

Northern Planning Committee

Updates

Date: Wednesday, 2nd November, 2011
Time: 10.00 am
Venue: Heritage Centre, Roe Street, Macclesfield SK11 6UT

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

Updates (Pages 1 - 8)

Please contact Gaynor Hawthornthwaite on 01270 686467
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NORTHERN PLANNING COMMITTEE – 2ND NOVEMBER 2011

UPDATE TO AGENDA

APPLICATION NO: 11/2424M

LOCATION: Queens Avenue, Macclesfield SK10 2BN

UPDATE PREPARED 31 October 2011

REPRESENTATIONS

3 no. further letters of objection have been received from neighbours. The comments made relate to concerns over the level of HGV traffic on Queens Avenue. The road has a poor surface and HGV's will cause further damage. The existing levels of HGV usage is unacceptable and is very dangerous to other road users. Visibility is greatly reduced due to these vehicles.

One resident has suggested the following as a solution to the problems faced by Queens Avenue residents, and one which would be beneficial to the businesses themselves. A possible solution would be for an access road to come off the Silk Road at a suitable location giving direct access to all the business premises without having to come down Hulley Road. The writer suggests that this must be a viable option and one that should be given serious consideration as part of a forward planning strategy. This would allow existing businesses to thrive in the area and would allow residents an accessible access road.

One resident has stated that their house shakes when large and heavy vehicles go over the speed bumps outside the residents' house. The MKM report suggests that 100 or more vehicles will be visiting the business every day.

A letter has been submitted by the Queens Avenue Residents Committee, and relates to the Highways Engineers comments. The writer raises concerns over how past applications have been considered without detailed traffic surveys. The restricted weight sign is useless and vehicles use the footpaths to pass one another. The present use of the highway requires a full investigation. The writer refers to the Highways Engineers comments that the traffic generated will be less than the original development, and argues that as economic development is that target, the proposed use will generate more traffic. An office or manufacturing unit does not need to increase the work force to grow, it's too expensive but it is carried out by increasing efficiency. The site in question was previously only ever used for "light industry" and always was in fact just offices and light engineering throughout the years, thus the traffic was basically 8.00 – 5.00 p m for personnel who had vehicles. It did not and never has for the past 40 years had heavy goods vehicles coming and going from the premises on a continuous basis all day long.

The writer considered that a full traffic study should be carried out and an alternative access route into the development via Snape Road or Mottram Way should be considered. The route would also cater for the sites yet sold or rented. An under strength road should not be used for the present type of commercial vehicles, it is potentially dangerous.

The Environmental Protection Officer has submitted further comments in addition to those appraised in the main Agenda report. The applicant initially had wished for a commencement opening time of 07.00 hours. It was/is the Environmental Protection Officers opinion, that this early time of opening was unacceptable due to the proximity of residential dwellings to the site and the high potential for residents to be caused sleep disturbance from noise produced from vehicular movements to and from the site during a sensitive hour when many residents are likely to wish to sleep. The following days / hours of opening were recommended:-

Monday to Saturday 08.00 hours to 18.00 hours
Sundays & Bank Holidays No operations on site

In an amended design and access statement dated 10th October 2011, the applicant proposed the following opening hours:-

Monday to Fridays 07.30 hours to 17.30 hours
Saturdays 07.30 hours to 16.00 hours
Sundays Not intended to open at present

The amended statement also included a comment that:-

“MKM arrange for deliveries into the site to be after the morning peak, which is when goods mainly leave the site”

In light of the above comments, the Environmental Health Officer reviewed the recommendation in terms of the opening hours of the proposed Builders Merchants. The reviewed recommendations are made as a balance between the continued protection of the residential amenity of the local residents in terms of potential noise disturbance from vehicular movements to and from the site, and the interest of the proposed business.

It is recognised that Queens Avenue is a highly used road way and that 'normal' traffic movements are likely to be operational from 7.30am onwards.

Therefore, the Environmental Health Officer proposed the following amendments to the previous comments :-

1. The opening hours of the Builders Merchants should be

Monday to Friday 07.30 hours to 17.30 hours
Saturdays 07.30 hours to 16.00 hours
Sundays & Bank Holidays No operations on site

2. No deliveries shall enter or leave the site nor shall any customers be allowed to enter the site before 7.30am on any day

In addition and as a further control measure, it is recommended that the following condition is attached: -

3. No HGV (heavy good vehicle)s shall enter or leave the site before 8am on any day.

The reason for this recommendation in point 3, is that noise from light vehicles such as cars and light commercial vehicles produce less noise (and vibration) than heavy goods vehicles and this compromise is viewed as a measure towards satisfying the concerns of both the residents and the applicant in terms of the proposal.

