



Strategic Planning Board Updates

Date: Wednesday, 24th May, 2017
Time: 10.30 am
Venue: Council Chamber - Town Hall, Macclesfield, SK10 1EA

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

Planning Updates (Pages 3 - 12)

Please contact Sarah Baxter on 01270 686462
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STRATEGIC PLANNING BOARD – 24 May 2017

UPDATE TO AGENDA

APPLICATION NO: 16/0138M

LOCATION: Land at Earl Road, Handforth

CONSULTATIONS

Flood Risk Manager – Comments awaited, and will be reported as a verbal update

REPRESENTATIONS

Two additional letters of representation has been received on behalf of St Modwen Properties PLC and Peel Holdings objecting to the proposal on the following grounds:

- Impacts on Wythenshawe Town Centre not considered.
- Sequential test not passed
- Impact on existing centres
- Impact of proposals with regard to convenience goods should also be considered
- Loss of employment land
- Does not adequately take account of SEMMMS
- Peel Centre is part of Stockport Town Centre
- Impact on town centre investment in Peel Centre
- Impact on vitality and viability of Stockport seriously under-estimated
- Town centre improvements or restricting anchor retailers moving from Stockport and Macclesfield will not mitigate the impacts of the development to satisfactory level
- Impact increased further when combined with 16/5678M

A letter has also been received from the Council's Macclesfield Regeneration Project Director making the following comments:

- Enhancement of public realm in Macclesfield is a key element of the Council's regeneration programme
- £1M from the Regeneration and Development capital allocation will be used to fund public realm enhancements in focused on Exchange St, Mill St and Castle St.
- Enhancements will cost significantly more than £1m, and contribution from this development would make a significant difference
- Case study evidence suggests that well-planned improvements to public spaces can boost footfall and trading by up to 40%.
- Promote investor confidence and attract retailers to other town centre sites
- £2m contribution could lead to significant spin off benefits

- Public realm enhancements can have a wide range of additional benefits for 'people' as well as 'place' e.g. creating opportunities for positive social interaction and encouraging people to walk with associated health benefits

APPLICANT SUBMISSION

The applicant has submitted a viability appraisal for an office development on this site.

KEY ISSUES

Retail Impact

A number of these comments have been addressed within the original report. However, the letters of objection have been passed to the Council's retail consultant (WYG) for further response where necessary. Unfortunately due to the lateness of the submissions, any further response from WYG will be reported verbally.

Viability of office development

The additional viability assessment which considers office development on the application site follows the same methodology as with the previously submitted report for a warehouse development. This shows that a speculative office development would result in a loss of approximately £12m and a pre-let office development would result in a loss of £4.7m.

This information will need to be considered within the broader planning balance of the proposal.

CONCLUSIONS

As in the original report a recommendation of refusal is made.

APPLICATION NO: 16/0802M

LOCATION: Land at Earl Road, Handforth

REPRESENTATIONS

Two additional letters of representation has been received on behalf of St Modwen Properties PLC and Peel Holdings objecting to the proposal on the following grounds:

- Impacts on Wythenshawe Town Centre not considered.
- Sequential test not passed
- Impact on existing centres
- Impact of proposals with regard to convenience goods should also be considered
- Loss of employment land
- Does not adequately take account of SEMMMS
- Peel Centre is part of Stockport Town Centre
- Impact on town centre investment in Peel Centre
- Impact on vitality and viability of Stockport seriously under-estimated
- Town centre improvements or restricting anchor retailers moving from Stockport and Macclesfield will not mitigate the impacts of the development to satisfactory level
- Impact increased further when combined with 16/5678M

APPLICANT SUBMISSION

The applicant has submitted a viability appraisal for an office development on this site.

KEY ISSUES

Retail Impact

A number of these comments have been addressed within the original report. However, the letters of objection have been passed to the Council's retail consultant (WYG) for further response where necessary. Unfortunately due to the lateness of the submissions, any further response from WYG will be reported verbally.

Viability of office development

The additional viability assessment which considers office development on the application site follows the same methodology as with the previously submitted report for a warehouse development, and shows that a speculative office development would result in a loss of approximately £12m and a pre-let office development would result in a loss of £4.7m.

This information will need to be considered within the broader planning balance of the proposal.

CONCLUSIONS

As in the original report a recommendation of refusal is made.

