

Strategic Planning Board

Updates

Date: Wednesday, 9th January, 2013
Time: 10.30 am
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 - 14)

Please contact Sarah Baxter on 01270 686462
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STRATEGIC PLANNING BOARD- 9TH JANUARY 2013

UPDATE TO AGENDA

APPLICATION NO: 12/4067M

LOCATION: JACKSONS EDGE SERVICE RESERVOIR, JACKSONS EDGE ROAD, DISLEY

PROPOSAL: REPLACEMENT SERVICE RESERVOIR AND VALVE HOUSE BUILDING, TOGETHER WITH A TEMPORARY MATERIAL STORAGE AREA AND A TEMPORARY CONTRACTOR'S PARKING AREA.

UPDATE PREPARED: 8 JANUARY 2013

ADDITIONAL SUPPORTING INFORMATION

At Member's site visit on 4th January, a number of queries were raised by Members in respect of the road closure of Jacksons Edge Road and the diversion of Public Footpaths. The attached documents have been prepared by United Utilities and give further detail in respect of these matters, but in summary, the following information is provided:

1. Road Closure

A full road closure is required at Jacksons Edge Road to ensure the safety of all vehicle users. There is a high risk of vehicular impact as road is very narrow in parts and average speed of existing traffic is high. In addition it is essential due to the poor condition of the road due to the large soil movement.

Construction is currently programmed to commence in February 2014 and is expected to be completed within 3 years. The precise timing of the road closures will be determined by the appointed Contractor's programme of works, but will be underpinned by a requirement to minimise construction disruption to the local community and to ensure continuity of water supply to our customers.

Five road closures are proposed.

1. Excavation of Compartment No.1 and Valve-house:

Estimated Road closure for 7-weeks.

2. Reinstatement & Landscaping of Main compartment No.1 and Valve-house:

Estimated Road closure for 5-weeks

3. Excavation of Compartment No.2:

Estimated Road closure for 2-weeks

4. Importing Engineering Fill to Compartment No.2:

Estimated Road closure for 4-weeks

5. Reinstatement & Landscaping of Main Compartment No.2:

Estimated Road closure for 7-weeks (Combined time of 5 weeks plus 2 weeks)

The total **estimated** period for the road closure is 25 weeks during the 3 year project.

“Access only” signage is proposed at either end of Jacksons Edge Road and either end of Light Alders Lane. Furthermore, United Utilities have indicated that they would be agreeable to the provision of a Banksman on Light Alders Road during peak hours, e.g. 08.00 -10.00 & 16.00 – 18.00 Mon-Fri, (subject to approval from CEC Highways) during the 1st road closure to deter non-residents from using Light Alders Road as a “rat run”. This matter can be resolved via condition as part of the Traffic Management Plan.

The road closure/traffic light control between the material storage area access and the service reservoir access should be sufficient to discourage motorists leaving the A6 to use Jacksons Edge Road as a ‘rat run’ as there will be no time gained in doing so.

United Utilities appreciate that there will be some disruption as a result of the road closure and they doing all they can in conjunction with Cheshire East Highways to keep disruption to a minimum. They will adhere to the requirements set out by Cheshire East Highways at all times during construction.

2. Public Rights of Way Closure and Diversion Plan

The development will temporarily affect a number of PRowS and some temporary closures/diversions will be required to maintain the safety of the public during construction. Please refer to map attached. Footpaths will be affected as follows:

- Disley FP5 – Temporary closure for up to 3 years (duration of construction period). This closure is to enable construction of the new Service Reservoir. A diversion route is available along existing PRowS.
- Disley FP11 & FP13 (and possibly FP12) – Temporary closure for up to 3 years (duration of construction period). This closure is required because both of these footpaths emerge on Jacksons Edge Road, within the proposed construction working area. For the safety of the public, closure of these footpaths will serve to discourage public access to Jacksons Edge Road for the duration of construction. United Utilities is currently exploring the possibility of:
 - a temporary diversion along existing informal footpath routes and within the field containing the excavated material storage area. For such an arrangement, walkers would be safely segregated from construction working areas.

- providing a diversion along existing walked routes within Disleybank Wood. However, this is subject to obtaining appropriate landowner agreement. If we can obtain the agreement of the landowner, this would allow FP12 to remain open with a diversion route continuing within the field off Light Alders Lane.

In addition to the above temporary closures/diversions, the installation of the scour route will affect Disley FP4. A temporary closure will be required for approximately 6 months within the first 18 months of construction. A diversion route is available along existing PROWs.

United Utilities has consulted with Cheshire East's PROW Officer and Disley Footpath Society to develop a considered approach to these temporary closures and diversions. Further discussions are proposed to agree more precisely how any temporary closures and diversions will be implemented.

