

Calveley Parish Council

9 October 2017

17/4731N Retrospective application – amendments to approval under reference 14/5906N

Calveley PC understand that this is a new full application for planning permission for the 9 new dwelling units being built on the site of the Davenport Arms public house. Documentation is provided, with this application, which is identical to that submitted for the reserved matters application 16/2346D, which was approved for matters 3, 4, 5, 6, 7, 10 & 11 (application 14/5906N)

Calveley PC **objects** to this application (17/4731N) on the following grounds:

Therefore, ALL matters require approval.

1. **Design and layout** – these houses are already built, out of the ground, and are up to roof height. However, they have been built taller than the previously agreed plans and an examination by Planning Enforcement has indicated that changes are required.

At the time of the original application (14/5906N) Calveley PC made comment about the proposed drawings having no dimensions that allowed us or any local residents to check the heights. Calveley PC requested CEC to check, confirm and report back to Calveley what the heights would be. CEC, apparently, took no action.

The expectation of those producing the drawings, is that the reader has to print out the drawing at a certain size and then scale the drawing in order to understand any dimension. It remains the case that the new drawings still have no printed dimensions. This habit of architects, makes it difficult for anybody without a large printing machine, to understand the sizes implied. We repeat our demand of CEC to report to Calveley PC with actual dimensions listed on the drawings.

This application refers to Ms Ackerley as the consultee from whom the applicant received advice ahead of this application being submitted,

Calveley PC recently wrote to Ms Deborah Ackerley (see below), following her note to Calveley PC clerk of the 26th September. Ms Ackerley confirms that an enforcement action had checked the heights and that this resulted in this retrospective application.

Good morning Deborah,

Further to your note below - which our Parish Clerk has circulated to the parish councillors - I would like to re-enforce, on behalf of many parishioners who have written or spoken to me, that this solution that you have agreed is NOT acceptable.

You should note and take into account that those most affected by the incorrect roof heights are actually those in our Parish who live behind and to the side of the Davenport Arms rather than anybody passing along the road.

We seek that you change your agreement with the developer and instruct that ALL the buildings have their roof heights corrected.

The developer's retrospective application 17/4731N covers a number of outstanding topics and the Parish (and many local individuals), will be submitting comments before the stated deadline. We do not expect CEC to come to any conclusions or arrangements with the developers BEFORE the deadline is reached.

We look forward to you confirming that you agree with all our comments above before the end of this week.

Many thanks.

Best wishes,

Matthew Waterhouse
Chairman Calveley Parish Council
07711 798082
01829 260393

The developer has, well ahead of whether this application is approved or not, commenced to remove the existing roofs and, by replacing the previous trusses, reduce the ridge heights of the roadside units. It is clear from the actions being taken on site, that he is intending to reduce only those units that face the road. As implied in Ms Ackerley's note.

However, as noted in our response to Ms Ackerley, many of the local residents who are mostly around the rear and side of the development feel that if the roof heights are wrong all over the site then all the roofs should be corrected.

All the proposed plans submitted with this application show that only those units with a frontage on to the A51 will have their ridge heights reduced. Calveley PC requests that CEC refuse this proposal and request the developer produce further plans showing all the units having their ridge heights reduced to that of the original application

2. **Highways** – a layout was approved by CEC based on the original application (14/5906N) but has subsequently been considered unsafe by a consultation review with respect to the bus stopping position. Calveley PC strongly objected to the original highways solution with reference to the entry/egress for this site and its proximity to the Station Road junction to the A51. This new application includes some revision to the original application but a safe, appropriate and beneficial solution is totally thwarted by the closeness, to the A51, of the already built houses. Calveley PC requests that the CEC Planning Committee visit this site so that the current situation can be viewed. Calveley PC expects CEC to respond with justification if this does not happen.
3. **Drainage** – the application to discharge the reserved matter nos. 13 & 14, regarding foul and surface water discharge, was refused by CEC (16/2756D). These reserved matters, in the original decision notice (13 July 2015), were required to be approved prior to the development commencing. This quote is from that decision notice "prior to the

commencement of any development, a surface water drainage scheme and means of disposal.....shall be submitted to and approved in writing by the LPA". This was not achieved, yet building commenced. The same condition of approval was demanded of foul water drainage, which, again was not achieved yet building commenced. In this current application, permission is sought for the surface water to be discharged into the foul water sewer. This is no change from the refusal – 16/2756D – in August 2016 and, if allowed, could have serious consequences for the residents of Calveley. Enforcement officer, Winston Wilcox, has been in correspondence (25 May 2017) with a local resident and confirms that, at that date, Reserved Matters conditions 13 & 14 are still not discharged. Calveley PC expects UU to continue their objection to this proposed solution to surface water management. Calveley PC expects this refusal to be perpetuated by CEC.

Sue Stockton

Clerk to Calveley Parish Council

75 Hilbre Bank

Alpraham

CW6 9JG