

APPLICATION NO: 22/3170N

LOCATION: Land at, Peter Destapleigh Way, Stapeley, Cheshire

PROPOSAL: Reserved matters application pursuant to outline planning permission 12/3747N for the appearance, scale, layout and landscaping for Phase 1 residential development (Use Class C3) including internal access roads, public open space including NEAP, village green, community orchard and ecological areas, parking and associated infrastructure

Additional Information

The following summary has been received from the applicant's agent further to a meeting with members of Stapeley Parish Council concerning the amended layout and POS provision, which took place since the publication of the SPB report;

“Andrew Taylor (DWH) and I met with 4 members of Stapeley Parish Council on the evening of Monday 21st March 2023 to present the amendments proposed to the central public open space area. The meeting was not a formal Parish Council meeting but provided the opportunity for the proposed POS amendments to be discussed. The discussion was constructive, and the following matters were discussed:

- *The Parish Council's aspirations for the POS and in particular the village green;*
- *The location of the allotments and the proposed flexible approach to how the allotments will be laid out, and the positioning of the allotments so that they have the least impact on open, usable space;*
- *The future management of the allotments, with a representative of the Parish Council on the management committee if possible, and full due diligence on the terms governing use of the allotments such as permission, or no permission to erect buildings on plots;*
- *How the allotments would be made available and to whom. It was highlighted that there should be the opportunity for a community group to have an involvement, i.e. a 'community allotment on one plot';*
- *The functionality of the attenuation pond and its design; and*
- *The proposals for the gym equipment.*

The discussion regarding the amendments to the POS was positive and it was discussed that through the conditions imposed on the outline permission, and the conditions that could be imposed on any reserved matters approval, that further details relating to the hard and soft landscaping design of the village green, children's play area (NEAP) and allotments would be submitted to the Local Planning Authority for approval prior to commencement of development on site. As part of the condition discharge process, DWH offered to consult with Stapeley Parish Council on the final specification and design of the village green, children's play area (NEAP), allotments and gym equipment. This was welcomed by the members as the layout, spaces, configurations and balance of the village green, play area and allotment spaces were the subject of debate.”

Officer Comments

The SPB report sets out the amendments which have been made to the provision of the NEAP, kickabout space and green gym, together with an allotment site to replace the originally proposed community gardens & orchard

As set out in the SPB report, planning conditions are already recommended which require the approval of details of the final design and specification of the allotment site, green gym equipment and the NEAP.

In addition, a condition already requiring the approval of the detailed planting specification of the landscaping scheme will enable the provision of a “village green“ within the southernmost part of the Public Open Space which is referred to in the meeting summary above.

CONCLUSION

The recommendation remains the same as set out in the main report