3. Parking for Contractor's vehicles

The amount of contractor's parking at the Sports Club is considered sufficient. This allowance will be a constraint for the contractor. If necessary, the contractor will have to bus in staff to minimise parking need. There will be no contractor's parking on Jacksons Edge Road.

ADDITIONAL CONSULTATION RESPONSE

CHESHIRE EAST HIGHWAYS

CEC Highway Engineers advise that there is a need to provide a temporary storage area on the south side of Jacksons Edge road so that the topsoil removed can be re-used on the new reservoir. If this area was not available it would significantly increase the number of construction traffic removing materials from the site.

The applicants have indicated that Jacksons Edge Road will be closed on 5 separate occasions during the project and that these closures may occur for a significant length of time. As the work on site will not commence until 2014, the detailed programming has not yet been undertaken so specific dates on the closures are not available but it is essential that Jacksons Edge Road is closed for safety reasons. There will be a steady flow of construction traffic during working hours using this 200m section of Jacksons Lane travelling between the temporary storage area and the site and given its narrow width and poor alignment the risk of collisions with members of the public needs to be removed.

The diversion route will be signed and will be via Buxton Road and Buxton Road West A6, Signs will be erected to state that 'access only' is available to Light Alders Lane.

Should the planning application be approved, UU will need to apply to CEC Highways for a formal Traffic Regulation Order for the road closures and although it has been agreed in principle that closures of Jacksons Edge Road can occur, specific details on need for the length of closure required will need to be presented before CEC agrees to the temporary road closures.

LANDSCAPE

Our Landscape Officer advises that the revised landscape scheme addresses our concerns about the northern boundary, as it now includes a native hedge and some trees to the rear of 31 & 33 Hilton Road. An area for advance woodland planting is identified to the rear of 60 Jacksons Edged Lane and Ash has been omitted from the planting mixes. An area of heathland restoration is now proposed to the northwest of the site.

Further details about the establishment and management of this and other habitats is required. Details are also still required for the temporary storage area off Jacksons Edge Lane/Light Alders Lane. The outstanding matters can be resolved through the originally proposed conditions.

LEVELS

There will be an increase in ground level from between 0.7m to the west of the site and 3.6 metres to the east of the site, due to the creation of bund behind the valve house. The valve house measures 4.35 metres in height.

Toward the centre of the site, the increase in ground level will be approximately 2.4m.

The site will maintain the appearance of a field, with raised embankments. The Valve House will be visible from the entrance to the site.

CAPACITY OF THE NEW SERVICE RESERVOIR

The new Service Reservoir has a capacity of 18 mega litres, made up of two 9 mega litre compartments, which is a very similar capacity to the existing reservoir.

CONDITIONS

With the exception of condition No.8 in respect of a cycle access along Jacksons Edge Road, the additional conditions recommended by Stockport Metropolitan Borough Council (in their consultation response dated 2nd January 2013) are accepted and it is recommended they are attached to any approval.

RECOMMENDATION

The additional information submitted by the applicant is helpful in respect of describing the road closures and the diversion of the Public Rights of Way. The

further consultation responses are duly noted, and additional conditions carried forward. There is no change to the recommendation of approval.

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Jacksons Edge Service Reservoir

Project No. 80007626

Heavy Traffic Movements during Jacksons Edge Road Closures

Introduction:

This document relates to the estimated heavy traffic movements during proposed road closures along Jacksons Edge Road to enable construction of a new twin compartment service reservoir at Jacksons Edge SR Disley, Cheshire. Heavy traffic refers to vehicles gross weight in excess of 20-tonnes.

All material (soil) moving vehicles are 32-tonne gross. Each vehicle will carry approx 9m³ of material and approx *540m³ of material can be relocated per day.

*It is assumed that 2No. Excavators will be present at the main service reservoir site, which will simultaneously fill 2No. Tippers at a time. The estimated cycle time of filling the tippers, disposal at Light Alders Lane and return is 20-mins. This equates to 3 movements per vehicle per hour i.e. as it is estimated that 2-tippers will be used this equates to 6 movements per hour and 60 movements per working day.

All material quantities are gross which has an allowance factor for 'bulking' which varies between 30% and 50%.

The reasons to support the full road closure of Jacksons Edge Road are:

- Safety of vehicle users – high risk of vehicular impact as road is very narrow in parts and average speed of existing traffic is high
- Maintenance of highway associated with large soil movements i.e. cleanliness of road

We propose to close the road on 5 separate occasions as detailed below:

1. Excavation of Compartment No.1 and Valve-house:

Removal from site to storage, 1950m³ topsoil, 9750m³ subsoil and 6,600m³ of mudstone which is 18,300m³ in total.

This should take approx 34 working days to move.

