

OPEN

BRIEFING NOTE

Strategic Planning Board

10 September 2024

Planning Application 21/3100M Land East of Longridge, Knutsford

Report of: David Malcolm, Head of Planning

Purpose of Report

- 1 Members are to discuss planning application 21/300M (Land East of Longridge, Knutsford), in advance of the forthcoming appeal. It is recommended that following introduction of the item and an opportunity for public speaking, that the Committee moves to Part 2, in which members of the press and public are excluded, in order that the Committee can consider confidential legal advice, before returning to Part 1 for any vote.

Briefing Information

- 2 Planning application 21/3100M was considered by Strategic Planning Board on 20 December 2023 where it was resolved to refuse the application for the following reasons:
 1. *The proposed development would represent inappropriate development in the Green Belt as a result of the impact of the access arrangements upon its openness, also resulting in encroachment. The development would also result in additional harm with regards to ecology, particularly as a result of the impact upon the Longridge Local Wildlife Site as well as resulting in a loss of Protected Open Space. It is not deemed that Very Special Circumstances clearly outweigh the identified harm. The application is subsequently deemed contrary to policies PG3 (Green Belt), SE3 (Biodiversity and Geodiversity) and LPS38 (Land South of Longridge, Knutsford) of the Cheshire East Local Plan Strategy, policies ENV2 (Ecological Implementation) and REC1 (Open Space Protection) of the Cheshire East Site Allocations and Development Policies Document, policies E3 (Habitat Protection and Biodiversity) and E4 (Local Green Space) of the Knutsford Neighbourhood Plan and the National Planning Policy Framework.*
 2. *The proposed development would fail to deliver an effective integrated scheme due to the lack of visual and physical connections and accessibility with the existing development on Longridge. The development is*

subsequently deemed contrary to policies SD2 (Sustainable Development Principles) and SE1 (Design) of the Cheshire East Local Plan Strategy, policy GEN1 (Design principles) of the Cheshire East Site Allocations and Development Policies Document, policy D1 (The Knutsford Design Guide) of the Knutsford Neighbourhood Plan, the Cheshire East Council Borough Design Guide Supplementary Planning Document and the National Planning Policy Framework.

2. An appeal has been lodged against the Council's refusal of planning permission 21/3100M, which is due to start in November. An Inspector, appointed on behalf of the Secretary of State for Housing, Communities and Local Government will hear representations from the Appellant, Cheshire East Council, 'Rule 6 Parties' and any other Interested parties, before deciding whether to grant or refuse the appeal.

3. Legal Counsel has been instructed to advise and appear on its behalf at the Inquiry and their advice is being shared with Members and so it is appropriate that the press and the public are excluded from this discussion. The exemption claimed under Part 1, Schedule 12A of the Local Government Act 1972, is category 5, exempt information in respect of which a claim to legal professional privilege could be maintained in legal proceedings, and as a consequence the public interest in maintaining the exemption overrides the public interest in disclosing the information.

Access to Information	
Contact Officer:	David Malcolm (Head of Planning) david.malcolm@cheshireeast.gov.uk
Appendices:	N/A
Background Papers:	Planning application 21/3100M Associated appeal documents