045N – Approved 18th January 2022

20/0720N - Non Material Amendment to approval 16/1046N for Reserved Matters application for 245 dwellings – Approved 27th February 2020

18/5682N - Variation of condition on approval 16/1046N - Reserved matters application for the erection of 245 dwellings, highways, public open space, play facility and associated works following approved outline application (13/4301N) APP/R0660/A/14/2213304 – Approved 7th February 2019

17/3126N - Variation of condition 8 on application 16/1046N - Reserved matters application for the erection of 245 dwellings, highways, public open space, play facility and associated works following approved outline application (13/4301N) APP/R0660/A/14/2213304 – Approved 2nd November 2017

17/2045N - Approval of reserved matters (appearance, landscaping, layout and scale) on approval 13/4301N - erection of no.5 dwellings and associated works – Approved 14th June 2017

16/3197N - Prior approval of proposed demolition – Determination Not Required 15th July 2016

16/2832N - Erection of 2no advertisement boards to inform public of new residential site – Approved 4th August 2016

16/1889N - Reserved matters for erection of 9 dwellings and associated garages, highway works, attenuation basin - Outline Planning Application for Demolition of existing structures and foundations of a partly constructed building, and the erection of up to 250 dwellings, medical centre/community use, public open space, green infrastructure and associated works – Withdrawn 4th November 2016

16/1046N - Reserved matters application for the erection of 245 dwellings, highways, public open space, play facility and associated works following approved outline application (13/4301N) APP/R0660/A/14/2213304 – Approved 31st October 2016

13/4301N - Outline Planning Application for Demolition of existing structures and foundations of a partly constructed building, and the erection of up to 250 dwellings, medical centre/community use,

public open space, green infrastructure and associated works – Appeal against Non-Determination
– Appeal Allowed 15th August 2014

13/2451S - EIA screening for proposed residential development of up to 250 dwellings – EIA Not
Required 20th November 2013

NATIONAL & LOCAL POLICY

Cheshire East Local Plan Strategy (CELPS)

PG1 – Overall Development Strategy
PG2 – Settlement Hierarchy
PG6 – Open Countryside
PG7 - Spatial Distribution of Development
SC4 – Residential Mix
CO1 Sustainable Travel and Transport
CO4 – Travel Plans and Transport Assessments
SC5 – Affordable Homes
SD1 - Sustainable Development in Cheshire East
SD2 - Sustainable Development Principles
SE 1 Design
SE 2 Efficient Use of Land
SE 3 Biodiversity and Geodiversity
SE 4 The Landscape
SE 5 Trees, Hedgerows and Woodland
SE 6 – Green Infrastructure
SE 8 – Renewable and Low Carbon Energy
SE 9 – Energy Efficient Development
SE12 – Pollution, Land Contamination and Land Instability
SE 13 Flood Risk and Water Management
IN1 – Infrastructure
IN2 – Developer Contributions

Borough of Crewe and Nantwich Replacement Local Plan

The relevant Saved Policies are:

NE.4 (Green Gaps)
NE.5 (Nature Conservation and Habitats)
NE.9: (Protected Species)
NE.20 (Flood Prevention)
BE.1 (Amenity)
BE.3 (Access and Parking)
BE.4 (Drainage, Utilities and Resources)
RES.5 (Housing in the Open Countryside)
RT.3 (Provision of Recreational Open Space and Children's Playspace in New Housing Developments)
TRAN.3 (Pedestrians)
TRAN.5 (Cycling)

Cheshire East Draft Site Allocations and Development Policies Document (SADPD)

The Site allocations and Development Policies Document (SADPD) is at an advanced stage of preparation. The Plan was submitted for examination in April 2021, hearings took place in October and November 2021. Draft Main Modifications were consulted on during April and May 2022. Noting the relatively advanced stage of the SADPD it is considered that at least moderate weight should be applied to relevant policies, including the proposed modifications.

PG8 – Development at Local Service Centres

PG9 – Settlement Boundaries

GEN1 – Design Principles

ENV2 – Ecological Implementation

ENV3 – Landscape Character

ENV5 – Landscaping

ENV6 – Trees, Hedgerows and Woodland Implementation

ENV16 – Surface water Management and Flood Risk

RUR5 – Best and Most Versatile Agricultural Land

HOU1 – Housing Mix

HOU10 – Amenity

HOU11 – Residential Standards

HOU12 – Housing Density

HOU13 – Housing Density

HOU14 – Small and Medium Sized Sites

INF1 – Cycleways, Bridleways and Footpaths

INF3 – Highways Safety and Access

INF9 – Utilities

Haslington Neighbourhood Plan

In this case the Haslington Neighbourhood Plan is at Regulation 7 stage and can be given no weight.