- *Summary: 60 vehicle movements per day.*
- *Summary: Approx 2,040 vehicle movements over 34 working days.*

Estimated Road Closure for 7-weeks.

Total material at store:	Topsoil -	1,950m ³
	Subsoil -	9,750m ³
	Mudstone -	6,600m ³
	(Total in store is 18,300m ³ for approx 70 weeks)	

2. Reinstatement & Landscaping of Main compartment No.1 and Valve-house

Towards the end of Compartment 1 construction, it will be required to return material from the existing storage field for backfilling around the new compartment. This consists of: 9,750m³ of subsoil and 1,200m³ of topsoil which is 10,950m³ in total.

This should take approx 21 working days to move.

- *Summary: 60 vehicle movements per day.*
- *Summary: Approx 1,260 vehicle movements over 21 days)*

Estimated Road closure for 5-weeks

Total material at store	Topsoil -	750m ³
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Subsoil - NOTHING
Mudstone - 6,600m³
(Total in store is 7,350m³ for approx 4 weeks)

3. Excavation of Compartment No.2:

Removal from site to storage, 280m³ of topsoil, 2,500m³ of subsoil and 2,500m³ of mudstone which is 5,280 m³ total.

This should take approx 10 working days to move.

- *Summary: 60 vehicle movements per day.*
- *Summary: Approx 600 vehicle movements over 10 days.*

Estimated Road closure for 2-weeks

Total material at store: Topsoil - 1,030m³
 Subsoil - 2,500m³
 Mudstone - 9,100m³
(Total in store is 12,630m³ for approx 40 weeks)

4. Importing Engineering Fill to Compartment No.2:

In conjunction with demolition of the existing Reservoir, infill is required under and around the new reservoir. This will consist of 2,275m³ of lean mix concrete (i.e. 380No. 6m³ Concrete Deliveries), and approx 1,000m³ (i.e. 112No Deliveries), of imported stone for base. Total material to come to site 3,275m³. Say 3 deliveries per hour = 30 per day = 150 deliveries per week

This should take approx 17 working days to move

- *Summary: 30 vehicle movements per days*
- *Summary: 150 vehicle movements per week*

Estimated Road closure for 4-weeks

5. Reinstatement & Landscaping of Main Compartment No.2

5.1 Towards the end of Compartment 2 construction, it will be required to return material from the existing storage field for backfilling around the new compartment. This consists of 1,030m³ of topsoil, 2,500m³ of subsoil and 9,100m³ of mudstone which is 12,630m³ in total.

This should take approx 24 working days to move.

- *Summary: 60 vehicle movements per day.*
- *Summary: Approx 1,440 vehicle movements over 24 days.*

*Estimated Road Closure for 5-weeks (Please see note below)

Total material at store: NOTHING

5.2 An additional 6,000m³ gross shortfall of top-soil material will be required to supplement the existing re-used material for infilling around Compartment 2.

This should take approx 10 working days to move in from an external source.

- *Summary: 60 vehicle movements per day via Carr Brow.*
- *Summary: Approx 600 vehicle movements over the 10 days*

*Estimated Road Closure for 2-weeks (Please see note below)

*Note - These road closure periods are to be combined in to a single 7-week road closure.

Public Rights of Way – Closure and Diversion Plan

The development proposals which are the subject of this planning application will temporarily affect a number of PRowWs and some temporary closures/diversions will be required to maintain the safety of the public during construction. Footpaths will be affected as follows:

- Disley FP5 – Temporary closure for up to 3 years (duration of construction period). This closure is to enable construction of the new Service Reservoir. A diversion route is available along existing PRowWs.
- Disley FP11 & FP13 (and possibly FP12) – Temporary closure for up to 3 years (duration of construction period). This closure is required because both of these footpaths emerge on Jacksons Edge Road, within the proposed construction working area. For the safety of the public, closure of these footpaths will serve to discourage public access to Jacksons Edge Road for the duration of construction. United Utilities is currently exploring the possibility of:
 - a temporary diversion along existing informal footpath routes and within the field containing the excavated material storage area. For such an arrangement, walkers would be safely segregated from construction working areas.
 - providing a diversion along existing walked routes within Disleybank Wood. However, this is subject to obtaining appropriate landowner agreement. If we can obtain the agreement of the landowner, this would allow FP12 to remain open with a diversion route continuing within the field off Light Alders Lane.

In addition to the above temporary closures/diversions, the installation of the scour route will affect Disley FP4. A temporary closure will be required for approximately 6 months within the first 18 months of construction. A diversion route is available along existing PRowWs.

United Utilities has consulted with Cheshire East's PRow Officer and Disley Footpath Society to develop a considered approach to these temporary closures and diversions. Further discussions are proposed to agree more precisely how any temporary closures and diversions will be implemented.

