



# Strategic Planning Board Update

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**Date:** Wednesday, 18th December, 2019  
**Time:** 10.00 am  
**Venue:** Council Chamber - Town Hall, Macclesfield, SK10 1EA

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

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

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**APPLICATION NO: 19/2202M**

**LOCATION: Land Between Clay Lane and Sagars Road, Handforth**

**PROPOSAL: Reserved Matters for the erection of 224 dwellings, landscaping, public open space, internal access road and infrastructure.**

### **CONSULTATIONS**

Manchester Airport – No objections subject to conditions relating to implementation of landscaping scheme, external lighting, no solar panels, and measures to reduce dust and smoke during construction.

United Utilities – No objections

### **KEY ISSUES**

#### **Productive Planting / Airport Safeguarding**

Proposals for productive planting have been incorporated into the landscape scheme including the provision of fruit trees including apple, cherry and other berry bearing trees. As noted in the original report, the principle of productive planting as mitigation for the absence of allotments is considered to be acceptable in this case.

Manchester Airport has confirmed that subject to the implementation of the landscape scheme shown on the submitted landscape masterplan drawing and the management of the open space areas in accordance with the submitted Landscape & Ecological Management Plan, they have no safeguarding objections to the productive planting, or the proposed ponds on the site. They do however recommend a number of conditions relating to airport safeguarding, which are listed below.

#### **Link from Restricted Byway no.87 (Clay Lane) to Sagars Road**

No proposals for the upgrading of the link road to the western corner of the site have been provided at the time of writing. The applicant is concerned that if this track was upgraded to the same shared footway/cycleway surface as the rest of the site, it would not be strong enough for vehicles. Whilst there are restrictions upon vehicles using Clay Lane there is evidence of vehicles using the track. Given that further investigations regarding the legal status of the track are required, a condition is recommended requiring details of the surfacing to be agreed.

#### **Landscape**

There are still some landscaping details to be agreed in terms of the planting plans, minor boundary treatment amendments and details, cross sections, details of the entrance feature, footbridge details etc. Appropriate landscaping conditions are therefore recommended.

Similarly, the hard surfacing still does not comply with the materials specified in the Design Guide. Some justification has been provided which raises a number of queries that need to be investigated further. Accordingly, a condition requiring the hard surfacing details to be agreed is recommended.

### **10m buffer zone**

The footpaths to plots 206-211 are now shown to be provided and the 10m buffer zone to Dobbin Brook is shown to be retained.

### **External storage**

External storage details have now been clarified. Storage facilities will be provided in the form of small sheds for each dwelling in rear gardens, and an area of hardstanding will also be provided for the storage of bins, also in rear gardens. For the apartments, larger, shared, timber refuse enclosures will be provided, and larger cycle stores will be provided to serve the apartments. These details have not been confirmed to date, and therefore an additional condition will be required. Overall, these details provide the relevant storage provision and given their limited scale and appropriate design will have an acceptable visual impact in the context of the wider development, and are therefore considered to be acceptable.

## **CONCLUSION**

As in the original report a recommendation of **approval** is made subject to following additional conditions:

9. All external lighting is to be capped below the horizon
10. No photovoltaic solar panels to be constructed
11. Measures to control dust and smoke during construction to be submitted
12. Details of apartment cycle stores to be submitted
13. Bin stores and cycle stores to be provided prior to occupation of each unit
14. Surfacing details for link track between Clay Lane and Sagars Road to be submitted
15. Landscape details to be submitted
16. Implementation of landscape scheme.
17. Footbridge details to be submitted
18. Hard surfacing details to be agreed