

## **Northern Planning Committee 15 February 2023**

### **UPDATE TO AGENDA**

#### **APPLICATION No.**

22/2347M – Demolition of existing buildings and erection of 34 Retirement Living Apartments including Lodge Manager's office and reception, communal facilities, guest suite, car parking and landscaping

#### **LOCATION**

17 & 19, HOLLY ROAD SOUTH, WILMSLOW

#### **UPDATE PREPARED**

13 February 2023

#### **REPRESENTATIONS**

At the time of writing 3 additional neighbour objections have been received and raise the additional objections to those already discussed within the report below,

- Consultation period is inadequate
- Revised details show little changes
- If the hedgerow is to remain at the rear it will require management
- There are no wider pavements or cycle lanes nearby
- Pavements will be full of parked cars

One additional letter of support has been received and is summarised below;

- Low buildings with greenery and garden will keep the Holly Road South feel
- This is a central Wilmslow site great for senior people to downsize to
- The design within the residential street and bringing seniors into the centre of the village has a Scandinavian feeling

#### **CONSULTATIONS**

**Highways** – Comments received on additional information – Swept path is acceptable and there is no sustainable reasons to object to the application from a highways perspective.

**ANSA** – Residents will need access to public open space and recreation/outdoor space as health and wellbeing support and facilities is of great importance as we age.

The requirement for commuted sums for off-site provision of open space and sports in line with CELPS SE6 would be;

- POS [amenity and play] £1,500 per bed space in apartments therefore it would be £34,500 for 23no. 1 bed, £30,000 for 10no. 2 beds and £4,500 for 1no. 3 bed unit. **Total £69,000.**

- Recreation/Outdoor Sports Facilities £500 per 2+ bed space apartment for off-site provision totalling £5,000 for 10no. 2 bed apartments and £500 for 1no. 3 bed apartment. **Total £5,500.**

## **KEY ISSUES**

Following the receipt of revised plans which amended the design of the central section of the building, additional neighbour consultation was undertaken which expires at noon on 15 February 2023. A change to the officer recommendation is therefore proposed to allow time for any additional comments to be received and considered. It is now recommended that the application is delegated back to officers, in consultation with the Chairman, to refuse for the reasons set out on pages 30 and 31 of the agenda, subject to the receipt of any additional representations.