National Policy

The National Planning Policy Framework establishes a presumption in favour of sustainable development.

Of particular relevance are paragraphs:

11. Presumption in favour of sustainable development.

60-80. Delivering a Sufficient Supply of Homes

126-136. Achieving Well Design Places

Supplementary Planning Documents:

Cheshire East Design Guide

CONSULTATIONS

CEC Strategic Highways Manager: No objection subject to the imposition of a planning condition relating to cycle storage.

CEC Flood Risk Manager: No objections in principle to the current proposals. However, no surface water drainage arrangements have been submitted as part of the application. Given the existing surroundings are currently being built out, if surface water flows have been considered within the wider drainage arrangements this information should be submitted now to avoid prior to

commencement. Additionally, given the proximity to attenuation basin, finished floor levels must be set 600mm above top water level as included within CIRIA guidance (SuDS Manual), this should be confirmed prior to determination.

Strategic Housing Manager: The application is showing to be short of the required 30% as providing 5 units but this is 0.1% of the required 30%. Either a full unit is to be provided or we can look at a commuted sum contribution of 0.1% of a dwelling.

No Affordable Housing Scheme has been provided and so the tenure split is unknown.

The affordable units contain communal areas (entrances and stairwells). The active Registered Providers in Cheshire East have noted that these are not preferred due to the added communal costs.

Until the concerns are addressed, the Strategic Housing Manager objects to this application.

United Utilities: Drainage conditions suggested.

Environment Agency: No comments received.

NHS: No comments to make.

Education: Only 6 of the 17 apartments are 2+ bedrooms; therefore the proposal does not meet the minimum 11 dwellings of 2+ bedrooms for S106 contributions.

Cadent Gas: Standard information provided.

CEC Environmental Health: Conditions suggested relating to Travel Plan, Electric Vehicle Infrastructure, Low Emission Boilers, and contaminated land.

VIEWS OF THE PARISH COUNCIL

Haslington Parish Council: Object to this application on the following grounds;

- Over development of the site
- Inadequate parking within the site
- Overbearing impact of the development on the street scene.
- No amenity space within the development, especially for children
- No amenity space for residents within the development
- No parking provision for service or delivery vehicles

REPRESENTATIONS

Letters of objection have been received from 93 local households raising the following points:

- The provision of a medical centre was a selling point when purchasing a property on the development
- A block of 17 apartments on the doorstep of a nature reserve will be detrimental to wildlife
- The best use of the site is as a medical centre
- Healthcare provision in Haslington is inadequate to meet the current population

- Residents were informed that if the site is not used as a medical centre then it should be used for community use
- Increased strain on infrastructure
- Narrow nature of the roads within the development with no passing places
- Overcrowded parking
- Increased risk to pedestrians (including children and pets)
- Loss of privacy/overlooking
- Loss of light
- Impact upon outlook
- Disruption on the main access into the estate
- Noise nuisance
- Impact upon property value
- Development sites get altered to easily
- The development does not meet the requirements of the original S106 Agreement
- Lack of parking provision for this development and the wider estate
- Three-storey development is not in-keeping with the wider development
- Older peoples accommodation would be more beneficial
- Police attendance at some homes within the development
- The site should be planted and returned to wildlife – not used to increase developers profits
- Lack of effort to ensure that the medical centre was built
- The provision of a medical centre is essential
- Increased traffic
- The application includes the provision of a medical centre/community use
- The reserved matters application report to SPB states that *'in the event that the land allocated for a Medical Centre is not used for such purposes then the land shall be used for community uses'*
- Not enough effort was made to find a developer/occupant for the medical centre
- Lack of amenity space for the apartments
- No EV Charging provision for the flats
- Speeding vehicles
- No affordable housing scheme
- Preference for private homes over social housing
- Lack of cycle storage
- Increased anti-social behaviour
- The highways comments are not realistic
- The application should be determined by Strategic Planning Board and not Southern Planning Committee
- Has the developer approached the village medical centre
- Increased vermin/fly-tipping
- Breach of contract by not providing the medical centre
- The local community has received nothing from this development
- The information provided in terms of marketing is not adequate
- Has the developer contacted the local GP or the NHS Trust
- Question whether Rightmove is the correct site to market a GP practice site
- Evidence of the advert on Rightmove should be provided
- Do the apartments meet the space standards to obtain a mortgage
- The accommodation schedule is not accurate
- Insufficient bin storage
- Due to the Covid pandemic enough time has not been allowed to provide an occupier for the medical centre

