

**NORTHERN PLANNING COMMITTEE – 12<sup>th</sup> October 2011**

**UPDATE TO AGENDA**

**APPLICATION NO: 11/2865M**

**LOCATION: Swizzels Matlow Ltd, Candy Lane, London Road, Adlington**

**UPDATE PREPARED: 10<sup>th</sup> October 2011**

**POLICIES**

**Local Plan Policy**

T7 – Safeguarded land along proposed road schemes

**CONSIDERATIONS**

**Highways: Recommend refusal**

Policy T7 of the Macclesfield Borough Local Plan seeks to ensure that the routes of a number of proposed road schemes are safeguarded from other development.

The Strategic Highways Manager has assessed the proposed development and has noted that the proposed buildings and associated parking and turning areas would be affected by the proposed route of the Poynton bypass both during its construction and after it has been completed. The Strategic Highways Manager therefore recommends that the application is refused as the development would be contrary to policy T7 of the Local Plan.

Members should note that the proposed route of the bypass has been amended since that shown on the Local Plan proposals map and therefore a copy of the revised route is attached for information.

### **CONCLUSIONS AND REASON(S) FOR THE DECISION**

The benefits of the application are noted in the committee report; however the interference with the proposed bypass route is a significant issue that cannot be addressed in this planning application. In light of the Strategic Highway Manager's comments the previous recommendation of approval is now changed to one of refusal for the following reason:

1. The proposed development would interfere with the construction and provision of the Poynton Bypass and therefore would be contrary to policy T7 of the Macclesfield Borough Local Plan 2004 that seeks to safeguard proposed road schemes from development.

