

Strategic Planning Board

Updates

Date: Wednesday, 30th January, 2019
Time: 10.30 am
Venue: The Capesthorne Room - Town Hall, Macclesfield SK10 1EA

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

Planning Updates (Pages 3 - 8)

Please contact Sarah Baxter on 01270 686462
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APPLICATION NO: 17/4705C

LOCATION: Land At Junction With Centurion Way, HOLMES
CHAPEL ROAD, MIDDLEWICH

Heads of terms

The Heads of Terms as stated in the officer report requires most of the contributions to pay half at commencement of development and the remaining half on occupation of the 51st dwelling.

Officer comment

It is generally considered unreasonable to expect payment of contributions prior to the commencement of the development permitted. This issue has been tackled at various appeal cases. On rare occasions contributions can be requested up front where there is evidence of a shortfall in the service being sought however in this instance no evidence has been provided.

As a result it is considered that the heads of terms should be revised with the trigger point requiring half the contribution being paid on occupation of the 51st dwelling and remaining half being paid on occupation of the 185th dwelling (half the maximum number of dwellings).

Recommendation

Refuse as per the reason set out in the main report but with the amended trigger points in the heads of terms:

S106	Amount	Triggers																		
Affordable Housing	30% (65% Affordable Rent / 35% Intermediate)	In accordance with phasing plan.																		
Health	<p>Contribution to support the development of Oaklands Medical Practice & Waters Edge Medical Practice using the below formula:</p> <table> <tr> <th>Size of Unit</th><th>Occupancy Assumptions Based on Size of Unit</th><th>Health Need/Sum Requested per unit</th></tr> <tr> <td>1 bed unit</td><td>1.4 persons</td><td>£504 per 1 bed unit</td></tr> <tr> <td>2 bed unit</td><td>2.0 persons</td><td>£720 per 2 bed unit</td></tr> <tr> <td>3 bed unit</td><td>2.8 persons</td><td>£1,008 per 3 bed unit</td></tr> <tr> <td>4 bed unit</td><td>3.5 persons</td><td>£1,260 per 4 bed unit</td></tr> <tr> <td>5 bed unit</td><td>4.8 persons</td><td>£1,728 per 5 bed unit</td></tr> </table>	Size of Unit	Occupancy Assumptions Based on Size of Unit	Health Need/Sum Requested per unit	1 bed unit	1.4 persons	£504 per 1 bed unit	2 bed unit	2.0 persons	£720 per 2 bed unit	3 bed unit	2.8 persons	£1,008 per 3 bed unit	4 bed unit	3.5 persons	£1,260 per 4 bed unit	5 bed unit	4.8 persons	£1,728 per 5 bed unit	<p>50% prior to first occupation of the 51st dwelling</p> <p>Remaining 50% prior to first occupation of the 185th dwelling</p>
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Public Open Space	Provision of Public Open Space	50% prior to first																		

	<p>of 40m² per dwelling combined amenity green space and children and young person provision for on site provision.</p> <p>Along with a contribution of £50,000 towards indoor sport facilities to improve the quality and number of health and fitness stations at Middlewich Leisure Centre to accommodate localised demand for indoor physical activity.</p>	<p>occupation of the 51st dwelling</p> <p>Remaining 50% prior to first occupation of the 185th dwelling</p>
Education	<p>Contribution to support school provision using the below formula:</p> <p>$31 \times £11,919 \times 0.91 = £336,235$ (primary)</p> <p>$55 \times £17,959 \times 0.91 = £898,848$ (secondary)</p> <p>$4 \times £50,000 \times 0.91 = £182,000$ (SEN)</p>	<p>50% prior to first occupation of the 51st dwelling</p> <p>Remaining 50% prior to first occupation of the 185th dwelling</p>
Highways	<p>Contribution of £2,003,180 towards the provision of Middlewich Eastern Bypass</p> <p>A travel plan monitoring fee of £5,000</p>	<p>50% prior to first occupation of the 51st dwelling</p> <p>Remaining 50% prior to first occupation of the 185th dwelling</p> <p>Travel plan 100% on first occupation</p>

APPLICATION NO: 18/2662M

**LOCATION: LAND TO THE NORTH OF, BLACK LANE,
MACCLESFIELD, CHESHIRE**

**PROPOSAL: Reserved matters application for appearance,
landscaping layout and scale for existing outline
permission 15/5676M as amended by 18/2665M**

PROCEDURAL MATTERS:

At Page 53 of the Agenda Reports Pack, condition no. 7 should include Unit 1 and read as follows.

“7. Vehicular access to Black Lane for use by vehicles servicing Units 1, 2, 3 and 4 only”

The use of Black Lane for vehicles servicing Units 1-4 has been assessed in the submitted Transport Assessment and deemed to be acceptable both by the Planning Inspector (at outline stage) and the Council's Head of Strategic Infrastructure (Highways). As such, the inclusion of Unit 1 would be acceptable in highways terms.

RECOMMENDATION

Approve as per the recommendation on page 53 of the Agenda Reports Pack subject to condition no. 7 being amended to include Unit 1.

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APPLICATION NO: 18/5582M

LOCATION: LAND NORTH OF GLASSHOUSE , ALDERLEY PARK,
CONGLETON ROAD, NETHER ALDERLEY

PROPOSAL: Full planning application for demolition of Block 156; the erection of a multi-storey car park; the creation of a mini-roundabout and other internal estate road works; landscaping and public realm; and other associated works including any necessary infrastructure.

CONSULTATIONS:

Environment Agency – No objections subject to conditions regarding contaminated land and piling. In addition informatives regarding reuse of materials on site, waste to be taken off site and advice to the applicant on further investigations.

KEY ISSUES

Lighting impacts:

A light spill plan has been submitted showing the lux levels away from the structure. This appears to show that the levels do not exceed 1 lux (the required maximum) in the sensitive areas adjacent to the woodland. Confirmation that this is acceptable is awaited from the Council's Ecologist and will be reported verbally to Members at Committee.

Urban Design:

The Council's Urban Design Officer has reviewed the proposals, and is largely very supportive, raising no significant objections. It was suggested however that the green wall was extended further round the building, and there was a concern it could take a while to establish. In addition there was a concern the space between Glasshouse and the car park was too narrow, and that there were more opportunities to give views into and out of the building.

Looking briefly at each point. The green wall covers all visually prominent elevations, the others are largely screened by the woodland. Plants are to be chosen to grow quickly and should have a short term benefit. The gap between Glasshouse and the car park is 25m and this is seen as reasonable given the urban feel of this part of the site, and would be seen as generous in a city environment. Finally the building is open in its design giving views into and out of the structure at numerous points. Glasshouse with its glazed frontage provides excellent surveillance of the building. A café is proposed in the Glasshouse frontage which will improve this surveillance further.

CONCLUSION:

There are no changes to the recommendation on the basis the Council's Ecologist agrees the light spill is acceptable. The suggested Conditions recommended by the Environment Agency in part replicate those recommended by Environmental Protection, but in addition they recommend conditions relating to a remediation strategy, a condition to deal with unexpected contamination should it be found, and a piling condition. The informatives can also be added to any approval granted.