

Northern Planning Committee Update Reports

Date: Wednesday, 11th April, 2018
Time: 10.00 am
Venue: The Capesthorne Room - Town Hall, Macclesfield SK10 1EA

The information on the following pages was received following publication of the Committee agenda.

8. **Update reports** (Pages 3 - 10)

This page is intentionally left blank

APPLICATION NO: 17/5004M

LOCATION: 2 - 4 LONDON ROAD SOUTH POYNTON

**PROPOSAL: CONSTRUCTION OF 3NO TOWN HOUSES ON LAND TO
REAR OF 2 - 4 LONDON ROAD SOUTH, POYNTON**

PROCEDURAL MATTERS

Since publication of the Agenda, a revised plan has been received detailing a vehicle tracking plan to show how a large refuse vehicle might enter and exit the site.

KEY ISSUES

Highways Safety

Highway officers have been re-consulted following the receipt of the latest tracking plan. However, due to a splitter island and large sign opposite the site entrance, it is considered that it would be difficult to achieve a safe solution without significantly widening the existing entrance. As such, a bin store within the site has been suggested as a solution, which would help retain the existing front wall and landscaping, avoid harm to the street scene and allow a refuse vehicle to service the site safely.

The submission of a plan detailing the position of the bin store within the site can be controlled by means of a suitably worded condition.

RECOMMENDATION

Approve as per the recommendation on page 15 of the Agenda Reports Pack subject to the following additional condition:

13. Details of bin storage to be submitted approved and implemented prior to first occupation.

This page is intentionally left blank

APPLICATION NO: 18/0171M

LOCATION: Land At Former Chelford Agricultural Centre, DIXON DRIVE, CHELFORD SK11 9AX

PROPOSAL: Demolition of all existing structures and buildings, remediation of the site and the erection of a residential led mixed use development comprising 89 no residential dwellings (use class C3) and 140 sq m (1,500 sq ft) of business floorspace (use class B1) together with landscaping, access points from Dixon Drive, car parking, an acoustic fence and associated infrastructure.

CONSULTATIONS

Environmental Protection:

Since publication of the Agenda, further comments have been received from the Environmental Protection Unit to confirm that the submitted Noise Impact Assessment is acceptable subject to the noise mitigation measures recommended within. This mitigation will be secured by condition no. 12 on page 39 of the Agenda Reports Pack.

APPLICANT'S SUBMISSION

Following publication of the Agenda, the applicant has sought to clarify issues in relation to employment, housing land supply, education and highways considerations. These are summarised as follows:

Loss of Employment - The applicant notes that 'whilst the site is an existing employment site, it was originally allocated for employment for the cattle market and within the Macclesfield Borough Local Plan; the site had its own site-specific employment allocation under Policy E17 of the MBLP, which sought to retain the site for the cattle market. Policy E17 of the MBLP was not saved. The applicant also notes that the site was never allocated for B1, B2 and B8 uses. As the market has now relocated to other premises, the original purpose of allocating the site has been lost'.

Housing Land Supply - The applicant wishes to confirm that 'Chelford Market site features in the Councils calculation of its 5-year supply as noted within the SHLAA (site ref 3175), which notes that the site can deliver 86 dwellings within years 1-5, and within recent CEC appeal decisions regarding potential rate of delivery of the site'.

Education – The applicant has 'agreed to pay a financial contribution total of £219,041 towards education, which allows for the full primary contribution of £173,541 to be made, as well as £76,459 to be provided towards Secondary and SEN provision'.

Highways - The applicant notes the comments of Chelford Parish Council regarding the potential for this scheme to deliver a roundabout at the Dixon Drive / Knutsford Road junction. In response, the applicant's 'Highways Consultants have run further feasibility tests and it has been demonstrated that a roundabout would not be technically feasible at this junction'.

