

Strategic Planning Board Update

Date: Wednesday, 17th November, 2021
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 Update (Pages 3 - 6)

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APPLICATION NO: 20/5760C

LOCATION: Radnor Green, Land off BACK LANE, CONGLETON

PROPOSAL: Reserved matters application for 179no dwellings including associated roads, car parking and landscaping works.

CONSULTATIONS

Landscape comments:

“The submission includes detailed planting plans. The landscape proposals are on the whole positive and address many of the previous concerns. While the revised scheme is an improvement and this is clear from the different character areas, street design and the hierarchy within the scheme, including the landscape hierarchy. While the landscape proposals are acceptable there are still a number of issues.

A sub-station is shown located by the main POS on the Hard Landscape drawing, it is not shown on the planting plan for this area. If this is to be the location for a sub-station further consideration will need to be given to this and possible mitigation if it is to be in such a prominent location.

Whilst it is good that the SUDS basin is no longer in the Ancient Semi Natural Woodland (ASNW) buffer area we remain very concerned about its design as one large retention basin. To approve a SUDS scheme we actually need to see the SUDS train i.e. the whole scheme from source to outfall. It is possible that such a large basin is not required if other measures are used in conjunction with a final basin. The SUDS water coming off the housing area is likely to contain less contaminants than from the employment area so there is some benefit in keeping these systems separate till close to the point of discharge, although it may be possible to co locate and use the same outfall. We need to see more detail and I would be very concerned about the discharge point into the woodland if special protection measures are not taken to prevent erosion. A surface water drain coming off the existing industrial area has caused extensive erosion of the valley side and created a significant hazard to the public. We need to see the detail on erosion prevention from the outfall.”

Highways: Additional comments have been received from Highways with regards to conditions. Tree planting should have been undertaken by Highways as part of the Congleton Link Road on part of the embankment, however the landowner has not allowed access for this to take place. As such they suggest that the applicant be required to do this work, which falls within their site, as it has been presumed to have taken place in all the assessments.

In addition, they suggest a condition requiring a lighting scheme for the footpath/cycleway along the wooded embankment, be submitted and approved.

ANSA Comments – They write:

“Following on from previous comments submitted March stating the majority of the Public Open Space is general landscaping, buffers and verges acting as a visual amenity and for the retention of hedgerows and trees offering little value in terms of future adaptability there is a further reduction in open space especially affecting the central area containing the NEAP.

The main area of POS is well located in a good central position however it is disappointing that the sub-station remains taking up precious space. With the sub-station remaining together with the reduction in space being provided there is little or no scope for children to play informally therefore cannot meet the Fields in Trusts standards laid out in the Council’s Green Space Strategy.

It is with the above in mind that it is recommended that the planting plans are not approved under this application for the central space and is approved by condition. This will assist with flexibility as to what can be achieved with the scheme.

There may be opportunities to create further areas for play in the north and east. These would subject to appropriate buffer zones being achieved to be sympathetic to close properties and also the adjacent rural environment.

All spaces should be as inclusive and accessible as possible with resin bound paths.

Should Committee deem this application appropriate for approval ANSA are happy to work with the applicants preferred open space designer to achieve a high quality unique space for all the community.”

Representations:

A further representation has been received from a new resident on the adjacent Miller Homes development asking why they were not informed of this development, as it could impact upon them.

KEY ISSUES

Landscape – The Council’s Landscape officer has essentially raised two issues, the location of a substation, and the design/size of the SUDS basin and outfall. The applicant by way of a reply writes:

“The Sub-station location although not ideal was agreed alongside the Urban Design Officer whilst designing the main boulevard, the central location is required to facilitate the whole phase of the development. We discussed mitigation in terms of landscaping however it was agreed not to try and hide it with soil mounds and lots of landscaping but only to increase the tree planting either side which has been reflected in the submitted landscaping plans.

The SUD’s has been designed as one large basin in accordance with the illustrative site layout plans tabled at outline approval stage. The full details of

the SUD's train will be submitted as part of the discharge of conditions application to follow, in particular condition 9 of the outline approval 16/1824M which covers the full surface water design to be approved prior to the commencement of that particular phase. The scheme will be designed in accordance with all relevant guidance and best practices and will include measures to prevent erosion."

As set out in the officers report it is considered that matters of drainage design and the outfall, whilst ideally would be considered now, can be the subject of a condition. Because of the concern of the design of the SUDS basin it is considered that a condition could be added to clarify that the design as shown in the submitted plans is not approved.

Public Open Space – In view of ANSA's concerns with regards to the sub-station and general arrangement it is considered that the landscaping plans, as indicated covering these areas, are not approved, and should be the subject of a further condition.

Consultation – Two rounds of consultation have been carried on this application, the initial consultation back in January this year, and a full re-consultation on 30 September which included all consultees, all adjacent properties who have the property details for, and included the posting of site notices. As residents are likely to be moving in on a staggered basis as houses are completed it is not possible to inform them individually.

The application of course still considers the impact on adjoining residents as the approved layout of the Miller Homes development has been plotted on the plans for this application.

RECOMMENDATION

Whilst no changes to the recommendation are suggested, additional conditions are recommended, namely:

19. Planting plans 10339 Dwg 0004, 5 and 6 are not approved, and shall be re-submitted and approved in writing with the Local Planning Authority.
20. Tree planting as approved under the Congleton Link Road scheme to be carried out.
21. Scheme of lighting to be approved for the footpath/cycleway link to the River Dane.
22. The design of the SUDS basin is not approved.

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