In addition, it is recognised that it would be unreasonable to prevent staff from entering the premises before customers and that the arrival of a limited number of staff vehicles should not cause a material impact. Therefore, a condition is recommended that would allow for staff to arrive from 7am onwards, but that no noise generative activities should take place on the site until after 7.30am.

OFFICER APPRAISAL

It is considered that the issues raised in the residents' letters in relation to the impact of HGV's and vehicle movements have been considered in the main Agenda report. Members are reminded that although a potential alternative solution has been offered from a resident which would limit the traffic accessing Queens Avenue, this application should be assessed on its merits, and it would not be reasonable to investigate the proposed solution as part of this decision making process. The Highways Engineer raises no objections to the proposal and does not require a full traffic study. In addition, the comments from the Environmental Protection Officer are noted, and it is recommended that the conditions above are used to substitute conditions 13 and 14 on page 17 of the main agenda report.

An additional condition should be attached which ensures that the site remains suitable foraging material for bats in accordance with the advice of the Council's Nature Conservation Officer (see page 14 of the main agenda report).

The recommendation of approval remains, subject to a Section 106 Agreement.

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NORTHERN PLANNING COMMITTEE – 2 November 2011

UPDATE TO AGENDA

APPLICATION NO.

11/2091M

LOCATION

Land of Marthall Lane, Ollerton

UPDATE PREPARED

31 October 2011

VIEWS OF THE PARISH COUNCIL

Ollerton with Marthall Parish Council make the following points on the application

- The Parish Council is in favour of affordable housing in Ollerton, not on Marthall Lane but nearby off Oaklands Road, around the boundary of recreational land.
- Development on Marthall Lane is unwanted by a significant majority of Ollerton residents
- The Save Ollerton Action Group have identified a number of issues detailing why the proposed site is inappropriate.
- Case officer is dismissing many of the planning arguments normally used in such an application: accepting a figure of 14 houses without realising this figure was an estimate some years ago, and some interested parties are known to have moved away; detriment to character of rural area; loss of woodland; risk to highway safety; overbearing affect on neighbouring properties; ignoring any material consideration of localism agenda.
- The proposal will result in the loss of the rural ambience of this part of Ollerton.

APPLICANTS SUBMISSION

The applicant has submitted 8 letters of support for the proposal from local people (in addition to copies of 13 letters that they received at the time of the previous application in 2010) that make the following comments:

- Unable to afford a house in the local area on the open market.
- Create more of a community feel with younger generation
- Would otherwise be forced to move away from area
- There is a local need

The applicant has also now confirmed that they will make the full payment of £42,000 towards the Public Open Space contribution as part of the application.

REPRESENTATIONS

Two further letters of representation have been received from local residents. One letter raises the following objections to the proposal:

- There are other more sustainable local brownfield sites that could be used instead of this greenfield site.
- Lack of evidence of need
- Proposed development is not sustainable
- Lack of infrastructure and amenities in the village
- Highway safety
- Loss of hedgerow / wildlife
- Lack of public support
- Out of keeping with the village
- Can the council be unbiased when it stands to gain financially by agreeing to the proposal (via s.106)? Such proposals should not be considered in the light of financial gain or fulfilling quotas but on merit alone.

The second letter of representation does not add to the comments and concerns previously raised, but does seek to address the suggestion that a housing development on the playing field at the end of Oaklands Road is a sensible way forward. The letter states that this is not a majority view of the residents of Oaklands Road, nor is it an opinion that the Parish Council have widely sought from them. The playing field is a beautiful open space and would not wish to lose it, given the limited availability of recreational land in the area.

KEY ISSUES

The matters raised in the letters outlined above were addressed within the main Committee report. Therefore as in the original report, a recommendation of approval is made.

PLANNING COMMITTEE – 23 November 2011

UPDATE TO AGENDA

APPLICATION NO: 11/3105m

LOCATION: Kenmore Medical Centre, 60, ALDERLEY ROAD, WILMSLOW

UPDATE PREPARED 31 October 2011

FURTHER REPRESENTATIONS

A further 79 copies of the same photocopied letter of support made available by the surgery for the signature of patients visiting the surgery has been submitted. This is the same letter of support that has been submitted by the Applicant in support of their application.

No other representations have been received to date.

The recommendation remains unchanged

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