OFFICER APPRAISAL

Education

Children's Services have requested a financial contribution of £431,496, towards Education provision. This would comprise of:

- $16 \times £11,919 \times 0.91 = £173,541$ (primary – Chelford Primary)
- $13 \times £17,959 \times 0.91 = £212,455$ (secondary – towards Wilmslow High or Holmes Chapel Comprehensive)
- $5 \times £50,000 \times 0.91 = £45,500$ (SEN)
- Total education contribution: £431,496

The applicant has confirmed acceptance of the primary school provision and has confirmed that they will pay the full amount. However, with respect to secondary provision, the applicant did not consider that the financial contribution sought towards Wilmslow High School was reasonable or relevant nor did they consider the contribution towards SEN was justified. Since then discussions have been taking place between officers and the applicant.

Owing to the location of Chelford Village away from any nearby secondary schools, there is no available secondary school provision within 3 miles of the site. In such cases, the criterion then falls to the catchment / closest school. On this basis Holmes Chapel and Wilmslow High were originally assessed. However, it is important to note that the closest school is in fact Knutsford Academy. Knutsford Academy currently has sufficient capacity within it to accommodate the pupils generated by this proposal. Accordingly, it would not be reasonable or necessary and therefore not CIL compliant to require this development to contribute towards Wilmslow High or Holmes Chapel Comprehensive. On this basis, no secondary provision is required.

With respect to SEN provision, officers have however secured agreement from the applicant that they will pay the contribution of £45,500 towards SEN and therefore the head of terms will need to include this. This money would be directed towards making sure that the SEN pupil generated by this proposal will not exacerbate the current shortage of SEN places available. This is considered to be necessary, fair and reasonable in relation to the development.

Other Matters

With respect to the applicant's submission regarding loss of employment, whilst the site's previous site specific allocation under MBLP Policy E17 was not saved and is no longer relevant, the site remained allocated as an

employment area. However, for the reasons expressed on page 24 / 25 of the Agenda Reports Pack, the partial loss of this site for employment purposes is acceptable.

In terms of housing land supply, the council has had regard to the fact that there was a previous resolution to approve up to 85 dwellings at the site when assessing the deliverability of sites for the purposes of maintaining a 5 year housing land supply. However, it is important to note this site does not feature as a 'commitment' as the s106 agreement was not signed and therefore the formal planning permission was not issued. Accordingly, approval of this scheme will make a further position contribution to the Council's 5 year housing land supply within a sustainable location.

The Head of Strategic Infrastructure (HIS – Highway) has confirmed that the provision of a roundabout at the Dixon Drive / Knutsford Road junction is not required to accommodate this proposal nor would it be reasonable.

RECOMMENDATION

Approve as per the recommendation on page 39 of the Agenda Reports Pack subject to the following insertion:

3. Education Contributions of £173,541 (primary) and £45,500 (SEN) - total of £219, 041.

This page is intentionally left blank

APPLICATION NO: 15/1683M

LOCATION: LAND OPPOSITE LOWERHOUSE MILL, ALBERT ROAD, BOLLINGTON

PROPOSAL: Development of 30 new houses including 9 affordable houses, landscaping, landscape buffer zone, flood mitigation and ground works, roads, associated highways and infrastructure.

OFFICER APPRAISAL

Design

Since publication of the Agenda, revised plans have been received introducing further openings within the side elevations of those properties facing Albert Road, namely Plots 1, 10, 18 and 30 which would help to break up the side elevations better and break up their massing. The footprint, layout and scale of the proposed development remain unchanged. The design is therefore found to be acceptable and in accordance with Policies SE 1 and SD 2 of the CELPS.

Flooding

Clarification has been sought as to when the site last flooded owing to its proximity to the River Dean. It is unlikely that detailed flood records will exist for undeveloped sites such as this. Flooding of agricultural fields seldom is. However, the current landowners purchased the site in 2004. Since purchase, the landowners are not aware of the site having flooded from the River Dean in that time. Further, the Council's Flood Risk Manager does not hold any records as to when the site last flooded.

RECOMMENDATION

Approve as per the recommendation on page 72 of the Agenda Reports Pack.

This page is intentionally left blank