- The site is too small to accommodate the proposed development

An objection has been received from Cllr Edgar which raises the following points;

- The revised plans do nothing to counter the objections raised by local residents
- The site was destined for use as a medical centre
- Residents have bought properties on the site expecting a medical centre to be built
- Overdevelopment of the site
- Not in keeping with the area
- Inadequate parking
- The nearest medical centres have not received information about the site
- If the site is not a medical centre then it should be developed as a village hall or community use
- Perhaps a couple of houses could fund a village hall
- The proposal is out of context
- The appeal decision refers to community use

One letter of general observation has been received from Hungerford Medical Centre which raises the following points;

- Surprised that the plot of land has not been discussed within the local CCG and amongst medical practices
- Space in primary care is always limited and the option for a medical centre presents an opportunity for the local community
- No particular view on the proposed flats but ask how the original use was approved and what consultation has taken place with the local medical community/CCG
- Has the original approved use been fully explored
- The original use should be fully explored and offered before the land is used for another purpose. Evidence should be provided
- Given that space for health care premises is often not available it seems a shame to lose a potential opportunity for expanding health care provision in the local area, without it being fully explored.

APPRAISAL

Planning History

As noted above and within the representations received as part of this application this wider site was granted outline planning permission as part of application 13/4301N for the erection of up to 250 dwellings, medical centre/community use, public open space, green infrastructure and associated works. This Outline planning permission was allowed at appeal following an appeal against non-determination.

As part of application 13/4301N, the S106 Agreement requires the following;

- *To identify the medical centre land as part of any application for reserved matters approval which will result in the overall number of dwellings that are approved being more than 150.*
- *To use its reasonable endeavours for a period of 3 years from the date of approval of the reserved matters identifying the Medical Centre Land to dispose of the Medical Centre Land to a provider of medical facilities by way of freehold or long leasehold interest for the benefit of the development*

As part of the appeal decision for the outline application the Inspector considered the Unilateral Undertaking and planning conditions and at paragraph 54 states that;

'The provision of land for a medical centre to be marketed for 3 years does not appear to be CIL compliant and I have therefore given it little weight'

The appeal decision does not make any reference to the term 'community use' and neither does the completed S106 Agreement.

Reserved Matters approval was granted for the majority of the site (245 dwellings, highways, public open space, play facility and associated works) as part of application 16/1046N. This Reserved Matters application identifies the medical centre land and this is what this current application relates.

Reserved Matters application 16/1046N was approved by the Strategic Planning Board at the meeting on 19th October 2016 and as part of this decision the following informative was attached to the decision notice;

'The Strategic Planning Board would advise that in the event that the land allocated for a Medical Centre is not used for such purposes then the land shall be used for community uses'

The informative is noted, but this does not require the developer to provide a site for 'Community Use', it just expresses the advice of the Strategic Planning Board at that time.

Principle of Development

The site is located within the Open Countryside as defined by the Crewe and Nantwich Local Plan but lies within a consented development which is under construction. As part of the SADPD the application site and the wider development will be incorporated into the Haslington Settlement Boundary. As things stand the proposed development would be contrary to Policy PG6, but would not cause harm to the wider Open Countryside, whilst the SADPD is a material planning consideration which can be given moderate weight.

Haslington is a Local Service Centre which are identified to accommodate 3,500 new homes. Policy PG8 of the SADPD identifies that these new homes will be '*addressed by windfall going forward*' provided that they comply with other policies contained within the Development Plan

The case officer requested that the developer provides information on what marketing has taken place for the medical centre. The applicant has provided a brief letter from First City Property Consultancy which states that;

- The site was marketed since July 2017
- The property went live on Rightmove on 26th July 2017 until September 2019. The statistics show that this resulted in 1,676 views of the detailed information
- Only 6 direct contacts from prospective purchasers were received via e-mail. A response was given to each with a follow up telephone call/e-mail, but none resulted in any further interest, or any offers being received
- The statistics demonstrate that the site received significant exposure on the open market but no offers were received.

