

SOUTHERN PLANNING COMMITTEE – 30th November 2022

UPDATE TO AGENDA

APPLICATION NO.

22/2820N

LOCATION

Springfield School, OLD CREWE GREEN ROAD, CREWE, CW1 5HS

UPDATE PREPARED

Error in the report

The amenity section on Page 18, of the main report contains an error as at para 3 it does not advise that the appraisal relates to property 15a Renaissance Way. It also states that there are no side facing windows to this property. This is not the case as there are x2 first floor windows.

Th report also does not address potential overlooking of garden areas.

Officer comments

In terms of the side elevation of No.15a Renaissance Way, the case officer has spoken to the occupant who confirmed that the x2 side facing windows serve non habitable bathroom windows. As such the proposed interface of 18.5m complies with the interface as recommended in the SPD which suggests no significant harm through overlooking/loss of privacy to this property.

In terms of overlooking of garden areas, to most properties an interface of 17m would be provided. This along with screening from the boundary treatment is considered sufficient to prevent significant harm through overlooking of garden areas.

In relation to the closest property, No.15a, an interface of between 10.5m and 18m would be provided. Most of the overlooking would occur to the front garden area of which only limited weight can be attached as overlooking of front garden areas is inevitable. To prevent harm from overlooking from the closest widows a condition can be imposed requiring the section of windows of classroom R1.16 that are below 1.7m high be fitted with obscure glazing.

Biodiversity Net Gain

The proposals include the loss of some areas of habitat which while not uncommon, offer a value to biodiversity. Any development proposals must seek to lead to an overall enhancement for biodiversity in accordance with Local Plan policy SE3(5). The applicant has submitted a Technical Note

(Wardell Armstrong, 17th November 2022) outlining the results of an assessment undertaken in accordance with the Defra Biodiversity 'Metric' version 3.1, which predicts a loss of biodiversity units.

The submitted biodiversity net gain calculation predicts a 3.92 unit loss in habitat units. In order to achieve a net gain a minimum of 4 units would require compensating for.

Officer Appraisal

The Council's preference would be for the units to be delivered on site. If the scheme will be unable to deliver BNG on site, the applicant would need to provide compensation within the local area. Ordinarily a legal agreement would be required to secure such off-site habitat creation proposals which under the current habitat unit cost calculations of £12,266 per unit, and the council's £1,200 administration fee, the commuted sum would be for: £49,064 (units) + £4,800 (admin fee) = £53,864 (total).

However in this instance the Council is the landowner, as such we are unable to enter into a legal agreement with ourselves. To this end a suitably worded planning condition would be imposed which requires the delivery of 4 units.

As a result subject to the suggested condition, it is considered that the proposal would be able to mitigate the Ecological impacts and therefore accords with Local Plan Policy SE3.

Recommendation

No change to initial recommendation as per the main committee report but with the additional conditions as noted above.

1. The first floor windows below 1.7m high serving classroom R1.16 shall be fitted with obscure glazing
2. By the 31st May 2023, a scheme detailing the provision of x4 habitat units shall be submitted in writing to the Local Planning Authority for approval. This shall also include a timetable for the implementation of the units. The units shall then be delivered in full in accordance with the agreed timetable.