

Northern Planning Committee

Updates

Date: Wednesday, 8th March, 2017
Time: 10.00 am
Venue: The Capesthorpe Room - Town Hall, Macclesfield SK10 1EA

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

Planning Updates (Pages 3 - 8)

Please contact Sarah Baxter on 01270 686462
E-Mail: sarah.baxter@cheshireeast.gov.uk with any apologies, requests for further information or to arrange to speak at the meeting

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NORTHERN PLANNING COMMITTEE – 8th March 2017

UPDATE TO AGENDA

APPLICATION NO.

17/0181M

BRUNDRED FARM, 45, CASTLE HILL, PRESTBURY, SK10 4AS

UPDATE PREPARED

06 March 2017

CONSULTATIONS

The following consultation responses have been received since the preparation of the report:

Highways

“This application follows a previous application 16/5155M for 2 dwellings, this application is for a single dwelling at the end of a cul-de-sac that is an existing private drive.

The existing access is narrow but is consistent with the width of other private drive accesses serving similar number of units. The available visibility at the junction with Castle Hill is good in the important leading direction, the visibility in the non leading direction is constrained but can be achieved to the centre line of the road.

This junction has been in place for a number of years and has been in use by the owners of the existing properties and a check of the accident records show that there is no record of any PIA’s occurring at the junction.

Given that this is a single dwelling application, it not considered that this would represent a severe impact especially given the good safety record at the Castle Hill junction.

No highway objections are raised.”

Ecology

“Great Crested Newts

Three ponds were considered as part of the submitted ecological assessment. These were found to be unlikely to support breeding great crested newts. A further pond on the road frontage of Castle Hill was not surveyed. This pond has however been appraised previously in respect of other planning applications and found to be unsuitable for great crested newts. I therefore advise that this species is not reasonable likely to be present or affected by

the proposed development.

Ponds

A small pond is present on the site the submitted ecological assessment states that this pond is a UK BAP priority habitat. This pond is not shown as being retained on the submitted proposed layout plan. I recommend to avoid a loss of habitat this pond should either be retained as part of the proposed development or if it is unavoidable lost its loss should be compensated from through the provision of a replacement wildlife pond.

Woodland

The application site formerly supported woodland habitats. These habitats however included features and species associated with domestic gardens. The trees on site have now largely been felled. The proposed house is located partly on a terraced area that was a former tennis court. The existing terrace will however be extended to accommodate the proposed dwelling and there is some encroachment into an area that would previously have supported more semi-natural woodland habitats.

The southern and eastern part of the site is shown as being wooded on the 1940's air photo and this part of the site appears to have supported the area of longest established woodland on site.

In order to ensure the re-establishment of the longest established area of woodland on site I recommend that the application be supported by a landscaping plan that proposes the restoration of the tree cover on the southern and eastern parts of the site beyond the proposed retaining walls.

Hedgehogs

Hedgehogs are a biodiversity action plan priority species and hence a material consideration. To avoid the potential fragmentation of hedgehog habitat I recommend that in the event that planning permission is granted the following condition should be attached.

Prior to the commencement of development proposals for the incorporation of gaps for hedgehogs to be incorporated into any garden or boundary fencing proposed are to be submitted and agreed with the LPA. The gaps to be 10cm by 15cm and located at least every 5m.

Reason to safeguard biodiversity in accordance with the NPPF.

Nesting Birds

If planning consent is granted standard conditions would be required to safeguard nesting birds."

REPORT

The comments from the Council's Highways Officer are noted and no changes to the report are required in this respect.

The comments from the Council's Nature Conservation Officer are accepted and the recommended conditions should be included in any approval granted.

CONCLUSION

The recommendation remains as per the main agenda report as approval subject to conditions with the addition of the conditions relating to Nature Conservation.

Additional conditions:

- Prior to any works taking place that involve the loss of any hedgerow, tree or shrub between 1st March and 31st August in any year, a detailed survey shall be undertaken to check for the existence of nesting birds. Where nests are found, a 4m exclusion zone shall be created around the nest until breeding is complete. Completion of nesting shall be confirmed by a suitably qualified person and a report submitted to and approved in writing by the Local Planning Authority before any works involving the removal of the hedgerow, tree or shrub take place.
- The existing pond on site should be retained, unless details for a suitable alternative are submitted and approved prior to the commencement of development.
- Prior to the commencement of development proposals for the incorporation of gaps for hedgehogs to be incorporated into any garden or boundary fencing proposed are to be submitted and agreed with the LPA. The gaps to be 10cm by 15cm and located at least every 5m.

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NORTHERN PLANNING COMMITTEE –8th March 2017

UPDATE TO AGENDA

APPLICATION NO.

16/2807M

LOCATION

Low Ridge, 58 Trafford Road, Alderley Edge, Wilmslow, Cheshire, SK9 7DN

UPDATE PREPARED

03/03/2017

KEY ISSUES

Representations received

The agent for the application has raised a concern that the representations received have not been clearly differentiated in the officer's report, relating to the original and subsequently amended scheme.

In particular the concerns relate to the amended scheme.

For clarity, following the full re-consultation on the amended scheme, one letter of objection has been received, whereas the officer's report refers to all of the letters received throughout the whole application process.

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