

NANTWICH TOWN COUNCIL

12 MAY 2014

PLANNING APPLICATIONS FOR CONSULTATION



No	Applicant	Development	Site
14/1823N	Bovis Homes / Barratt Homes	Reserved Matters application - 268 Dwellings including 29 Apartments	Land off Queens Drive

Comment: Reserved matters application following the grant of outline approval. The development will provide 268 dwellings, 29 apartments, a tea shop / convenience store and equipped play facilities. The application excludes 3 small parcels of land which presumably the applicants do not control. Access is from Queens Drive close to the junction with Marsh Lane.

Council objected to the outline application on the grounds that

- the site is not included in the Nantwich Town Strategy and Cheshire East Development Strategy
- the site was not favoured in the public consultation exercises undertaken by Cheshire East
- the development will lead to problems of highway safety on Queens Drive and Marsh Lane because of the capacity of the road network in this location
- the application makes no provision for a new school and the development will therefore place greater pressure on the existing school in Marsh Lane.

The principle of development has now been established through the grant of outline approval even though the development of this site will add to the agreed housing figure for Nantwich approved by Cheshire East in the core strategy.

Members are asked to consider whether they wish to make observations on the detail of the scheme.

14/1850N	Mr K Reilly	Division of existing property to form two dwellings, rear two storey extension to No.19 and amendment of door and window openings to front elevation.	17/19 First Wood Street
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Comment: Application to convert an existing detached dwelling into 2 semi-detached properties. A 2 storey rear extension is also proposed to 19 First Wood Street. The building was originally constructed as 2 dwellings. 2 car parking spaces will be provided together with open space to the rear. The extension respects the scale and design of the existing dwelling and there will be no demonstrable harm to the living conditions of the occupiers of adjacent properties or to the street scene.

Recommendation: No objection.

14/1908N	Mr D Major	Relocation of garage	1 Stanley Boughey Place
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Comment: Relocation of a garage approved under 12/4741N to ensure adequate clearance of the existing foul sewer which runs through the plot. There will be no demonstrable harm to the living conditions of the occupiers of adjacent properties or to the street scene.

Recommendation: No objection.

No	Applicant	Development	Site
14/1975N	Thomas Jones & Sons	11 dwellings	Land off Wrens Close

Comment: Resubmission of application 13/4904N. Application for 11 dwellings including access. Council objected to the previous application on the grounds that

- the site was not identified in the Town Strategy and is not a preferred site in the Core Strategy
- the site is not brownfield land
- the development will add to the overall housing figure for the town in excess of the proposed requirement in the Core Strategy
- the increase in turning movements at an access close to the traffic lights and queuing traffic will cause demonstrable harm to highway safety.

Members are asked to consider if they wish to register the same objections and /or make further representations.

14/1821N	Guy Harvey Youth Club	Outline application Residential Development	Birchin Lane
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Comment: An outline application to develop a small parcel of land adjacent to the Youth Club car park. The access will be upgraded to serve both the Youth Club and the new site. The site is within the settlement boundary shown on the existing Local Plan. In principle existing planning policies permit the redevelopment of small sites within the settlement boundary subject to compliance with standards relating to spacing distances, parking and open space.

Recommendation: No objection.