

NANTWICH TOWN COUNCIL MEETING 7 JANUARY 2013**PLANNING APPLICATIONS FOR CONSULTATION**

No	Applicant	Development	Site
12/4658N	Mr P Wheatley	Replacement Garage	2 Prince Edward Street

Comment: Single garage to replace an existing structure at the rear of a terraced property. Access is taken from the rear alleyway. There will be no demonstrable harm to the amenities enjoyed by the residents of adjacent properties.

Recommendation: No objection.

12/4809N	Brine Leas School	Refenestration scheme to replace curtain walling of Main Entrance / Teaching Block	Brine Leas School Audlem Road
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Comment: Replacement of windows and doors to front, sides and rear elevation of the 3 storey main teaching block. The scheme will address current ventilation issues, improve the design of the building and deal with insulation and overheating problems. There will be no demonstrable harm to the appearance of the street scene.

Recommendation: No objection.

12/4654N	Land off Queens Drive	Residential Development up to 240 dwellings Convenience Store Tea Room Access Open Space	Gladman Developments
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Comment: Resubmission in advance of the appeal for non-determination of the previous application, 12/2440N. The previous application was for 270 dwellings. The applicants claim to have addressed the issues relating to layout, design and density and have reduced the size of the development to 240 dwellings in an attempt to avoid the Public Inquiry.

The applicants also challenges the reasons for refusal outlined in the report heard by Cheshire East Strategic Planning Board on 5 December relating to highway capacity, highway safety, sustainability and prematurity.

Members will be aware that this site was rejected in the discussion of options by the Stakeholder panel looking at the Nantwich Town Strategy and that the site does not appear as a favoured option in the adopted Strategy and the consultative document on the Cheshire East Development Strategy.

Recommendation: Object on the grounds that

the site is not included in the Nantwich Town Strategy and Cheshire East Development Strategy and is not favoured in the public consultation exercises undertaken by Cheshire East to date

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

APPENDIX A

12/4741N	Stewart Milne Homes	60 dwellings and associated works	Land at COG Training Centre and Conference Crewe Road
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Comment: Redevelopment of land currently used for student accommodation adjacent to the main training and conference centre. The site also includes demolition of the gymnasium.

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 are 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. There is also concern about the proposed drainage of the site.

Recommendation: No objection in principle but there is concern about the loss of trees and the impact of this loss on the screening of the site.

12/4775N	Marks and Spencer	Outdoor seating area and screening	Marks and Spencer Beam Street
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Comment: Outdoor seating area comprising 12 tables, 24 chairs, 6 parasols with associated screening and planters between the new store and the library. The equipment will be taken inside at night. Approval for redevelopment of this area was granted under application 11/3549N on 3 February 2012. There will be no demonstrable harm to the appearance of the conservation area.

Recommendation: No objection.

13/0004N	Marks and Spencer	Canopy over service area and screening	Marks and Spencer Beam Street
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Comment: Canopy to be located over part of the service area on the west elevation of the new building to afford protection from the elements. It will project 1.2 metres, be 4.0 metres wide at a height of 5.5 metres. There will be no demonstrable harm to the appearance of the street scene.

Recommendation: No objection.