It is not considered that the above represents sufficient information on the marketing. However, the requirement for marketing was not considered to be CIL Compliant by the Inspector who determined the outline application. Although this is included within the S106 it is not considered that it can be relied upon as a mechanism to require the provision of the medical centre. There is no reference whatsoever to the term 'community use' other than within the description of development with no reference in the Inspector's decision, conditions or S106 Agreement and there is no mechanism to secure this.

The planning history for the site is noted but this is a standalone housing application and has to be assessed on its own merits. Although technically contrary to Policy PG6, given the location of the site within a wider development the harm to the open countryside will be limited. Furthermore, the site is intended to be incorporated within the settlement boundary as part of the SADPD which can be given moderate weight. Therefore, the principle of the development is considered to be acceptable.

Housing Mix

Policy SC4 of the submission version of the Local Plan requires that developments provide an appropriate mix of housing (however this does not specify a mix). In this case the development would provide the following mix:

- 12 x one bedroom units
- 5 x two bedroom units

The proposal is not dominated by larger executive homes and the proposed mix is considered to be acceptable (for application 16/1046N 22% of the approved dwellings were 1 or 2 bedrooms).

In terms of dwelling sizes, it is noted that HOU6 of the SADPD requires that new housing developments comply with the Nationally Described Space Standards (NDSS). As part of the SADPD Inspectors post hearing comments he accepts this requirement but states that;

'as advised in the PPG, a transitional period should be allowed following the adoption of the SADPD, to enable developers to factor the additional cost of space standards into future land acquisitions. Given that the intention to include the NDSS in the SADPD has been known since the Revised Publication Draft was published in September 2020, a 6-month transitional period for the introduction of NDSS, following the adoption of the SADPD, should be adequate. This should be included as an MM to criterion 3 of Policy HOU 6

The applicant has provided the following table to show the current position in terms of the house types and NDSS compliance.

NATIONALLY DESCRIBED SPACE STANDARDS						
FLAT NUMBER	Number of bedrooms	of bed spaces	Total Area	Single Bedroom dimensions	Double Bedroom dimensions	Built in storage
A1	1	2	53m ²	N/A	12m ² / 3.3m (wide)	1.8m ²
A2	1	2	53m ²	N/A	12m ² / 3.3m (wide)	1.8m ²
A3	1	2	53m ²	N/A	12m ² / 3.3m (wide)	1.8m ²
A4	2	3	55m ²	7.8m ² / 2.5m (wide)	9.8m ² / 3.1m (wide)	1.7m ²
A5	2	3	55m ²	7.8m ² / 2.5m (wide)	9.8m ² / 3.1m (wide)	1.7m ²
A6	2	3	55m ²	7.8m ² / 2.5m (wide)	9.8m ² / 3.1m (wide)	1.7m ²
A7	1	2	53m ²	N/A	12.8m ² / 3.3m (wide)	1.8m ²
A8	1	2	53m ²	N/A	12.8m ² / 3.3m (wide)	1.8m ²
A9	1	2	53m ²	N/A	12.8m ² / 3.3m (wide)	1.8m ²
A10	1	2	53m ²	N/A	12.8m ² / 3.3m (wide)	1.8m ²
A11	1	2	53m ²	N/A	12.8m ² / 3.3m (wide)	1.8m ²
A12	1	2	53m ²	N/A	12.8m ² / 3.3m (wide)	1.8m ²
A13	1	2	55m ²	N/A	16m ² / 5.5m (wide)	1.7m ²
A14	2	3	55m ²	7.8m ² / 2.5m (wide)	12.8m ² / 3.3m (wide)	1.7m ²
A15	2	3	55m ²	7.8m ² / 2.5m (wide)	12.8m ² / 3.3m (wide)	1.7m ²
A16	1	2	60m ²	N/A	13.7m ² / 3.3m (wide)	3m ²
A17	1	2	60m ²	N/A	13.7m ² / 3.3m (wide)	3m ²

This shows that all units would be NDSS compliant apart from A4, A5, A6, A14 and A15 which are 6m² below the standard. Given the 6-month transitional period referred to by the SADPD Inspector this is considered to represent an acceptable compromise.

