

**NANTWICH TOWN COUNCIL MEETING 10 JUNE 2013****PLANNING APPLICATIONS FOR CONSULTATION**


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<b>No</b>	<b>Applicant</b>	<b>Development</b>	<b>Site</b>
12/4741N	Stewart Milne Homes	60 dwellings and associated Works . <b>Revised Layout</b>	Land at Regents College Crewe Road

**Comment:** A revised layout has been submitted for this development. The layout addresses some of the issues raised during consultation regarding the retention of trees along the southern boundary adjoining Regents Gate. Members are asked to consider if they wish to make further representation.

The previous submission is outlined below.

The site is a favoured option in the Nantwich Town Strategy and is included as a development site in the Cheshire East Development Strategy. The principle of residential development has been accepted during the consultation on the Town Strategy. There are, however, matters of detail which are causing concern for the occupiers of the residential properties adjoining the site. The site has a number of mature trees which should be covered by a Tree Preservation Order. At least 97 trees will be lost as a result of the development and adjoining residents are particularly concerned about the loss of screening on the boundary of the site. They suggest that this problem might be overcome by a redesigned layout perhaps at a lower density. The access radii and visibility splays are not to accepted highway standards for access onto a 40 m.p.h. road. There is also concern about the proposed drainage of the site

At its meeting on 7 January 2013 Nantwich Town Council **RESOLVED** to make the following representation in respect of this development:-

That, whilst the principle of residential development is accepted, consideration should be given to a reduced density which would take account of the screening on the boundaries afforded by the existing tree cover,

That further consideration should be given to the access point onto Crewe Road with a view to alterations to meet accepted highway standards,

That an emergency Tree Preservation Order should be made,

That a tree retention plan should be included in any approval.+

***Please note that the consultation period closes at NOON on Monday 10 June prior to the Town Council meeting. An extension has been requested but Members are asked to notify the Clerk in advance if there are additional representations that should be made to Cheshire East.***

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13/1843N	Elan Homes	Variation of Condition	Land off Marsh Lane
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**Comment:** Variation of the condition relating to the landscaping layout on this new development. The layout has been redesigned and this application is to regularise the permission to relate to the correct drawings.

**Recommendation: No objection.**

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13/1872N	Mrs J Hancock	Garage conversion to play room	7 Willow Court
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**Comment:** Conversion of part of the integral double garage of a detached house to form a play room. The design respects the character of the existing building. There will be no demonstrable harm to the street scene. 3 car parking spaces will be retained on the site.

**Recommendation: No objection.**

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13/1881N	Nantwich Bowling Club	Timber Players Pavilion	Barony Park Bowling Green
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**Comment:** Timber building 4m by 3m to be located at the side of the green between the existing spectator shelters for use by players. The design of the building is appropriate for its purpose and location. There will be no demonstrable harm to the character and appearance of the recreational facility.

**Recommendation: No objection.**

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13/1945N	Webb House Furnishers	1 Non illuminated projecting sign 3 fascia signs	7 Mill Street
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**Comment:** New fascia signs on the Barker Street and Mill Street elevations and a projecting sign on the Mill Street elevation with new lettering and company logo. There will be no demonstrable harm to the character and appearance of the conservation area or to the appearance of the street scene.

**Recommendation: No objection**

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13/1957N	PCC of St Mary's Nantwich	Single Storey Extension between the south porch and the south transept	St Mary's Church Church Lane
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**Comment:** Proposed extension to the south elevation of the Grade 1 listed church which is located in the conservation area. The extension will provide hospitality (kitchen and café area), toilet and storage facilities. It will be located on the southern elevation which is the least prominent elevation to public view because of the proximity of the vicarage.

The proposal has come forward after extensive feasibility work including the evaluation of different options for providing the required accommodation within the interior of the church. The chosen solution is a development of Options 4 and 5 in the initial feasibility study but is larger than both these initial designs.

The walls of the proposed extension are conceived as a freestanding colonnade of red sandstone pillars of complementary colour to the existing sandstone. Between the pillars will be double glazed panels in a mixture of patterned and clear glass. The extension will have a flat roof of stainless steel. It is argued that the extension will be subservient to the main body of the existing church. Access from the interior of the church will be through two new openings in the outer walls.

The main issues relate to

- The desirability of an external extension as opposed to a solution within the existing building envelope
- The effect of the extension on the character and outward appearance of the Grade 1 Listed Church
- The effect on the structure of the listed building
- The effect on the character and appearance of the conservation area

**Members are asked to consider whether a modern external extension is justified to provide the required accommodation and whether the design will cause demonstrable harm to the character and appearance of the listed building and the conservation area.**

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13/2016N	Cooperative Bank	Projecting and fascia signs	27 High Street
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**Comment:** Projecting and fascia signs to replace the existing Britannia signs with the Cooperative corporate logos. The signs will not be internally illuminated and are of acceptable design. There will be no demonstrable harm to the character and appearance of the conservation area.

**Recommendation: No objection.**

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13/2024N

Mr and Mrs Brock

Two Storey Side Extension

13 Ray Avenue

**Comment:** Two storey extension to the side of a semi-detached property on a corner lot. The design respects the character of the existing building. There is no potential for creation of a terracing effect because the property is located at an angle across the corner. There will be no demonstrable harm to the amenities enjoyed by the occupiers of the adjoining properties or to the appearance of the street scene.

**Recommendation: No objection.**

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13/2157N

St Mary's Church

Ground-mounted  
lectern style sign  
relating to Two Saints Way

Land at Church Walk

**Comment:** Proposed information sign to stand within the area of the closed churchyard along Church Walk opposite the Church office. The sign will act as an interpretation board for the Two Saints Way walk from Chester to Lichfield. The materials are not specified on the application but will be similar to those used elsewhere on the route. Subject to the use of appropriate materials the sign will not cause demonstrable harm to the appearance of the conservation area.

**Recommendation: No objection subject to the use of materials appropriate to the conservation area.**

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