APPLICATION NO: 16/3284M

LOCATION: Land at Earl Road, Handforth

REPRESENTATIONS

Two additional letters of representation has been received on behalf of St Modwen Properties PLC and Peel Holdings objecting to the proposal on the following grounds:

- Impacts on Wythenshawe Town Centre not considered.
- Sequential test not passed
- Impact on existing centres
- Impact of proposals with regard to convenience goods should also be considered
- Loss of employment land
- Does not adequately take account of SEMMMS
- Peel Centre is part of Stockport Town Centre
- Impact on town centre investment in Peel Centre
- Impact on vitality and viability of Stockport seriously under-estimated
- Town centre improvements or restricting anchor retailers moving from Stockport and Macclesfield will not mitigate the impacts of the development to satisfactory level
- Impact increased further when combined with 16/5678M

KEY ISSUES

Retail Impact

A number of these comments have been addressed within the original report. However, the letters of objection have been passed to the Council's retail consultant (WYG) for further response where necessary. Unfortunately due to the lateness of the submissions, any further response from WYG will be reported verbally.

CONCLUSIONS

As in the original report a recommendation of approval is made.

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APPLICATION NO: 16/5678M

LOCATION: Land off Earl Road / Epsom Avenue, Handforth Dean

REPRESENTATIONS

Two additional letters of representation has been received on behalf of St Modwen Properties PLC and Peel Holdings objecting to the proposal on the following grounds:

- Impacts on Wythenshawe Town Centre not considered.
- Sequential test not passed
- Impact on existing centres
- Impact of proposals with regard to convenience goods should also be considered
- Loss of employment land
- Does not adequately take account of SEMMMS, or the overlap of Handforth Dean and Stockport catchment areas
- Peel Centre is part of Stockport Town Centre
- Impact on town centre investment in Peel Centre
- Impact on vitality and viability of Stockport seriously under-estimated
- Town centre improvements or restricting anchor retailers moving from Stockport and Macclesfield will not mitigate the impacts of the development to satisfactory level
- Impact increased further when combined with CPG schemes

APPLICANT SUBMISSION

The applicant has confirmed that in the event that this application is approved together with the CPG proposals they are willing to contribute towards identified schemes of public realm improvements on a pro rata basis of net retail area. This would amount to contributions of between £440,000 and £480,000.

KEY ISSUES

Retail Impact

A number of these comments have been addressed within the original report. However, the letters of objection have been passed to the Council's retail consultant (WYG) for further response where necessary. Unfortunately due to the lateness of the submissions, any further response from WYG will be reported verbally.

Mitigation

The following mitigation has been agreed with the applicant:

- Financial contribution of between £440,000 and £480,000 towards public realm improvement works in Macclesfield town centre. The proposed improvements to Castlegate, Castle Street and Exchange Street offer the greatest opportunity for significant improvements to

Macclesfield town centre to be realised. These three schemes will link the ongoing investment in the Grosvenor Centre and the forthcoming investment on the Churchill Way car park site with the main town centre frontage along Mill Street

- The applicant is happy to offer a "keep-open" clause that would prevent all first-letting occupiers closing existing stores in either Macclesfield or Stockport within 5 years of the development opening

Such mitigation will assist in reducing the potential impact of the Orbit and CPG applications together.

Heads of Terms and CIL Regulations

This financial contribution and the "keep open" clause should be added to the Heads of Terms listed on p138 of the agenda in the event that the CPG application is approved, and this proposal is approved or is the subject of an appeal.

The contribution towards town centre public realm improvements and the keep open clause are required to ensure that the retail impact is no worse than that estimated within the retail impact assessments, and to minimise any potential impact upon the town centres. The identified sum is considered to be necessary, directly related to the development and fair and reasonable in relation to the scale and kind of the development.

CONCLUSIONS

As in the original report a recommendation of refusal is made.

APPLICATION NO: 16/5850C

LOCATION: Land South of Old Mill Road, Sandbach

KEY ISSUES

Ecology

An updated badger survey has been submitted, and the nature conservation officer now advises that badgers are unlikely to be significantly affected by the proposed works.

Land ownership

The applicant has now acknowledged that a very small portion of land that is to provide a grasscrete lay-by for the farm access is under the ownership of a third party. A revised plan has therefore been submitted to remove this section from the proposals. The lay-by can still be provided within land under the control of the applicant or on Highways land.

CONCLUSIONS

As in the original report a recommendation of approval is made.

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