

Northern Planning Committee

Updates

Date: Wednesday, 23rd January, 2013
Time: 2.00 pm
Venue: The Capesthorpe Room - Town Hall, Macclesfield SK10 1EA

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

Planning Updates (Pages 1 - 4)

Please contact Sarah Baxter on 01270 686462
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NORTHERN PLANNING COMMITTEE – 23 January 2013

UPDATE TO AGENDA

APPLICATION NO.

12/4038M

LOCATION

20 Fletsand Road, Wilmslow, SK9 2BA

UPDATE PREPARED

21 January 2013

KEY ISSUES

RESIDENTIAL AMENITY

The Environmental Health Officer has provided an update to the previously submitted consultation comments. The Environmental Health Officer is of the view that there is insufficient detail in the application to be able to assess the impact the air source heat pump units and the pool plant room/vent duct would have on the amenity of the neighbouring property. The Environmental Health Officer recommends a noise impact assessment be carried out.

detailing the operational noise levels from plant and equipment associated with the aforementioned heat pumps and pool equipment and its potential impact at the nearest neighbouring residential property. The information required should include existing daytime and night time background noise levels and the operational noise levels of the equipment – both individually and combined and the potential impact of the noise at the neighbouring property. Information on the times of operation should also be submitted.

In the event that the report indicates that noise mitigation measures should be undertaken, then the recommended methods should also be contained within the report.

The Officer notes that in most instances if the air source heat pumps and plant room machinery of this scale are found to produce a level of noise deemed to be problematic then appropriate mitigations measures can be put in place. Consequently, the Officer recommends an additional condition be attached, should the application be approved, requiring a noise impact assessment survey, inc. mitigation measures (if required).

REPRESENTATIONS

Neighbours and consultees were notified of the revised plans. Additional comments have been received from 4 No. neighbours (all of whom commented on the plans originally submitted) and Wilmslow Town Council. The Town Council has no objections to the revised plans. The neighbours reiterated their concerns. Details can be read on file. A few comments specific to the revised plans/information are summarised below;

- The information submitted made a comparison between the ground and first-floors of the proposed with the existing. However, if the additional floor area and volume of the basement and attic space are taken into account the increase in floor area is approx. 136% and the increase in volume approx. 154%.
- The proposed is still too large – at 2.5 times the size of the existing the proposed does not accord with policy H12 (Low Density Areas).
- The additional solar panels are an eyesore.
- Changing the roof of the proposed ancillary accommodation from a pitched roof to a flat roof does not overcome the impact.

Comment

As regards the solar panels, the Officer notes that, in most instances, solar panels can be installed on dwellings without planning permission - under permitted development rights.

CONCLUSIONS

Bearing the above comments in mind, the original recommendation of approval remains, subject to an additional condition re noise impact assessment.

Conditions

In addition to the 14 conditions already proposed:

15. Noise impact assessment to be submitted (Air source heat pumps and pool plant machinery).

NORTHERN PLANNING COMMITTEE – 23 January 2013

UPDATE TO AGENDA

APPLICATION NO.

12/4353M

LOCATION

County Hotel, Harden Park, Alderley Edge

UPDATE PREPARED

21 January 2012

KEY ISSUES

Affordable Housing

Comments have now been received from the Council's affordable housing officer who notes that although the number of dwellings proposed at the site does not trigger a requirement for affordable housing, the size of the site will do as it exceeds 0.4ha (as outlined in the Interim Planning Statement: Affordable Housing).

The affordable housing requirement would be 30% of the total dwellings, or 4 affordable homes with 3 provided as social rented dwellings and 1 provided as an intermediate tenure dwelling.

The site is located in Alderley Edge which is located within the Wilmslow & Alderley Edge sub-area for the Councils Strategic Housing Market Assessment (SHMA) 2010. The SHMA identified a requirement for 51 new affordable homes per year between 2009 - 2014. There are currently 543 applicants on the housing register with Cheshire Homechoice who require social rented housing in Alderley Edge. These applicants require 214 x 1 beds, 211 x 2 beds, 89 x 3 beds & 16 x 4 beds (13 applicants have not specified how many bedrooms they need).

Therefore there is an identified need for affordable housing in the Wilmslow & Alderley Edge sub-area.

The type of dwelling proposed with this application are 3 bed apartments and 3 bed duplex apartments which are relatively large and would be unsuitable for provision as affordable housing. They are also located in one block, and in the past Registered Providers of affordable housing have raised concerns about management of apartments if they do not control the whole block.

The Interim Planning Statement: Affordable Housing does set out circumstances when a financial contribution in lieu of affordable housing on site would be acceptable. These include where –

- *the provision of the affordable housing elsewhere in the locality would provide a better mix of housing types*
- *management of the affordable dwellings on site would not be feasible*
- *it would be more appropriate to bring back existing vacant housing into use as affordable units*
- *the constraints of the site prevent the provision of the size and type of affordable housing required in the area*

In this case, as the management of affordable dwellings on site would not be feasible and the constraints of the site/type of property proposed prevent the provision of the size and type of affordable housing required in the area, a financial contribution in lieu of on site affordable housing would be acceptable.

The financial contribution would need to reflect the cost necessary to facilitate an equivalent amount of affordable housing as would be required to be provided on site. In order to calculate the required financial contribution further information is required from the applicant. Discussions on this matter are ongoing, therefore a verbal update will be provided at the Committee meeting.

CONCLUSIONS

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

Heads of terms

In light of the above comments, in addition to the heads of terms listed within the original report, the following is also recommended:

- The payment of a commuted sum (TBA) in lieu of on site provision of affordable housing

In terms of the Community Infrastructure Levy (CIL) Regulations, the provision of a commuted sum payment in lieu of affordable housing is necessary, fair and reasonable to provide sufficient affordable housing in the area, and to provide a sustainable and balanced community in line with the objectives of National Planning Policy.