Affordable Housing

This is a full application for 17 dwellings and there is a requirement for 30% of dwellings to be provided as affordable dwellings. This equates to a requirement for 6 (5.1) dwellings to be provided as affordable homes. Four units should be provided as affordable rent and 2 units should be provided as intermediate tenure.

The current number of those on the Cheshire Homechoice waiting list with Haslington as their first choice is 85. This can be broken down as below;

	How many bedrooms do you require?						
First Choice	1	2	3	4	5	5+	Grand Total
Haslington	32	34	9	5	5		85

In this case no Affordable Housing Statement or plan to show the affordable housing provision and tenure mix has been provided.

The applicant has been in discussions with the Councils Affordable Housing Officer and is attempting to make a case that an contribution should be provided in lieu of providing affordable housing on site. An update will be provided in relation to this issue.

Public Open Space

As noted within the report for Reserved Matters application 16/1046N *'the amount of open space required as part of this development is circa 4900 m sq and the proposed development includes*

33939m² POS which would easily exceed the required level of POS. As such the development is acceptable in terms of the POS provision'.

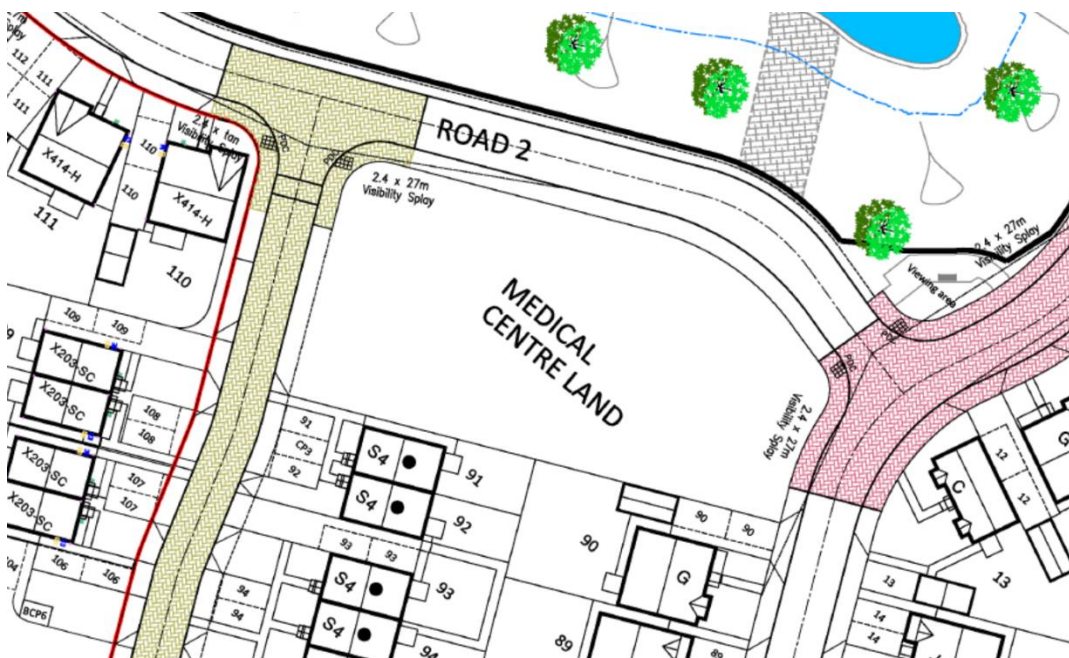
Given the over provision of open space being provided on the wider site, it is not considered necessary to require further provision as part of this application.

Education

Only 6 of the 17 apartments proposed will have more than one bedroom. As a result, the proposal does not meet the minimum 11 dwellings of 2+ bedrooms which has been set for S106 contributions.

Residential Amenity

In terms of the surrounding residential properties, these are located within the approved development which have been constructed or have consent.



To the south of the site are the dwellings on plots 90 and 91. At the time of the case officers site visit, these plots had yet to have been constructed. The side elevation of plot 90 includes a single window serving a bathroom and the side elevation of plot 91 is blank. The middle section of the proposed development would have a distance varying from 13.7m-14.8m to the side boundaries of plots 90 and 91 and the relationship is considered to be acceptable (the C&N SPD accepts a distance of 13.5m should be maintained between the flank elevation of a two or three storey extension and a principal window in a neighbouring dwelling).

