



Northern Planning Committee

Updates

Date: Wednesday, 19th December, 2012
Time: 2.00 pm
Venue: The Capesthorne Room - Town Hall, Macclesfield SK10 1EA

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

Planning Updates (Pages 1 - 6)

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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SOUTHERN PLANNING COMMITTEE – 19th December 2012

UPDATE TO AGENDA

APPLICATION No.

12/4194C – Outline Application for Residential Development of up to 3No Dwellings, including Access

LOCATION

The Orchard, Padgbury Lane, Congleton, CW12 4HX

UPDATE PREPARED

17th December 2012

REPRESENTATIONS

Since completion of the Committee Report 7 further consultations have been received. These neighbours object to the scheme on the following grounds;

- Highway / Pedestrian safety / traffic
- Outside settlement boundary / impact upon countryside
- Precedent for more development
- Impact upon local wildlife / Ecology
- Impact upon flooding
- Site not part of the draft development strategy

RECOMMENDATION

All of the above issues raised have been addressed in the Committee report other than the fact that the site is not part of the draft development strategy.

In response to this, the Council's Strategic Planning & Housing Manager has advised that *'My view is that small sites don't conflict with the development strategy.'* Furthermore, it is advised that *'I can't see there is a policy against sites on the edge of town – unless the site specifics render it 'unsustainable' in some way.'*

Therefore, these updates result in no change to the officer's recommendation.

No change to recommendation

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NORTHERN PLANNING COMMITTEE – 19 December 2012

UPDATE TO AGENDA

APPLICATION NO.

12/4038M

LOCATION

Former Beech Lawn and Woodbridge, Brook Lane, Alderley Edge

UPDATE PREPARED

17 December 2012

KEY ISSUES

Trees / landscaping

The forestry officer has now commented on the application and raises no objections subject to the development being carried out in full accordance with the submitted Arboricultural Statement and Tree Protection Plan, and the Method Statement for tree protection in respect of tree T2, a Silver Birch that is adjacent to the site access.

Similarly, the landscape officer notes that the proposal will not lead to any significant landscape impacts. However, it is noted that the application does indicate that there will be a new stepped retaining wall along the boundary with the by-pass. No information has been submitted about this wall, and therefore details should be required as part of the landscaping conditions.

CONCLUSIONS

As in the original report, a recommendation of approval is made.

Conditions

In light of the above comments, in addition to the 11 conditions listed within the original report, the following two conditions are also recommended:

12. Development to be carried out in strict accordance with the submitted Arboricultural Statement and Tree Protection Plan
13. Development shall be carried out in strict accordance with the submitted Method Statement for Tree Protection in respect of T2 Silver Birch.

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NORTHERN PLANNING COMMITTEE – 19 DECEMBER 2012

UPDATE TO AGENDA

APPLICATION NO.

12/3895M

LOCATION

The Dower House, Kings Road, Wilmslow

UPDATE PREPARED

17 December 2012

CONSULTATIONS

Environmental Health:

Awaiting response to a contaminated land questionnaire sent to the Agent/applicant. If the questionnaire is not returned before the decision is made it is recommended that a condition is attached to any approval requiring a Phase 1 contaminated land survey. No Objections.

PARISH/TOWN COUNCIL

Wilmslow Town Council:

No objections

RECOMMENDATION

The recommendation remains the same, subject to an additional condition for a Phase 1 contaminated land survey.

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