

Northern Planning Committee

Updates

Date: Wednesday, 16th April, 2014
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 - 10)

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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NORTHERN PLANNING COMMITTEE – 16 APRIL 2014

UPDATE TO AGENDA

APPLICATION NO: 14/0729M

**LOCATION MOBBERLEY C OF E PRIMARY SCHOOL,
CHURCH LANE, MOBBERLEY, KNUTSFORD,
CHESHIRE, WA16 7RA**

UPDATE PREPARED 14 APRIL 2014

Amended plans received relating to existing and proposed ground levels.

OFFICER APPRAISAL

This information was requested due to comments from the Forestry Officer which indicated that details of the proposed levels were required due to the proximity of retained trees. A condition was imposed requiring such details to be submitted as the Forestry Officer was confident that such works could be undertaken in a way which didn't impact upon retained trees. This information has now been received and is considered acceptable.

Therefore it is recommended that the application be approved but condition 7 be amended to say that the development should be carried out in accordance with the submitted details rather than requiring details to be submitted, as now these details have been received.

The recommendation remains for approval but with revised wording for condition 7.

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NORTHERN PLANNING COMMITTEE – 16 APRIL 2014

UPDATE TO AGENDA

APPLICATION NO: 14/0408M

LOCATION Ladera, BACK LANE, EATON, CW12 2NL

UPDATE PREPARED 14 APRIL 2014

A letter from the agent in response to comments received. The salient points are as follows:-

- cabins fall within the definition of a caravan
- developer working with the Council regarding discharge of conditions
- some cabins will be retained for rentals others would be sold and could not be sub-let
- would accept occupancy condition
- highways arrangement considered acceptable under previous application
- no material change in circumstance since previous surveys
- temporary access would only be used for the delivery for caravans which is anticipated to be 6 per year, the main access would be used for all other traffic and there is no third point of access
- site considered suitable and sustainable on appeal and NPPF strengthens this position.
- 15 units sold at Phase 1 and Inspector did not considered appropriate to wait until all of Phase 1 sold before granting permission for Phase 2
- Development would contribute to local economy by bringing visitors into the area who would spend in local shops and use local services.

OFFICER APPRAISAL

The relevant planning considerations in relation to the above representations have already been covered in the committee report.

The recommendation remains for approval as per the committee report.

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NORTHERN PLANNING COMMITTEE – 16 APRIL 2014

UPDATE TO AGENDA

APPLICATION NO.

13/3931M

LOCATION

Boundary Farm Styal Road Wilmslow

UPDATE PREPARED

11th April 2014

ADDITIONAL INFORMATION

The incorrect Parking Layout Plan has been referred to, a copy of the correct Parking Layout Plan is shown below. This plan indicates that 534 cars could be parked within the glasshouse as opposed to 480 vehicles referred to within the committee report. There is a difference of 54 vehicles. The figure of 480 vehicles was taken from the Parking Layout Plan originally submitted with the application and the supporting information.



CONSULTATIONS

Highways – No objection

OFFICERS APPRAISAL

GREEN BELT

The parking of an additional 54 vehicles within the glasshouse does not change the Officer view that the proposal would be not inappropriate development within the Green Belt. This is for the same reasons stated within the committee report.

NEIGHBOURING RESIDENTIAL PROPERTIES AMENITY

The additional vehicles have been taken in consideration however, the proposal is still not considered to significantly injure the amenities of nearby residential properties for the same reasons as stated within the committee report.

HIGHWAYS

The applicants Highways consultant has advised that

The expanded Park & Ride Facility at Boundary Farm, which includes the glasshouse comprising the current planning application, has been operational since the Autumn of 2012. The traffic generating potential of the expanded facility has been determined from surveys of usage undertaken throughout the month of April 2013, during which the facility was operating to its maximum capacity. The results of the April 2013 surveys therefore represent the total vehicle movement likely to be generated by the expanded operation.

The Parking Layout Plan indicates that the glasshouse will have the capacity to accommodate 54 spaces more than is quoted in the supporting Transport Statement, i.e. 534 spaces compared to 480 spaces. However, as the traffic generating potential of the expanded facility has been determined from surveys of usage of when the facility was operating to its maximum capacity, the likely traffic generated by the additional 54 spaces has already been taken into account in the assessment.

The likely traffic generated by the expanded facility, including the additional 54 spaces, can be accommodated on the highway network with no detriment to operation, or road safety.

The Councils Highways department has been consulted and advise that they would have no objection to the proposal.

It is therefore considered that the proposal will not be detrimental to highway safety or have an adverse impact on the highway network.

CONCLUSION

The reasoning and recommendation of approval subject to conditions remains the same as in the committee report.

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NORTHERN PLANNING COMMITTEE UPDATE – 16th April 2014

APPLICATION NO: 14/0990M

PROPOSAL: Variation of Condition 2 of application 11/0533M. For the erection of 10No. apartments with basement parking.

ADDRESS: 2 – 4 Holly Road North, Wilmslow Cheshire, SK9 1LX

UPDATE PREPARED: 14th April 2014

Consultation Replies

Since the preparation of the committee report, representations have been received from the occupiers of Beechwood, No.3 Holly Road North and No.9 Holly Road North. The comments received are summarized as follows:

- Additional windows with extra and larger balconies will overlook Beechwood to the side;
- The removal of trees and the underground car park is a concern for the water table. This area is already susceptible to flooding;
- The underground car park will be detrimental to Beechwood with the noise and fumes from cars;
- Highway safety;
- Overdevelopment of the plot;
- A four storey building will result in a direct loss of privacy to no.3 Holly Road North and other neighbouring properties; and
- The development is out of context with the area and is contrary to the design policies of the Local plan;

Officer Comments

The comments raised in respect of highway safety, amenity and design have already been considered by the Officer in the Committee Report. The application site is not located within a flood risk area. This application seeks to vary the approved plans which also included basement car parking. It is not anticipated that the proposed scheme would have any greater impact on the water table than that already accepted.

Recommendation

The recommendation remains unchanged. The application is recommended for approval.

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