

Strategic Planning Board

Updates

Date: Wednesday, 26th June, 2019
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 Board agenda.

Planning Updates (Pages 3 - 6)

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APPLICATION NO: 18/6389C

PROPOSAL: Erection of a new foodstore (Use Class A1), access, substation and associated car parking and landscaping. Re-submission of application 18/3123N

ADDRESS: Land south east of Crewe Road Roundabout, University Way, Crewe

Additional Representations

Letters of support received from 18 local households and a petition signed by 23 local residents have been received raising the following points;

- The store will be well used.
- More houses surround this area of town
- Access to the retail park is difficult due to congestion on Earle Street
- There are other retail units trading opposite the application site
- The proposed retail store would be on the edge of the employment area
- The new store would be in keeping with the area
- The new store would create jobs
- A high percentage of residents are in favour of this new store
- The new store would be ideal for the new houses being built in Crewe Green, Haslington and Sydney
- Aldi needs space to grow
- A bigger Aldi store is needed to serve Crewe
- Aldi should not relocate to the town centre as the area has complex road problems
- The new store will serve the local community
- The new store will preserve and create new jobs
- University Way is being developed for warehousing

A further objection has been received from the Cordwell Property Group which raises the following points;

- Cordwell Property Group is an appointed partner to deliver the Royal Arcade proposal in Crewe.
- The report to SPB is noted but there is some ambiguity over timescales and the Cordwell Group wish to provide some clarity to Members of the SPB.
- Cordwell are keen to impress that the Development Agreement is to be signed imminently on the back of several discussions at senior officer level regarding a Planning Performance Agreement with the Council.
- Once the Development Agreement has been signed this will trigger the process for planning and the delivery of a scheme where an option includes space for an Aldi store of comparable size with adjacent car parking at a competitive tariff to suit the operator in line with similar arrangements in the vicinity (Asda AT Victoria Street).

- Cordwell wish to reiterate the Royal Arcade's availability as a sequentially preferable site within a 'reasonable period' of time as directed by the NPPF.
- The proposal to be considered as part of application 18/6389C will be competing directly with the Royal Arcade scheme for occupier interest, at a time when market demand conditions are not robust and market support is limited.
- It is of paramount importance that emerging development proposals outside the town centre fully comply with the sequential approach in respect of all available sites.

Officer Comment

The points raised within these additional representations are covered within the main report to Strategic Planning Board.

RECOMMENDATION:

No change to the officer recommendation within the main report.

APPLICATION NO: 18/6404M

LOCATION: Land West of Coppice Way and South of Lower Meadow Way, Handforth

KEY ISSUES

Highways

An omission from the original report was to note that a third of development traffic has been assigned to/from the north using Earl Road to the Stanley Road junction, which lies within the Metropolitan Borough of Stockport. At this junction the development would result in a maximum traffic increase in the AM peak hour (0800-0900) on any one approach to the junction of 12 vehicles. This equates to approximately 1 vehicle every 5 minutes. Based on a typical 90 second junction traffic signal cycle time, the increase would represent 1 additional vehicle every 3.3 cycles. The development will therefore not result in a material change in volume or character of traffic using this junction, and results in no adverse impacts. The development PM (1600-1700) impact is significantly less when compared to the AM peak.

Ecological Mitigation

Ecological mitigation proposals are still outstanding. The mitigation proposals that are being investigated are entering Natural England's district level licensing scheme for Great Crested Newts (as set out on p100 of the original report), and identifying a site with the Cheshire Wildlife Trust to provide suitable grassland and woodland mitigation proposals.

In the event that these mitigation details are not received prior to the SPB meeting, it will be recommended that the application be delegated back to officers, in consultation with the Chairman and the Ward Member, to approve subject to an acceptable package of ecological mitigation being received.

Heritage Matters

The Local Planning Authority's duty under the Planning (Listed Buildings and Conservation Areas) Act 1990 s66 is:

"in considering whether to grant planning permission for development which affects a Listed Building or its setting, a Local Planning Authority shall have special regard to the desirability of preserving the building or its setting."

As a point of clarification from the original report, the proposal is identified within the application documents, and by the Council's Conservation Officer, as having "less than substantial harm" upon the setting of the Grade II* Handforth Hall. This degree of harm arises due to the relatively limited potential for views of the new development from the Listed Hall. The application site land is thought to have once been part of the estate (manorial) land of the Hall. Given the screening that exists between the two sites and the development of surrounding areas over time, the harm is considered to be

less than substantial, and is afforded limited weight in the overall planning balance.

In terms of Brook House Farm, there is not considered to be any harm to its significance arising from the development for the reasons set out on p97 of the original report.

CONCLUSION

As in the original report a recommendation of approval is made. However, as noted above, in the event that ecological mitigation proposals are not received prior to the meeting, it will be recommended that the application be delegated back to the Head of Development Management, in consultation with the Chairman and the Ward Member, to approve subject to an acceptable package of ecological mitigation being received.