APPLICATION NO: 11/1682C

PROPOSAL: Outline application including means of Access for up to 231 Residential Units, Local Needs Retail Foodstore (Class A1), Commercial Development Comprising Offices (Class B1(a)), Light Industrial Class B1(c)), Medical Facility (Class D1), Care Home (Class C2) and Children's Day Care Facility (Class D1). Part Retention of the Former Fisons Building (frontage), demolition of rear wings and Change of Use to Public House (Class A4), Restaurant (Class A3), Care Home (Class C2) and Hotel (Class C1) in addition to Provision of Public Open Space, Landscaping and other ancillary works

ADDRESS: Former Fisons Site, London Road, Holmes Chapel

APPLICANT: Mr S Isherwood, Monde Developments Ltd

Officer Comments

Trees

Following Member's site visit on 12th August 2011, clarification was sought on the existing trees and screen planting located along the boundary with Marsh Lane. A section of this screen planting and a screening bund would be removed to make way for the proposed access and visibility splays. Whilst it is inevitable that the removal of these features will open up views of both the new development and of the retained offices on the site, these views are not significant being limited to Marsh Lane and its junction with Manor Lane.

With reference to the planning history, it is not clear whether the screen planting was intended to screen the existing offices or the former industrial buildings which have been removed from the site. Nonetheless, for the reasons stated above, it is not considered that its removal would be so significant as to warrant a refusal.

Public Open Space

The agent has requested that that details of the proposed Public Open Space are dealt with by condition at the reserved matters stage rather than by way of a Planning Obligation as proposed. Whilst the details of Public Open Space are yet to be determined, there will be the requirement for a financial contribution or specification of monies and as such will need to be dealt with by a Planning Obligation.