



Strategic Planning Board Updates

Date: Wednesday, 23rd September, 2020

Time: 10.00 am

Venue: Virtual Meeting

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
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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STRATEGIC PLANNING BOARD – 23rd September 2020

UPDATE TO AGENDA

APPLICATION NO.

20/2326C

LOCATION

Land at Crewe Road, (Radway Green North), Alsager

UPDATE PREPARED

21st September 2020

Additional Information

The applicant has submitted a Statement of Compliance with the Design Guide which is summarised as follows;

- The building dimensions have not changed from the outline application.
- The building form and style; natural lighting; and environmental controls are fully compliant with the Design Guide
- External cladding profile – this complies with the Design Guide
- The graduated colour theme complies with the Design Guide. A grey palette was initially illustrated but in response to residents four lighter shades have been developed using grey, blue, green or beige. There will be a final discussion with the Town Council regarding the colour prior to determination
- Building signage will be determined as part of a separate application for advertisement consent

The applicant has produced a note on Green Walls which is summarised as follows;

- The additional capital cost of the installation of the green wall together with the associated irrigation and plants make it unsuitable for this type of development.
- The use of climbers planted at the foot of the walls will not readily adhere to the smooth metal cladding surface and are not recommended
- There would be no visual or practical benefit at this site because the developer will implement substantial screen planting adjacent to the buildings. This will provide the same environmental benefits associated with green walls
- There are no environmental or visual benefits from the installation of green walls.

RECOMMENDATION

There is no change to the recommendation.

APPLICATION NO: 20/2877N

PROPOSAL: Partial Demolition and Redevelopment

ADDRESS: UNITS A & B, 1 WESTON ROAD, CREWE,

APPLICANT: AEW UK Core Property Fund

ADDITIONAL INFORMATION SUBMITTED

The applicant has submitted an amended lighting scheme.

OFFICER COMMENT

The applicant has submitted an amended lighting plan to reduce the level of light spill onto the adjacent woodland. This is noted in the main officer report.

The lighting scheme as proposed may need further work to ensure that the impact on nature conservation interests is acceptable. To ensure that there is not an unacceptable level of light spill into the area of woodland the Council's Ecologist has suggested some potential mitigation measures and requested that an existing light spill survey is carried out to establish a base line for the current impact.

As set out in the main report this issue could be dealt with by condition and therefore the recommendation remains unchanged, but with an additional condition for the submission of an existing lighting plan/lighting scheme.

RECOMMENDATION – Approve with conditions

Additional Condition

16. Lighting Scheme to include existing light spill survey

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APPLICATION NO: 20/2876N

PROPOSAL: Partial Demolition and Redevelopment and Partial Refurbishment

ADDRESS: UNITS A & B, 1 WESTON ROAD, CREWE,

APPLICANT: AEW UK Core Property Fund

ADDITIONAL INFORMATION SUBMITTED

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OFFICER COMMENT

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RECOMMENDATION – Approve with conditions

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