To the west of the site are the dwellings on plots 109 and 110. At the time of the case officers site visit, these plots had yet to have been constructed. Plot 110 has a secondary living room window at ground floor level and a first floor en-suite window facing the site, and plot 109 has a front elevation facing the site with kitchen window at ground floor and a bedroom window at first floor level. The proposal would have a separation distance of 15.8m-16.3m to the side elevation/boundary with plot 110. Given that the windows to the side are secondary/non-principal

the relationship is considered to be acceptable. Plot 109 would be off-set and the relationship is also considered to be acceptable.

To the east of the site is the dwelling at 15 Canon Ward Way, this property has been constructed and is now occupied. No 15 Canon Ward Way is positioned at an angle and is a corner turning unit, the front elevation faces south and does not directly face the site and the side elevation faces north-west. The front corner of 15 Canon Ward Way would have a separation distance of 17.5m to the nearest part of the proposed apartment block. Given the off-set relationship and the angled nature of No 15 Canon Ward Way it is considered that the proposed relationship is acceptable.

To the north is the open space and habitat creation. There would be no amenity impact to this side.

The proposed development complies with Policy BE.1 of the C&NLP.

Land Levels

No land levels details have been provided as part of this application and this matter would be controlled via the imposition of a planning condition.

Air Quality

The concerns raised in relation to air quality are noted. In this case the impact would be mitigated by the imposition of the following conditions; Travel Plan, Electrical Vehicle Infrastructure and Low Emission Boilers.

There is no objection from the Environmental Health Officer in terms of the impact upon air quality.

Contaminated Land

The application is for new residential properties which are a sensitive end use and could be affected by any contamination present. The issue of contaminated land is controlled through the imposition of a conditions as suggested by the councils Environmental Health Officer.

Highways

The concerns raised by local residents are noted in terms of access and parking provision.

The proposal is for residential apartments in place of the approved medical centre, with a single access into the parking courtyard, and additional off-road parking at the sides of the building.

The access is 4.5m wide to allow for 2-way car movement and only serves 9 car parking spaces off a residential street. The Councils Highways Officer has confirmed that this is considered acceptable.

The parking provision is at 1 per apartment with 2 spaces for the two-bed apartments. The provision complies with the Councils Parking Standards contained within the CELPS.

A cycle store is shown on the plan, but details are limited and the provision unclear, and this could be controlled via the imposition of a planning condition.

Therefore, the current proposals are acceptable in terms of the highways impact and parking provision. The proposed development is compliant with Policy BE.3 of the C&NLP and CO2 of the CELPS.

Trees and Hedgerows

No trees would be impacted by this application.

Design

The importance of securing high quality design is specified within the NPPF and paragraph 126 states that:

‘The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities’

The proposal is located within a residential development that is under construction and proposes a single U-shaped block which would be largely three-stories in height (although smaller parts would measure two-stories and single-stories in height). The roof design of the proposal would be part hipped and part pitched. The proposal would measure 12.6m to the highest part of the ridge and 8.2m to the highest part of the eaves.

The wider residential development is largely two-stories in height. Although 5 bungalows are approved within the development and application 16/1046N gave approval for 6 x two and half storey dwellings (10.4m to ridge and 5.9m to eaves). Four of the two and a half storey units were then removed from the scheme as part of application 18/5682N. The remaining 2 two and a half storey units are to the south of the site at plots 134 and 135.

The wider development shares a relatively narrow frontage to Crewe Road, with a sweeping entrance to the site flanked by attenuation basins/ponds/ecological areas and open space. This proposal would be prominent as you enter the wider development and the proposal is flanked by two-storey dwellings.

It is considered that the proposed development would appear overly tall and bulky in comparison to the surrounding two-storey dwellings which are domestic in scale. The proposal would appear incongruous and jarring within the context of the wider two-storey development. Furthermore, the existing two-storey units by reason of their plot widths, depths and heights provide a rhythm within the street-scene which the proposed development would not respond to. The height, bulk and scale of the proposed development would not be consistent with the wider development and cause harm to the character and appearance of the area.

In addition to the above the proposed development would be set back by just 0.7m from the back of the pavement at the north-east corner and 0.8m at the north-west corner. This gives no opportunity to provide any landscaping to soften the proposed development within the street-scene.

