

APPLICATION NO: 17/1000C

LOCATION: LAND BETWEEN MANCHESTER ROAD AND
GIANTSWOOD LANE, HULME WALFIELD, CHESHIRE

PROPOSAL: Outline application with all matters reserved except for means of access for a development comprising up to 500 dwellings (use class C3), site for a new primary school (use class D1) and local shopping facility (use class A1) together with associated open space, green infrastructure, pedestrian and cycle links

CONSULTATIONS:

ANSA – Revised comments have been received, picking up changes in policy following the adoption of the Local Plan and the overlap between the former Congleton and Macclesfield Local Plan policy requirements. In brief the revisions include the need for “Potential for a traditional allotment/community orchard”, and:

“Although the application site spans the former Macclesfield BC and Congleton BC the majority of the site excluding the proposed location for the school and retail is located in Congleton and therefore this policy has been generally applied. However, the former Macclesfield BC SPG formula should be applied regarding Recreational Outdoor Sport for Commercial developments either food retail £300 PER 14sqm or non-food retail at £300 per 20sqm commuted sum. Calculation and identification of use will be provided should this application be approved.”

Hulme Walfield & Somerford Booths Parish Council:

The Parish Council request that should the application be approved the following conditions should be attached:

1. No vehicular access is ever granted on to Giantswood Lane
2. The proposed emergency access should be removed from the planning application at this stage.
3. During the construction of the site there is no access onto Giantswood Lane through the emergency bollard access.
4. Hulme Walfield & Somerford Booths Parish Council wish Section 106 monies to be requested from the application for traffic calming measures throughout the Parish e.g. Speed Display Units

REPRESENTATIONS:

A resident has queried the type of road crossing proposed on the A34, as there seems to be some confusion whether it should be a puffin or toucan crossing. The resident also wanted to ensure that the east west Greenway is delivered as part of these proposals.

KEY ISSUES

Highways – Dealing with the Parish Council's comments first:

1. Whilst no vehicular access is proposed off Giantswood Lane as part of this application, the Council cannot pre determine a future proposal for access in the future. That would have to be considered on its merits at the time.
2. Highways have raised no objections to the emergency access, and it is understood this would be required for a development of this scale. The access point can be designed to ensure it is only used by emergency vehicles.
3. This is a matter that would be addressed as part of any construction and environmental management plan, but these comments will be considered as part of that proposal.
4. The need for traffic calming measures has not been raised by Highways.

Moving on to the residents comments, the need for a toucan vs a puffin crossing has been raised with Highways and it is understood that a toucan crossing is required as this is designed to accommodate cyclists. The east-west greenway is an integral part of the proposals and is clearly shown on the parameters plan.

Ecology – The applicant has accepted the requirement for an offset payment as set out in the officer's report to the sum of £89,397.00 as calculated by the Council's Ecologist. This would need to be secured via the Section 106 Agreement.

ANSA requirements – The requirement for a potential allotment/orchard would need to be picked up at the Reserved Matters stage as part of the detailed proposals for POS. The requirement for a contribution under the Macclesfield formula is noted, however at this late stage it is not possible to do a meaningful calculation as the size of the retail development is not known at this outline stage. This matter would need to be picked up as part of the 106 negotiations.

Urban Design – Comments have been received from the Council's Urban Design officer, with particular reference to the illustrative proposals for the school site. The comments set out the challenges that the site's topography will make to the design of both the school and retail unit, and to the car parking arrangements and drop off facilities for the school. As an outline application however, the proposals submitted are purely illustrative, and whilst there will be some challenges at the reserved matters stage both in terms of urban design, and landscape impact – which these comments highlight, it is considered that the uses proposed can be accommodated on the site and that acceptable proposals can be achieved through good design.

CONCLUSION:

No changes to the recommendations are made but the 2 requirements for 106 contributions towards ecological offsetting and sports provision should be reflected in the heads of terms at the end of the report.