

STRATEGIC PLANNING BOARD – 6TH NOVEMBER 2013

UPDATE TO AGENDA

APPLICATION NO: 13/2406M – Reserved Matters Application

LOCATION: FORMER KAY METZELER LTD, WELLINGTON ROAD, BOLLINGTON, SK10 5JJ

UPDATE PREPARED 04 November 2013

OFFICER APPRAISAL

Issues raised by the Town Council and one of the neighbours with regard to works having commenced, prior to the discharge of conditions and the determination of the Reserved Matters application, has been considered by Officers and the Legal team. The various matters have also been discussed at length with the developer – Bellway Homes.

Bellway Homes have ceased all site clearance works on site. Officers have discussed what matters are outstanding to discharge the conditions attached to the Reserved Matters application, certain information has been submitted, which is being considered by officers and the Environment Agency. Bellway Homes are cooperating with this process and have agreed to provide any additional information required by Officers.

A revised application form and description of development has been submitted, which declares the application to be retrospective and acknowledges that works commenced on site in June 2013. This application can therefore be considered by the Strategic Planning Board as presented.

The Contaminated Land Officer has continuously monitored the site and has raised no concerns about the works, which have taken place, and has confirmed that no contaminants have been found to be present.

Further negotiations have taken place between Officers and the Developer with regard to finalising the streetscape palette.

Bellway are happy to accept the materials as suggested, however, they would welcome some flexibility in terms of manufacturer; whilst further research is undertaken. Bellway Homes are happy to commit to Charcon, or similar approved material. It has been confirmed previously that Bellway Homes are happy to utilise the "Bollington Sets" subject to quality and quantity.

It has been alleged that the original mill wheel has been uncovered as part of the site clearance works.

The County Archaeological Officer would have wished to secure the archaeological recording of significant elements of the mill complex (wheel pit, leat, engine houses) by means of a developer-funded watching brief secured by condition. It would appear possible (on the basis of the photos, which have been submitted) that these elements have been destroyed during preparatory groundworks. Fortunately, a local amateur archaeologist appears to have secured access to the site on his own initiative and to have recorded some, or all of the important features.

In the circumstances, this recording is very helpful but the normal recommendation is for any work to result in the deposition of a report with the Cheshire Historic Environment Record and it would be very helpful if this could be achieved in this instance, even if there has been no developer-funded fieldwork.

There is an opportunity to ensure that interpretation of the former mill site is provided following re-development. The Archaeology Planning Advisory Service would be happy to support this proposal which is, it should be noted, fully in accordance with the guidance contained in the National Planning Policy Framework, with specific reference to Paragraph 141 in Section 12 (Conserving and enhancing the historic environment).

It is noted that the S106 works referred to in the main agenda report refer to the works which were proposed as recommended by officers under application 11/4501M (in the outline report) and not those actually secured by the Council. For clarity, the S106 contributions as agreed by SPB under the Outline application are as follows: -

- 15% affordable housing
- Transfer of the public space on site to a Local Residents Management Company for management and maintenance in perpetuity
- £4 000 for Local Traffic Regulation Orders
- Improvements to Bollington Recreation Ground bowling club hut - £30 000
- Repairs to an arch on the Middlewood Way (viaduct), and maintenance strategy and watching brief regarding works to the viaduct phased over a number of years (to provide access to Adlington Road play area) - £30 000 (subject to final clarification from CE's Project Management Team)
- Bollington Youth Cross Project £55 000
- MUGA £45 000
- Civic Hall £65 000
- The Arts Centre £45 000

CONCLUSION

The recommendation of approval remains, subject to conditions and a Section 106 Agreement.