

# Strategic Planning Board Updates

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**Date:** Wednesday, 22nd December, 2021  
**Time:** 10.00 am  
**Venue:** The Capesthorpe Room - Town Hall, Macclesfield SK10 1EA

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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: 21/2240C**

**LOCATION: Land Between Manchester Road And, GIANTSWOOD LANE, HULME WALFIELD**

**PROPOSAL: Application seeking detailed consent via Reserved Matters approval following Outline application 17/1000C for 454 dwellings and the associated infrastructure and open space on Land off Giantswood Lane and Manchester Road, Congleton.**

#### **UPDATE**

Since writing the report the applicant has submitted the following updated documents:

- Updated full landscaping plans
- Site cross-sections
- Arboricultural impact assessment
- Arboricultural method statement
- Revised SUDS designs

#### **CONSULTATIONS**

##### **Landscape/tree Officer comments:**

Concern is still expressed with regards to the proposed 3 SUDS basin designs in relation to the trees alongside the water course. In particular:

- 1) There is significant impact on the root protection area (RPA) of the streamside trees – the applicant is proposing that an arboriculturalist will monitor this, but there are concerns about the practical realities and the effectiveness of this.
- 2) The cutting for all 3 attenuation basins runs up to the back of the service road kerbs – this is unacceptable, there should be a stand-off of at least a metre.

The concern is that these 3 basins are being squeezed into too narrow a space. This possibly could be mitigated by a continuous feature along the boundary, potentially with crossing points designed in, but as it stands the Council's Landscape and Tree officer is of the opinion that this is not acceptable.

#### **KEY ISSUE**

##### **Trees**

The comments of the Council's Landscape and Tree officer have been discussed with the applicant, and they are looking at alternative design solutions. In brief a design is needed that protects the root protection area of the important stream-side trees, works with the site slope and retains some form of SUDS feature to retain water.

##### **Landscaping**

There are no objections, subject to the resolution of the issue identified above, to the proposed landscaping details as submitted

**CONCLUSION:**

Whilst the applicant is looking at this matter, given the short timescales it is unlikely that a full agreed position with amended plans, will be reached by the time of the Committee Meeting. Should this be the case then it is recommended that the SUDS and associated landscape treatment is not approved and that an additional condition is recommended to cover this matter on any approval:

13. The 3 SUDS basins alongside the water course are not approved, revised details to be submitted and approved.

**APPLICATION No: 20/4020M**

**LOCATION: Meadowbrook Farm, SPODE GREEN LANE, LITTLE BOLLINGTON, WA14 3QX**

**PROPOSAL: Change of use from agriculture to mixed-use agriculture and equestrian. Construction of stables and associated storage buildings (retrospective)**

### **Summary Correction**

The 'Conclusions and Recommendation' paragraph (Page 40) of the main report contains an error in referring to a previous draft recommendation for the application prior to revised plans being provided for consideration. The report is not recommending refusal and is for approval with conditions as reference by page 41 of the agenda. It should read as follows:

### **CONCLUSIONS AND RECOMMENDATION:**

The proposed change of use of the site from agriculture to agriculture and equestrian is acceptable in principle. As revised, it has been demonstrated that the operational development associated with the equestrian use would amount to appropriate facilities for outdoor sport and recreation and therefore the proposal would represent an appropriate form of development in the Green Belt. The proposed buildings are considered to be of an acceptable appearance and no adverse impacts are identified relating to residential amenity, highways, flood risk, heritage of public rights of ways. **For these reasons, the application is recommended for approval.**

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