Car parking would be provided within an internal courtyard (11 spaces), to the east (3 spaces) and west (8 spaces). The amount of parking provided dominates the proposed development especially to the western street-scene where it would be car-dominated. There is limited space within the development to provide any meaningful landscaping or amenity space to the proposed development. What landscaping/amenity space provided is limited to narrow strips which would have limited benefit.

The fact that a large proportion of the site would be taken up by the large building, access and parking areas leads to the conclusion that this proposal represents an over-development of the site.

On the basis of the above assessment, it is considered that the proposed development represents an unacceptable design solution. The proposed development is contrary to Policies SE1, SD1, SD2 and SE4 of the CELPS, GEN1 and ENV5 of the SADPD, The Cheshire East Design Guide and the NPPF

Landscape

As noted within the design section above, the proposals now involve a continuous area of parking along both sides of the road, an expansive area that would also be devoid of any meaningful landscaping, offering a very hard and urban alternative.

The proposed development is contrary to Policies SE1, SD1, SD2 and SE4 of the CELPS, GEN1 and ENV5 of the SADPD, The Cheshire East Design Guide and the NPPF.

Ecology

This planning application provides an opportunity to incorporate features to increase the biodiversity value of the final development in accordance with Local Plan Policy SE 3. This issue can be controlled via the imposition of a planning condition to require that the applicant submits an ecological enhancement strategy.

A number of residents raise concerns that the proposal would impact upon the nature conservation area to the north. However, it is not clear how this development would have a negative impact given that the site is allocated for development.

Flood Risk/Drainage

The application site is located within Flood Zone 1 (low probability of river/tidal flooding) according to the Environment Agency Flood Maps. A Flood Risk Assessment (FRA) was submitted as part of the previous outline application and judged to be acceptable at that stage by the Planning Inspector.

The comments made by the Flood Risk Officer are noted, in terms of the surface water drainage arrangements this could be controlled via the imposition of a planning condition.

The site appears relatively level and at the same height as the surrounding residential development. In terms of the Finished Floor Level (FFL), the Flood Risk Officer has requested that a cross section is provided for the adjacent drainage basin with the 1:100-year flood event, and the

FFL to be provided. This has been requested and details will be provided as part of an update report.

PLANNING BALANCE

Although the site is technically located within the open countryside. The wider site has an extant planning permission for residential development which is currently being built out. Together with the SADPD this is an important material planning consideration which would outweigh any conflict with PG6 of the CELPS. The previous application/appeal decision/S106 is noted, however there is no mechanism which can be used to require the provision of a medical centre or community use. The principle of the application is considered to be acceptable.

Insufficient information is provided in relation to affordable housing provision, but negotiations are continuing with the Councils Affordable Housing Officer. An update will be provided in relation to this issue.

The Open Space provision on the wider development site is acceptable and would serve this proposed development.

The proposed development by reason of its height, scale and bulk would not respect the character and appearance of the wider development. The proposal is also considered to be a dense, over-development of this part of the site with a car-dominated frontage and lack of landscaping. The proposed development is an unacceptable design which would harm the character and appearance of the area. The proposed development is contrary to Policies SE1, SD1, SD2 and SE4 of the CELPS, GEN1 and ENV5 of the SADPD, The Cheshire East Design Guide and the NPPF.

The highways impact was considered as part of the outline application and is considered to be acceptable. The parking provision and access to serve the development complies with BE.3 of the C&NLP and CO2 of the CELPS.

The impact upon trees, ecology and amenity are considered to be acceptable.

The matter of drainage could be controlled with the imposition of a planning condition. Further information is awaited in relation to the FFL of the development and an update will be provided.

Due to the issues raised above the application is recommended for refusal as it does not comply with the Development Plan as a whole.

RECOMMENDATION:

REFUSE for the following reasons;

- 1. The proposed development by reason of its height, scale and bulk would result in a development that would appear incongruous and jarring within the context of the wider two-storey development. Furthermore, the dense form of development which would be car-dominated with a lack of soft landscaping and amenity space for the future occupiers is due to an over-development of the site. The proposed development is a poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. The proposed development is contrary to**

Policies SE1, SD1, SD2 and SE4 of the Cheshire East Local Plan Strategy, GEN1 and ENV5 of the Site Allocations and Development Policies Document, The Cheshire East Design Guide and 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	To be confirmed	To be confirmed