STRATEGIC PLANNING BOARD UPDATE – 9th January 2013

APPLICATION NO: 12/2217C

PROPOSAL: Reserved Matters Application pursuant to Outline planning permission 11/1682C proposing full details for the appearance, landscaping, layout and scale for a residential development comprising 224 dwellings, internal access road, open space and landscaping on the Former Fisons site, Marsh Lane, Holmes Chapel

ADDRESS: Former Fisons Site, London Road, Holmes Chapel

APPLICANT: Bellway Homes Limited & J S Bloor (Wilmslow) Limited

Officer Comments

Consultations

Greenspaces

Since the agenda was published, comments from the Council's Greenspaces section have been received. They have confirmed that there would be a deficiency in the quantity of both Amenity Green Space and Children and Young Persons provision if the development were to be granted planning permission. This is to be provided within the site. Greenspaces have confirmed that the provision shown on the proposed plan seem adequate and therefore raise no objection.

Nonetheless, Greenspaces do offer comment that some of the proposed planting in the areas around the proposed Locally Equipped Areas of Play are omitted so that greater surveillance can be achieved and recommend some changes to the play equipment for 1 of the LEAPs. Such details, including grading, drainage, layout, landscape, fencing, seeding and planting of the public open space will be agreed in writing with the Council as part of the S106 agreement.

English Heritage

Members should note that on Page 57 of the reports agenda, the comments from English Heritage are the original comments for the outline application. Since then, English Heritage determined the application to list the former Bengier House where they concluded that it was not worthy of national listing. They have stated that they do not consider that they need to be consulted on the application. Accordingly, the application has been assessed in accordance with the Council's own specialist conservation advice.

Recommendation:

That the application be approved subject to conditions specified in the report and subject to a further s106 Agreement, supplemental to the s106

Agreement which accompanied the outline permission. This supplemental agreement shall secure the following:

1. In respect of affordable housing
 - (a) 30% provision / 67 dwellings comprising
 - (b) the 57 x 3-bed houses and 10 x 2-bed houses shown on BHWL125/05
 - (c) split by tenure 65:35 i.e. 44 social/affordable rent and 23 shared ownership
 - (d) to be completed and transferred to a Registered Provider before more than 50% of the open market dwellings are occupied (within each phase if the development is to be constructed in more than one phase)
 - (e) designed to be visually indistinguishable from open market dwellings of similar size within the site and constructed in accordance with the standards proposed to be adopted by the Homes and Communities Agency and achieve at least Code for Sustainable Homes Level 3
 - (f) at a price discounted from open market value which will enable the Registered Provider to charge a target/affordable rent for the rented dwellings and to sell/lease the intermediate dwellings as shared ownership
 - (g) prioritising the recycling of any affordable subsidy released after exercise of a tenant's right to acquire rented dwellings or staircasing of shared ownership dwellings for the provision of affordable housing within Holmes Chapel then Cheshire East.
 - (h) reserving nomination rights and eligibility criteria based on housing need and a prioritised local connection cascade for (i) Holmes Chapel (ii) the Congleton Local Area Partnership wards – Dane Valley, Brereton Rural, Sandbach Town, Sandbach Heath and East, Sandbach Ettiley Heath and Wheelock, Sandbach Elworth, Middlewich, Alsager, Odd Rode, Congleton West and Congleton East (iii) Cheshire East
 - (i) allowing mortgagee protection clauses for charges of the Registered Provider and, on standard HCA terms, for mortgagees of shared ownership dwellings allowing, with the prior consent of the Strategic Housing Manager, variation of plots and dwelling-types identified, types of intermediate tenures, alternative HCA products, temporary waiver of eligibility criteria on expiry of reasonable timescales, provided that the overall numbers and tenure splits of the affordable housing are retained within the specified tenure splits
2. In respect of Public Open Space
 - (a) Provision of Amenity Greenspace as shown on planning layout drg no. BHWL125/01 REV E
 - (b) 2x Locally Equipped Areas of Play
 - (c) To be completed and made available for public use in accordance with a specification to be approved by the LPA and transferred to a local residents management company prior to the occupation of 50% of the dwellings for each phase at nominal consideration
 - (d) in accordance with a management & maintenance plan / schedule to be approved by the LPA before being first brought into use

- (e) maintenance and management plan / schedule shall be in force for the lifetime of the development together with transfer to the local residents management company of any other areas preserved as private open space, managed & maintained subject to M&M plan
- (f) With reference to the play equipment contained within the Landscape Specification (LDS217-LS) LEAP 2 shall include extra DDA inclusive equipment (unless any variation if first agreed
 - i. Roleplay – Play Train replace with Inclusive roundabout
 - ii. Climbers & Nets – Scramble net replace with Single Mast Activity Net

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